



Meeting Agenda

Heritage Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

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

Monday, June 21, 2021

12:00 PM

[https://us02web.zoom.us/j/88907](https://us02web.zoom.us/j/88907326146?pwd=ajlick1jM2xKa01HU1NPZGJlNjNwUT09)

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NjNwUT09

Heritage Review Committee

1. CALL TO ORDER

1.A ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

[21-0613](#) Approval of March 22, 2021 Heritage Review Committee Meeting Minutes

Attachments: [Draft MeetingMinutes 03-22-21](#)

6. BUSINESS ITEMS

[21-0561](#) Heritage Register Listing, 208 18th St SW

Attachments: [18.12.080 Heritage Register Criteria](#)

[18.12.085 Heritage Register](#)

[Olympia Heritage Statement of Significance. \(2\)](#)

[Catalogue of Tumwater Lumber Mills and publicity still of the house at 208 18th Ave SW \(1\)](#)

[South Capitol National Register District Listing Except for 208 18th Ave SW](#)

[IMG-2604](#)

[IMG-2605](#)

9. ADJOURNMENT

Upcoming

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.



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

Heritage Commission

Approval of March 22, 2021 Heritage Review Committee Meeting Minutes

Agenda Date: 6/21/2021
Agenda Item Number:
File Number:21-0613

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

Title

Approval of March 22, 2021 Heritage Review Committee Meeting Minutes



Meeting Minutes - Draft

Heritage Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

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

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.



Heritage Commission

Heritage Register Listing, 208 18th St SW

Agenda Date: 6/21/2021
Agenda Item Number:
File Number:21-0561

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

Title

Heritage Register Listing, 208 18th St SW

Recommended Action

Move to recommend approval by full Commission.

Report

Issue:

Whether to move to recommend approval by full Commission.

Staff Contact:

Marygrace Goddu, Historic Preservation Officer, Community Planning & Development, 360.480.0923

Presenter(s):

Marygrace Goddu, Historic Preservation officer

Background and Analysis:

Application and submittals received from homeowner are attached for committee consideration. This home is within the South Capitol Historic District and was approved for special valuation in 2019. It is a Tumwater Lumber Mills home in excellent condition with a high level of integrity.

Options:

Recommend the home for individual listing to the full OHC.

Do not recommend the home for individual listing

Attachments:

OMC 18.12.080, 18.12.085

Statement of significance

Tumwater Lumber Mills Catalog

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

Current photographs

South Capitol Register Listing excerpt

18.12.080 Heritage Register - Criteria to Designate Property

Any building, structure, object, site or district may be designated for inclusion in the City Heritage Register if it has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, state or nation; is at least fifty (50) years old, or is of lesser age and has exceptional importance; possesses at least two (2) elements of integrity of location, design, setting, materials, workmanship; is well-maintained; and if it falls into at least one (1) of the following categories:

- A. Is significantly or substantially a part of or connected with events that have made a significant contribution to the broad patterns of national, state or local history.
- B. Embodies the distinctive architectural characteristics of a type, period, style or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
- C. Is an outstanding work of a designer, builder or architect who has made a substantial contribution to the art.
- D. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering or architectural history.
- E. Is significantly or substantially a part of or connected with the lives of persons significant in national, state or local history.
- F. Has yielded or may be likely to yield archaeological information important in pre-history or history.
- G. Is a religious property deriving primary significance from architectural or artistic distinction or historical importance.
- H. Is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event.
- I. Is a birthplace or grave of a historical figure of outstanding importance.
- J. Is a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events, or cultural patterns.
- K. Is a reconstructed building that has been executed in a historically accurate manner on the original site.
- L. Is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

(Ord. 7011 §1, 2016; Ord. 6491 §8, 2007).

18.12.085 Heritage Register –

Process to Designate Property to the Heritage Register or Historic District

Listing on the Heritage Register is an honor that denotes significant association with the historic, archaeological, engineering, or cultural heritage of the community. Properties are listed individually or as a Historic District.

