

Overview

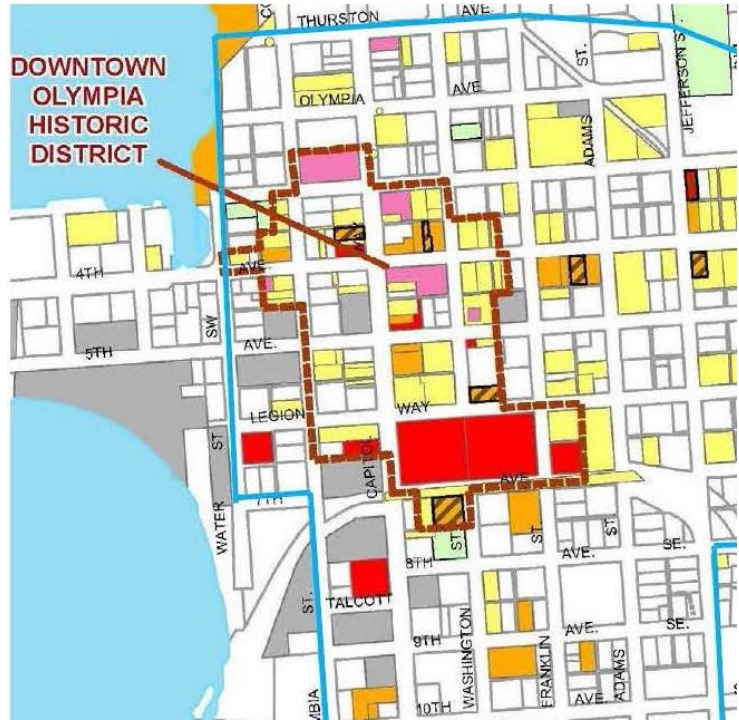
A key objective of the design guidelines is to reinforce the historic character of the downtown core. The Secretary of Interior's Standards for the Treatment of Historic Properties (SOI) guides all developments in the Historic District and for register properties.

Current Approach

A development application may be subject to the SOI standards only, or, if the change is more substantial, both the SOI plus other applicable design guidelines. 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

Improve transparency by including the SOI Standards in the Code. Clarify the review authority as outlined below. The downtown design guidelines encourage new construction in the historic district to have a contemporary design character 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 (18.105)	New Downtown Design Guidelines (18.120)	Review Authority
Individually Designated Register Property	Rehabilitation or Minor Alteration	✓		OHC
	Substantial Alteration	✓	✓	JRC
"Contributing" Property in Historic District	Rehabilitation or Minor Alteration	✓		OHC
	Substantial Alteration	✓	✓	JRC
"Non-Contributing" Property in Historic District		✓	✓	JRC
New Construction in Historic District		✓	✓	JRC

OHC = Olympia Heritage Commission

JRC = Joint Review Committee (select members of Heritage Commission and Design Review Board)

Additional Proposals	
1.	Exempt historic properties from the Building Design section of the new downtown design guidelines.
2.	18.105 is 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.) 18.105 applies to all historic districts.
3.	<p>Include criteria for determining whether a project is a “minor” vs. “substantial” alteration.</p> <p><u>PROPOSED DEFINITIONS:</u></p> <p>“Substantial alteration means:</p> <ul style="list-style-type: none"> • Adding building stories. Except 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. • Adding new rooms, structures, or spaces to an existing building (not including an existing or former single-family residence) that are visible from a public street (not an alley). • Adding structural building elements to the building façade that alter the exterior appearance of the building facing a public street (not an alley) such as new alcoves, entries, storefronts, porches, balconies, windows, siding etc. • 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 alteration” below. <p>“Minor alteration” means:</p> <ul style="list-style-type: none"> • Adding new rooms, structures, or spaces to an existing building that are not visible from a public street. • Adding new building rooms, structures, or spaces to an existing or former single-family residence. • One added story (e.g., penthouse) that is setback at least fifteen feet from all building facades facing a public street (not an alley). • Added weather protection such as a canopy, awning, or marquee provided it meets all other applicable guidelines and regulations when installed and when removed.
4.	Create a GIS layer of designated contributing and non-contributing properties as determined by the National Register of Historic Places designation report for the Downtown historic district.