



Meeting Agenda

Heritage Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Heritage Commission
Contact: Marygrace Goddu
(360) 753-8031

Monday, February 4, 2019

12:00 PM

On Location-1203 Olympia Ave
NE

Heritage Review Committee

1. CALL TO ORDER

2. ROLL CALL

3. BUSINESS ITEMS

3.A [19-0120](#) BUILDING PERMIT APPLICATION REVIEW (Project #19-0183) 1203
Olympia Ave NE

Attachments: [Permit Application](#)
[Scope of Work](#)
[1938 Assessor Photo](#)
[Assessors Notes](#)
[Sanborn 1924-1945](#)
[Olympia Ave Historic District Map](#)
[District Contributing Property Info](#)
[Heritage Review Checklist](#)

4. ADJOURNMENT

Accommodations

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Advisory Committee meeting, please contact the Advisory Committee staff liaison (contact number in the upper right corner of the agenda) at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.



Heritage Commission

BUILDING PERMIT APPLICATION REVIEW (Project #19-0183) 1203 Olympia Ave NE

Agenda Date: 2/4/2019
Agenda Item Number: 3.A
File Number: 19-0120

Type: recommendation **Version:** 1 **Status:** In Committee

Title

BUILDING PERMIT APPLICATION REVIEW (Project #19-0183) 1203 Olympia Ave NE

Recommended Action

Move to recommend approval of the project as proposed (with or without conditions).

Report

Issue:

Whether to recommend approval of the permit application under OMC 18.12.090.

Staff Contact:

Marygrace Goddu, Historic Preservation Officer, Community Planning & Development 360.753.8031

Presenter(s):

NA

Background and Analysis:

The City of Olympia received a permit application for demolition of a garage structure. The associated residence is designated as a contributing property to the Olympia Avenue Historic District.

Neighborhood/Community Interests (if known):

NA

Options:

1. Recommend approval of the proposed project as submitted.
2. Recommend approval of the proposed project with minor alterations and/or conditions.
3. Recommend denial of the proposed project as submitted.

Financial Impact:

NA

Attachments:

1. Permit Application

2. Scope of Work
3. 1938 Assessor Photo
4. Assessors Notes
5. Sanborn_1924-1945
6. Olympia Ave Historic District Map
7. District Contributing Property Info
8. Heritage Review Checklist

* Upload *



DEMOLITION PERMIT APPLICATION

RECEIVED
JAN 14 2019

OFFICIAL USE ONLY

Date: _____ File #: 19-0183 Received by: _____

COMMUNITY PLANNING
AND DEVELOPMENT DEPT

Application Expires in 180 Days from date shown above

No person shall perform any work on any building or structure adjacent to a public way in general use by the public for pedestrian travel unless the pedestrians are protected as per Section 3303.2 of the International Building Code.

Project Title: GARAGE TEAR DOWN AND Removal
 Project Address: 1203 OLYMPIA AVE NE, OLYMPIA, 98506
 Parcel #: 68200400700 Zoning: R-6-12 SPRC Approval: _____
 Legal Description: Patterson JR L7 + 8 B 4N 66F
 Owner: HOMES FIRST Phone: 360-236-0920
 Owner's Address: 5203 LACEY BLVD SE STE A, LACEY WA 98503
 Owner's E-mail Address: info@homesfirst
 General Contractor: Pinup Clean up, ORG Phone: 360-951-2435
 Contractor's Address: 3805 South Bay Loop NE OLYMPIA WA 98506
 Contractor's E-Mail Address: LACY RODRIGUEZ23@gmail.com
 Olympia Business License #: 32749 WA State Contractor's License #: PINUPCL831MU
 Type of Construction: WOOD FRAME Height: 20' # of Stories: 2
 Total Sq Footage: 576 Sq Footage per Floor: 288 Basement Sq Footage: N/A

