



# Meeting Agenda

## Heritage Commission

City Hall  
601 4th Avenue E  
Olympia, WA 98501

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

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**Monday, June 1, 2020**

**12:00 PM**

**ZOOM**

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### Heritage Review Committee

**1. CALL TO ORDER**

**1.A ROLL CALL**

**2. APPROVAL OF AGENDA**

**3. APPROVAL OF MINUTES**

[20-0431](#) Approval of May 18 Meeting Minutes

**Attachments:** [DRAFT Meeting Minutes May 18 2020](#)

**6. BUSINESS ITEMS**

[20-0430](#) Review of Alterations Underway at 108 20th Avenue SE

**Attachments:** [Minutes of May 18 2020](#)

[Checklist](#)

[Assessor Photo](#)

[District Entry](#)

[Street View 2017](#)

[1 Owner Letter](#)

[2 Owner Examples](#)

[3 Owner Research](#)

[4 Owner Photos](#)

**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 May 18 Meeting Minutes**

**Agenda Date: 6/1/2020**  
**Agenda Item Number:**  
**File Number:20-0431**

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

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**Title**  
Approval of May 18 Meeting Minutes of Heritage Review Committee



# Meeting Minutes - Draft

## Heritage Commission

City Hall  
601 4th Avenue E  
Olympia, WA 98501

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

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Monday, May 18, 2020

12:00 PM

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### Heritage Review Committee Meeting

#### 1. CALL TO ORDER

Chair Garner Miller called the meeting to order at 12:11 p.m.

#### 1.A ROLL CALL

**Present:** 3 - Vice Chair Holly Davies, Commissioner Jessica Bieber and Commissioner Garner Miller

#### 2. OTHERS PRESENT

City of Olympia Community Planning and Development staff:  
Historic Preservation Officer Marygrace Goddu

#### 3. BUSINESS ITEMS

- 3.A [20-0408](#) Review of building permit application for 2417 Columbia Street SW

**Commissioner Davies moved, seconded by Commissioner Bieber, to recommend approval based on compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties, noting particularly that it meets Standard 9. The motion passed unanimously.**

#### 4. ADJOURNMENT

The meeting adjourned at 12:37 p.m.



## Heritage Commission

### Review of Alterations Underway at 108 20th Avenue SE

**Agenda Date:** 6/1/2020  
**Agenda Item Number:**  
**File Number:**20-0430

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

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#### **Title**

Review of Alterations Underway at 108 20<sup>th</sup> Avenue SE

#### **Recommended Action**

Move to accept alterations.

#### **Report**

##### **Issue:**

Whether to accept alterations to the home that are underway at this location.

#### **Staff Contact:**

Marygrace Goddu, Historic Preservation Officer, Community Planning and Development,  
30.480.0923

#### **Options:**

Approve the work underway with or without conditions.

Accept the work underway with or without conditions, but do not approve the work underway.

Do not approve the work underway.

#### **Attachments:**

Checklist

Assessor Photo

Street View

District Entry

Owner-submitted information (4)



# Meeting Minutes - Draft

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# 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			
<b>Complies</b> <input type="checkbox"/>	<b>Conflicts</b> <input type="checkbox"/>	<b>N/A</b> <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.
<b>Justification, Conditions &amp; other Notes:</b>			

Standard 2			
<b>Complies</b> <input type="checkbox"/>	<b>Conflicts</b> <input type="checkbox"/>	<b>N/A</b> <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.
<b>Justification, Conditions &amp; other Notes:</b>			

Standard 3			
<b>Complies</b> <input type="checkbox"/>	<b>Conflicts</b> <input type="checkbox"/>	<b>N/A</b> <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.
<b>Justification, Conditions &amp; other Notes:</b>			

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

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

Standard 6			
<b>Complies</b> <input type="checkbox"/>	<b>Conflicts</b> <input type="checkbox"/>	<b>N/A</b> <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.
<b>Justification, Conditions &amp; other Notes:</b>			

Standard 7			
<b>Complies</b> <input type="checkbox"/>	<b>Conflicts</b> <input type="checkbox"/>	<b>N/A</b> <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.
<b>Justification, Conditions &amp; other Notes:</b>			

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

Standard 9			
<b>Complies</b> <input type="checkbox"/>	<b>Conflicts</b> <input type="checkbox"/>	<b>N/A</b> <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.
<b>Justification, Conditions &amp; other Notes:</b>			