- A. Any person, including members of the Heritage Commission, may nominate a building, structure, object, site or district for inclusion on the City Heritage Register.
- B. Individual Properties:
 - 1. Applications shall be on forms provided by the city and include information and documentation supporting the historic significance of the building, structure, object, site or district.
 - 2. The application shall specify the exterior features, outbuildings, and other characteristics of the site and the building interior (if any) that contribute to its designation.
 - 3. Notification of nomination will be sent to the property owner.
 - 4. If someone other than the property owner makes a nomination the Heritage Review Committee may deny an application for placement on the Heritage Register based on a determination of ineligibility during a preliminary review. Applicants may appeal this denial to the Heritage Commission.
 - 5. If an application advances to the full Heritage Commission, notification of nomination will be sent to the property owner and posted on the site.
 - 6. Notification of a public hearing will be mailed to the property owner and the applicant(s), posted on the site, and published in a newspaper of general circulation in Olympia, not less than ten (10) days prior to the hearing.
 - 7. The Heritage Commission shall consider the merits of the nomination according to the criteria in OMC [18.12.080](#) following a public hearing.
 - 8. If the Heritage Commission finds that the nominated property meets the designation criteria in OMC [18.12.080](#) and has the property owner's consent, the property shall be listed on the Heritage Register and owner(s) and lessee(s), if any, notified of the listing.
 - 9. A marker for register properties with information about the property and its significance must be approved by the Heritage Commission or staff. The City may provide this marker.
 - 10. If the owner does not consent to placement of his or her property on the Olympia Heritage Register, after following process set forth in OMC [18.12.085](#).B above, the Heritage Commission may recommend that the City Council approve designation without property owner consent. Notice will be given to the property owner at least 10 (ten) days prior to the City Council review. A person who is adversely aggrieved by a decision of the City Council under this subsection may appeal the City Council decision to Thurston County Superior Court as provided by law.

C. Districts:

1. Signatures must be obtained from the owners of a majority of the properties within the proposed district.
2. Applications shall be on forms and include information and documentation supporting the historic significance of the district.
3. The application shall specify the exterior features, outbuildings, and other characteristics of the sites within the district and the overall character defining elements that contribute to its designation, and identify the contributing and non-contributing status of the properties within the district.
4. The Heritage Review Committee or staff may deny an application for Historic District status based on a determination of a ineligibility during a preliminary review. Applicants may appeal this denial to the Heritage Commission.
5. The Heritage Commission shall consider the merits of the nomination according to the criteria in OMC [18.12.080](#) following a public hearing. If the Heritage Commission finds that the nominated district meets the designation criteria in OMC Section [18.12.080](#), the district may be listed on the Heritage Register with the owner's consent and the owner(s) and lessee(s), if any, notified of the listing.
6. If a majority of property owners within the proposed district boundaries do not consent to District designation, after following process set forth above, the Heritage Commission may recommend that the City Council approve designation without property owner consent. Notice will be given to the property owners at least 10 (ten) days prior to the City Council review. A person who is adversely affected or aggrieved by a decision of the City Council under this subsection may appeal the City Council decision to Thurston County Superior Court pursuant to the procedures set forth in RCW Chapter.

D. The decision of the Heritage Commission designating objects, properties and districts to the City Register may be appealed by the owner(s) of the affected property in writing on forms provided by the City within thirty (30) days to the City Council. Decisions of the City Council may be appealed to Thurston County Superior Court.

E. Properties listed within a Historic District shall be noted on the official records of the City. Such properties shall be subject to the provisions set forth in this Chapter, as well as the bulk, use, setback, and other controls of the zoning district in which they are located. Nothing contained in this Chapter shall be construed to be repealing, modifying or waiving any zoning or building code provisions.

F. Markers noting the boundaries of the Historic District must be approved by the Heritage Commission or staff. The City may provide these markers.

(Ord. 7011 §1, 2016; Ord. 6491 §8, 2007).

To: Marygrace Goddu and the Olympia Heritage Commission

Date: January 17, 2021

Statement of Significance

Please accept this application for the house located at 208 18th Ave. SW, Olympia, WA to be placed on the Olympia Heritage Register. The house is located in the South Capital Neighborhood Historic District and has already been granted the 10-year special tax valuation.

The house at 208 18th Ave. SW was constructed in 1924 and is a “Ready Cut Home” from the Tumwater Lumber Mills Company. The Tumwater Lumber Mills Company (TLM) was a local business founded and run by 7 siblings of the Anderson family who were Swedish immigrants. TLM was founded in 1918 and began producing ready-cut homes in 1921. The idea behind the concept was that the ready cut house would reduce waste at the mill as well as where the house was to be built. All of the lumber for a house would be numbered and delivered to the site as one package for assembly. Many companies both local and national were involved in this industry including Sears and Roebuck.

According to the National Trust for Historic Preservation, more than 100,000 pre-cut or kit homes were built in the United States between 1908-1940. An April 2, 1931 article in the Daily Olympian estimated that 500 homes in the local area were TLM houses.¹ Additionally, several TLM house have been placed on the Olympia Heritage Register.

The house at 208 18th Ave SW is model #361 of TLM and it was constructed in 1924. A TLM catalogue page and a publicity still photo is included to show what the house looked like in 1924. The house was recently renovated and a recent photo is attached to show its current condition. The current appearance looks very much like its original appearance.