- Demolition Permit Application Checklist**
- Site Plan
 - C-SWPP
 - Scope of Work Narrative
 - ORCAA Approval
 - Demolition plans
 - Complete schedule for demolition
 - Copy of the application for hazardous material removal (Asbestos Survey)
 - Copy of the SEPA Review

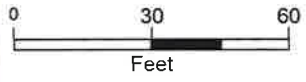
Garage Removal 1203 Olympia Ave NE Olympia WA 98506



Legend

- ▭ Parcel Boundaries
- Roads - Major
 - ▬ Major Roads
 - ▬ Ramp
 - ▬ I 5; US 101
- ▬ Roads (Large Scale)
- + Railroads
- ▭ County Border

Scale 1: 711



Map Created Using GeoData Public Website
Published: 11/28/2018

Note: Parcel # 68200400700
 Work Narrative and Demo Plan.
 Start/Complete time 17-21 Dec 18.
 Mechanically take down and
 remove from parcel a 576 SQ ft
 garage. Debris will then be
 transported to Thurston County
 Landfill. Will use silk-socks and
 straw barriers to control run off and
 erosion.

22 Jan - 31 Jan 2019

The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map. Authorized for 3rd Party reproduction for personal use only.

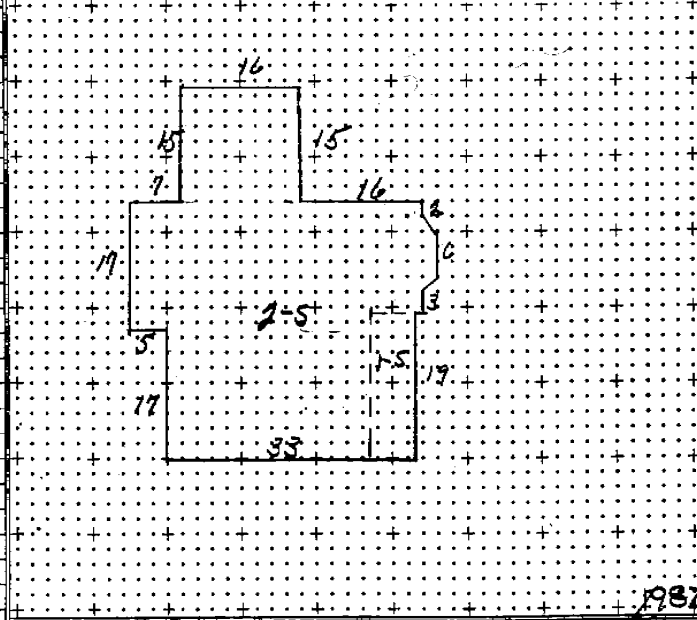


1875

29 1982

BUILDING	ROOF	STORIES	1	2	A	B
Cabin	Flat	No. Rooms	5	0		
Dwelling	Hip	Halls				
Duplex	Gable	Living				
Apartment		Kitchen				
Court Apt.	Shingles	Dining				
Motel	Shakes	Bed				
Office	Pat. Shing.	Powder				
Hotel	Tar & Gravel	Bath				
Store		Sun				
Theatre	CONSTRUCT.	Utility				
Bank	Single	Nook				
Hall	Double					
Com'l Gar.	Frame	CEILED				
L.L. Mfg.	Brick	Wall Board				
Factory	Concrete	Paper				
Loft	Concrete Blk.	Plast. Brd.				
Warehouse	Ord. May.	Plaster				
Greenhouse	Mill May.	Veneer				
Gas Sta.	Insulation	TRIM				
Barn		Flr				
Poultry	HEATING	Hardwood				
	Fireplace					
	Stoves	Tile				
	Floor-Wall	Marble				
FOUNDATION	Pipeless Furn.	Metal				
Concrete	Pipe Furn.					
Conc. Blk.	Hot Water	FLOORS				
Stone, Brick	C. I. Rad.	Soft				
Posts	Concealed	Hard				
Piles	Floor Rad.	Concrete				
	Base B. Rad.	Asp. Tile				
EXT. WALLS	Panel Rad.	Limestone				
Brd. & Bats	Oil Burner	Carpet				
Rustic	Gas Burner					
Shiplap	Coal Stoker	BASEMENT				
Tar Paper	Electric	None				
Cedar	Air Cond.	Full				
Shingles	WOOD	Part				
Shakes	EXTRAS	Concrete Floor				
Stucco	Dormers	Dirt Floor				
Conc. Blks.	Porches	Garage				
Stucco Mas'y	Bay Window					
Tile	Book Cases	PLUMBING				
Stone	Beam Cell.	1st G.				
Galv. Iron	Ventil. Sys.	Show.				
Aluminum	Refrig.	Toilet				
Brick	Plate Glass	Sink				
	Elevator	Garbage Disp.				
	Auto. Sprin.	Dish Washer				
Brick Ven.		H. W. Heater				
Com. Sel.		Laundry Trays				
Roman	LIGHTING	Automatic Washer				
Rugged	Electric					
	Gas					
		12 No. Fixtures				

Year Built 1905 Class AVE 1130
 Year Re-Mod. Cost
 Av. Wt. Yrs. Condition (FAIR-) F
 Used For 2 XAPTS Listed by PR 9/30/64

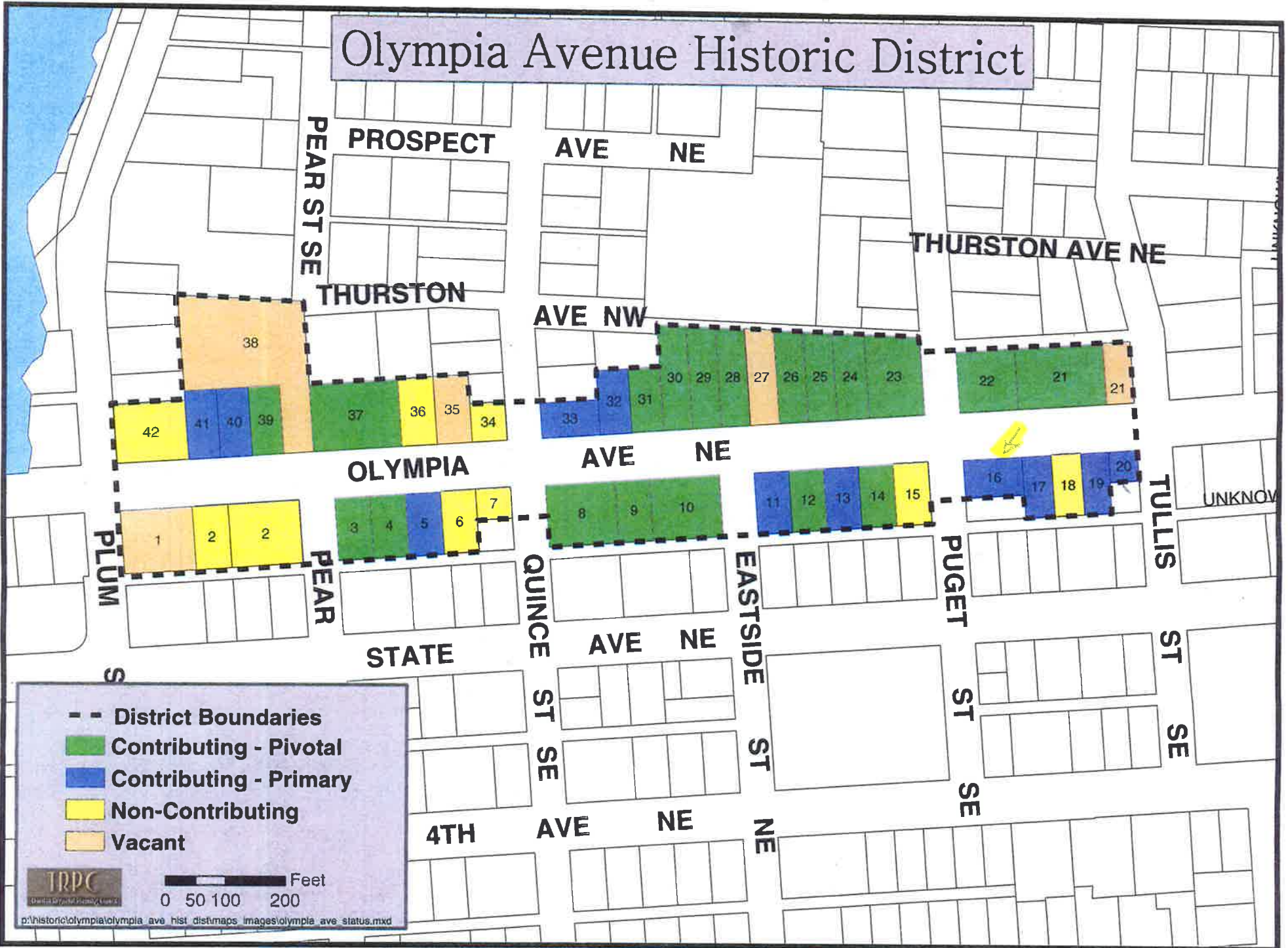


Rate Adj.	-	+	Base Rate	6.54/167 1/2 1982
			Variation	45
			Adj. Base Rate	6.99/167 1/2 1982
			Square Feet	1480
			Cubic Feet	1348
			Perimeter	282.8
			Height	
			% Completed	
Total				
Rate Variation				

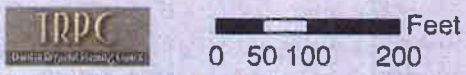
REMARKS NEW MANUAL APPROX 1126
 RAISE FROM 2010 MANUALS PR 10/64

ADDITIONAL BUILDINGS	First	Second	Third
35' x 22' FLAT	200	200	310
TOTAL		200	310
ADDED FEATURES			
Attic			
Basement			950
Basement Rooms			
Heating			1075
Plumbing			270
Fireplace			
Attached Garage			10045
TOTALS			12475
Adjustments			
Base Cost	47285	69200	10945
Reproduction Cost			3470
Depreciation	1.14 %	5059	78900
Obsolescence	50 %	30355	39450
Present Value	20240	34450	10580
Additional Buildings	200	200	310
Total Present Value	20440	39650	10990
Total Assessed Value %	20400	39700	
Appraised by			
PR 7/30 19 67	FB 7-		19
PR 6-12-19 68	DES 4-29		19 68
PR 19 75			19

Olympia Avenue Historic District



- - - District Boundaries
- Contributing - Pivotal
- Contributing - Primary
- Non-Contributing
- Vacant



1203 NE Olympia Avenue

Historic Name: Manning House

Built 1903

J R Pattison Plat

L 7 & 8 B 4 N 66F

68200400700

Style: Simplified Queen Anne

Builder: Unknown

Architect: Unknown

Classification: Historic Contributing-Primary

Site Id#: 16

Description: This is a large, two-story, irregularly shaped cross gable simplified Queen Anne style house with pedimented gable ends with fishscale shingles. The other cladding is drop siding. The house has a variety of replacement vinyl one over one, sliding and multipane windows. Facing Puget, the front entry is recessed under a squared second floor hipped element, evident in the 1930s assessor's photo. The front porch has squared posts. There is a two-story addition to the south side which is recessed from the front entry. There is a bay window on south side first floor.

Cultural Data: This house appears on the 1908 Sanborn Map. The assessor gives the date of 1901 however the tax rolls do not show an improvement until 1903 when it was owned by J. P. & Caroline Manning. The property was sold by T. C. Van Epps to Daniel and Mary Finch in 1891 for \$2000.00 and later sold to J. P. & Caroline Manning. It was sold to Jennie Uhler in 1907 who continued to own the property until at least 1925.