¹ All of the information in this paragraph came from the article “Tumwater family sold kits for ready-cut homes” by John Dodge published in the Daily Olympian on February 27, 2014

The house also was home to prominent local citizens as well. It was constructed in 1924 for Maude H. Tamblin. Ms. Tamblin graduated from Olympia High School in 1891. She was a long-time secretary to the board of public lands. Ms. Tamblin ran for Commissioner of Public Lands in 1912 one of the very few women who ran for state office at that time.²

The house was purchased by Ernest L. “Bud” and Barbara K. Meyer in 1947. Bud and Barbara Meyer lived in the house for well over 50 years raising 9 boys. Bud and Barbara Meyer were both graduates of Olympia High School with Bud graduating in 1932 and Barbara graduating in 1936. The house remains in the Meyer family.

Bud Meyer was a prominent local attorney and practiced law in Olympia for 60 years. He was involved in many civic affairs including serving as Olympia City Attorney from 1960 to 1978. The April 2020 issue of the Thurston County Historical Journal contained an article about an incident which featured Bud Meyer in his role as Olympia City Attorney. The issue of the journal is included in the submission and the article begins on page 32.

Additionally, Bud Meyer served as a board member for the Olympia Federal Savings and Loan for over 40 years. He was also an original member of the Providence St. Peter’s Hospital Board from its inception until 1996. Bud Meyer also did a great deal of legal work for St. Martin’s College (University) which in 1991 awarded him the President’s Medal for more than 20 years of service. Upon his passing, the City of Olympia issued a proclamation recognizing his service to the City of Olympia and to the Olympia community, a copy of which is attached.

The house at 208 18th SW should be included on the historic for both architectural as well as historical importance. The house is an outstanding example of the Tumwater Lumber Mills ready cut house. The exterior look of the house retains the look and original appearance. The internal footprint of the house is identical to the original footprint. Maude Tamblin and Bud Meyer also were

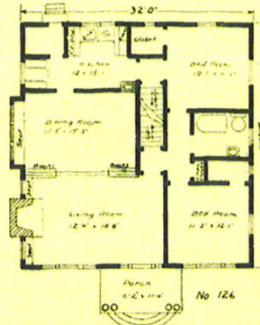
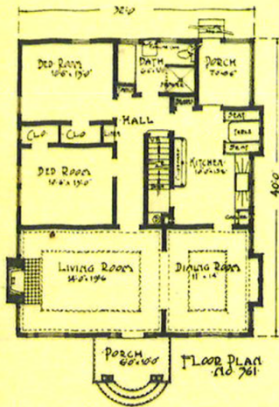
² Information on Maude Tamblin was gleaned from the obituary on file with the Tumwater Masonic Cemetery and the website: <http://www.herhatwasinthering.org/biography.php?id=8008>

interesting and historically important individuals in the development of the City of Olympia. The house should be included in the register as the Tamblin/Meyer house.



Proclamation honoring Ernest L. "Bud" Meyer, dated January 22, 2002.

Artistic and Well Designed—Either Plan Provides for Three Bed Rooms on Second Floor



Specifications—Style 361 & 126

FOUNDATION:—Raised 2 feet from ground. Sufficient beams and posts 6x8, thus eliminating brick partition in basement.

FRAME:—2x8 first floor joist and box sills; 1x3 bridging; 2x4 studding; 2x8 rafters and 2x8 ceiling joists. Partition studding in attic.

FLOORS:—Subfloor 1x10; 13/16x3 1/4" vertical grain flooring; attic floor of shiplap.

WALL:—8'-6" ceiling, double constructed throughout; 1x8 shiplap; felt paper; 5" cedar siding.

ROOF:—No. 1 "A" cedar shingles on 1x6 surfaced sheathing; 2' projection lined with 1x4 V ceiling; porch columns.

INTERIOR FINISH:—8" base board and shoe; 5" Mission casing and special head casing; picture mouldings for all rooms.

BUILT-IN FEATURES:—No. 361—Buffet; kitchen cabinets; cooler; breakfast table and seats; linen closet; book cases at each side of fire place; shelving for closets; medicine cabinet; French doors. No. 126—Kitchen cabinet with cooler; breakfast nook; linen closet; medicine cabinet; seat in bay window and each side of fire place; shelving.

PAINT:—Exterior—two coats of paint or stain. Interior—three coats of white or ivory paint, or filler, varnish and stain.