Source: Thurston County Tax Rolls, Pioneer Title Company Records.

1207 NE Olympia Avenue

Historic Name: Robbins/Reder House

Built 1892

J R Pattison Plat

L 9 B 4

68200400900

Style: Pioneer

Builder: E. O. Robbins?

Architect: Unknown

Classification: Historic Contributing-Primary

Site Id#: 17

Description: This is a large two story T-shaped Pioneer style house with a steeply gabled roofline with a frieze under the gables. The house has drop siding with fishscale shingles in the gable ends. There is a hipped roof section on the east side of the house, probably built to accommodate a bathroom after indoor plumbing was available. The porch is a shed roof structure on the northwest corner with the front entry on the west side of the house. There is a center chimney in the east section of the house. The windows are replacement double hung windows. The paired windows on the first floor of the house facing north from the 1930s era photo have been replaced with a picture window. There is also a tripartite window sheltered by the front porch.

Cultural Data: This house appears to have been built by 1892 according to assessor's records and shows on the 1908 Sanborn map. J. R. Pattison sold the property to E.O. and Esther Robbins. Robbins was a local builder (his son E. J. Robbins built houses in the teens and 20s in this area). The Robbins' sold the property to Leo and Cora Reder in 1912. They are listed in Polk Directory at this address in 1915. He was a carman for Puget Sound Power and Light and was also a bartender. It is known that the McCleary's who owned the house in the 1950s remodeled the house.

Source: Polk City Directories, Thurston County Assessor's Records, Pioneer Title Company Records and Sanborn Fire Insurance maps.

1217 NE Olympia Avenue

Historic Name: Miller House

Built 1955

J R Pattison Plat

L 10 B 4

68200401000

Style: Modern

Builder: Unknown

Architect: Unknown

Classification: Non-historic Non-Contributing

Site Id#: 18

Description: This is a small one story side gable house with combed cedar siding cladding and narrow eaves. The east side section is slightly recessed front the front façade. The entry is offset slightly to the east and is reached by a small set of concrete steps. The house has newer metal replacement picture windows.

Cultural Data: According to Olympia Building Department records, Tony Miller built this house in 1954-55.

Source: Polk City Directories, Thurston County Assessor's Records, Pioneer Title Company Records and Sanborn Fire Insurance maps.

City of Olympia Heritage Review Checklist

*The proposed work should not detrimentally alter, destroy or adversely affect any exterior feature relating to the designation of the property to the Olympia Heritage Register. In the case of construction of a new improvement, building or structure on the site of a Register property, the exterior of such construction will not adversely affect and will be compatible with the external appearance of existing designated improvements, buildings and structures on the site. The **Secretary of the Interior's Standards** for the Treatment of Historic Properties (as amended) shall be the standards which guide the review of Register properties. (OMC 18.12.090(C)(1))*

Standard 1			
Complies <input type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
Justification, Conditions & other Notes:			

Standard 2			
Complies <input type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.
Justification, Conditions & other Notes:			

Standard 3			
Complies <input type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
Justification, Conditions & other Notes:			

Standard 4			
Complies <input type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	Changes to a property that have acquired historic significance in their own right will be retained and preserved.
Justification, Conditions & other Notes:			

Standard 5			
Complies <input type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
Justification, Conditions & other Notes:			

Standard 6			
Complies <input type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
Justification, Conditions & other Notes:			

Standard 7			
Complies <input type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
Justification, Conditions & other Notes:			

Standard 8			
Complies <input type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
Justification, Conditions & other Notes:			

Standard 9			
Complies <input type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the 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.
Justification, Conditions & other Notes:			

Standard 10			
Complies <input type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	New additions 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.
Justification, Conditions & other Notes:			