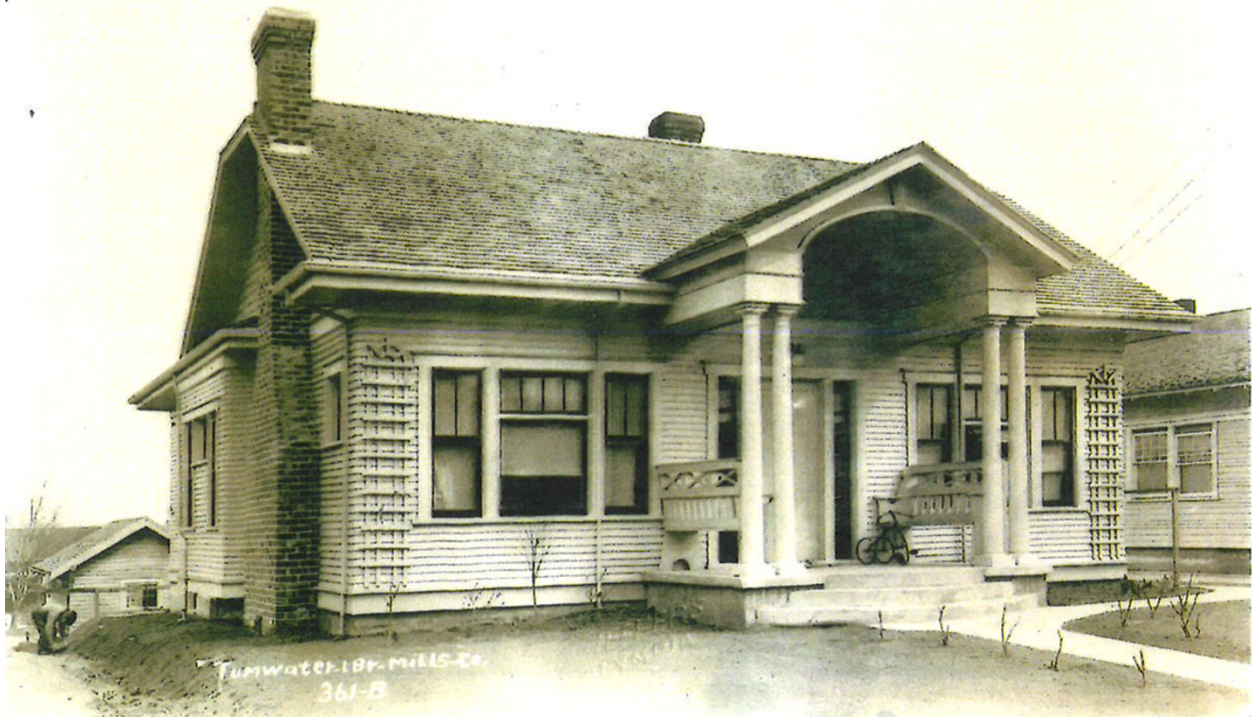
LATH:—No. 1 lath for all inside plaster work.

MATERIAL:—All lumber and millwork furnished in No. 1 clear and common Douglas fir.

HARDWARE:—All rough and finish hardware. Finish hardware in old copper or brass plated cylinder front door lock; flashing; down spout.

For Price List See Last Page

Page Thirty-One



Catalogue of Tumwater Lumber Mills and publicity still of the house at 208 18th Ave SW



Current condition of the house at 208 18th Ave SW

South Capitol National Register District Listing Except for 208 18th Ave SW

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Address	Date Built	Contributing/ Non-Contributing	Style	Parcel #	Architect/Builder	Original or Early Owner Owner (OR) (with date)	
208 W. 18th +	1924	Contributing	Craftsman/Bungalow	31300600700	TLM	Maude Tamblin, Assistant Dept. of Public Instruction (1925)	
	One-and-one-half-story, side-gabled house has a projecting front gabled porch with vaulted ceiling supported by paired posts. The entry is flanked by tripartite windows with segmented upper mullions. Front door has sidelights. Shingle cladding. Other windows are one-over-one. Squared bay on west end.						
213 W. 18th	1904	Contributing	Colonial Revival	60500100900		James Connolly, Salesman (1932)	
	Rectangular, front-gable house with side dormer. Recessed front entry on an otherwise flat facade. Windows are one-over-one sash or tripartite with decorative upper mullions. Narrow clapboard cladding on lower section with shingles in gables.						
214 W. 18th -	1903	Non-Contributing	Renovated	38600100400		Thomas McConkey (1932)	
	Non-contributing new construction.						
217 W. 18th	1904	Non-Contributing	Renovated	60500101000		Ernest Tavor. State Dept. of Auditor of Public Lands (1932)	





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