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

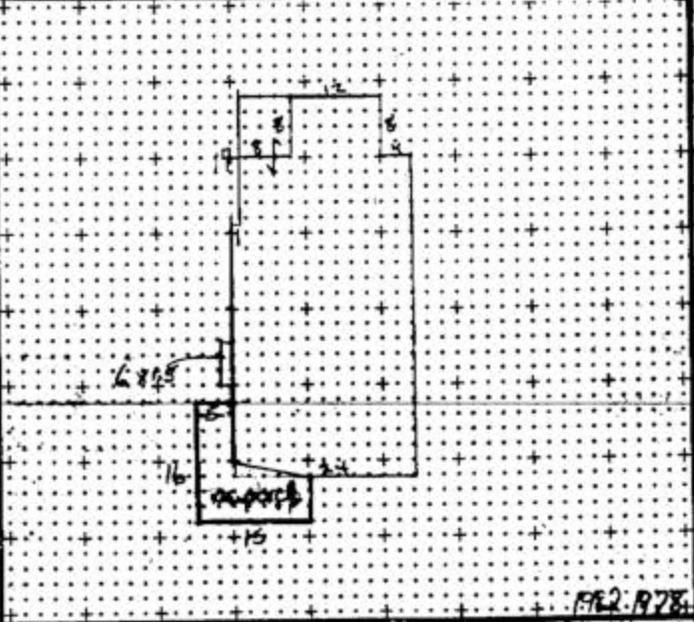


3141



BUILDING	ROOF	STORIES	1	2	A	B
Cabin	Flat	No. Rooms	5			
Dwelling	Hip	Halls				
Duplex	Bath	Livng				
Apartment		Kitchen				
Court Apt.	Shingles	Dining				
Hotel	Shakes	Bed	2			
Office	Pat. Shing.	Powder				
Hotel	Tar & Gravel	Bath				
Store		Sun				
Theatre	CONSTRUCT.	Utility				
Bank	Single	Neck				
Hall	Double					
Con't Gar.	Frame	CEILED				
Lt. Mfg.	Brick	Wall Board				
Factory	Concrete	Paper				
Left	Concrete Bk.	Plast. Brd.				
Warehouse	Ord. Mty.	Plaster				
Greenhouse	Mill Mty.					
Gas Sta.	Insulation	TRIM				
Bar		Flr				
Poultry	HEATING	Hardwood				
	Fireplace					
	Stoves	Tile				
	Floor-Wall	Marble				
FOUNDATION	Pipeless Furn.	Metal				
Concrete	Pipe Furn.					
Case. Bk.	Hot Water	FLOORS				
Stees, Brick	C. I. Rad.	Soft				
Pests	Ceasated	Hard				
Pile	Floor Rad.	Concrete				
	Base B. Rad.	Asp. Tile				
EXT. WALLS	Panel Rad.	Limestone				
Brd. & Bats	Oil Burner	Carpet				
Rustle	Gas Burner					
Shiplap	Coal Stoker	BASEMENT				
Tar Paper	Electric	None				
Cedar	Air Cond.	Full				
Shingles		Part				
Shakes	EXTRAS	Concrete Floor				
Stucco	Downers	Dirt Floor				
Conc. Bkls.	Perches	Garage				
Stucco Mar'y	Bay Window					
Tile	Book Case	PLUMBING				
Stees	Beam Cell.	1st B.				
Galv. Iron	Ventil. Sys.	Show.				
Aluminaurs	Refrig.	Toilet				
Brick	Piate Glas	Sink				
	Elevator	Garbage Disp.				
	Aets. Boris.	Dish Washer				
Brick Ven.		H. W. Heater				
Cers. Sel.		Laundry Trays				
Roman	LIGHTING	Automatic Washer				
Rugged	Electric					
	Gas					
		No. Fixtures				

Year Built 1915 Class *BRKNG 1107*  
 Year Re-Mod. Cost 1-5  
 Av. WL Yrs. Condition *Good G*  
 Used For *RES* Listed by *GHM 4-27-53*



ADDITIONAL BUILDINGS	First	Second	Third
<i>Garage 10 x 18 = 180 sq ft</i>	1000	345	990
<i>TRAVEL DRIVEWAY</i>		FREE	
TOTAL	1000		
ADDED FEATURES			
Attic			
Basement <i>Asp. 550 G 8 21</i>	455	1400	2415
Basement Floor			
Heating			
Plumbing <i>removal</i>	(445)		
Fireplace	1500		925
Attached Garage			
<i>155 sq cc porch @ 813</i>	1355	390	590
TOTALS	6925	1790	3930
Adjustments			
Base Cost <i>1163 @ 30.30</i>	35240	18,265	20800
Reproduction Cost	42165	17,955	24730
Local Multi			
<i>1.14</i>	48070	3525	26215
Market factor <i>15%</i>	7210		8915
Present Value	40860	4500	17300
Additional Buildings	1000	345	990
Total Present Value	41860	4845	18290
Total Assessed Value %	41850	4845	18300
Appraised by			
<i>WD 6-28 1957</i>		<i>MS 12-06 1976</i>	
<i>10-19 1965</i>		<i>KS 3-12 1981</i>	
<i>J=20 1970</i>			19

Rate Adj. - .+ Base Rate *28.56 13.12*  
 Variation *1.54* Adj. Base Rate *30.30 18.84*  
 Square Feet *1163*  
 Cubic Feet  
 Perimeter  
 Height  
 % Completed  
 Total 1.54  
 Rate Variation  
 REMARKS *No ONE HOME 10-19-65*  
*James Lee 5-70, TALKED TO BANK*  
*Dwelling is shared with next house 12-06-76*  
*NOW left card to call. Cost drawing + 1/2 hour*  
*seems appear to be well-maintained*



Address	Date Built	Contributing/ Non-Contributing	Style	Parcel #	Architect/Builder	Original or Early Owner Owner (OR) (with date)
223 E. 20th	1926	Contributing	English Revival	85300300100		A. B. & Laura Fitschen, Chiropractor (OR)
	Large, one-and-one-half-story, cross-gable, English Revival Style house has steeply pitched front gable which sweeps over recessed entryway. Hipped roof dormer on the front facade. Large picture windows and six-over-one sash. Shingle cladding.					
302 & 304 E. 20th	1928	Contributing	English Revival	39400700700	TLM	Leila Berry, Department of State (1932)
	One-and-one-half-story, English Revival style house with shingle cladding. Side-gable house has sweeping front projecting gable which shelters entry. Tripartite and single six-over-one windows. Front has shed dormer extending from top roofline on west side with some replacement sash.					
312 E. 20th	1928	Contributing	Craftsman/Bungalow	39400700701	TLM	Lee Hendrickson, Millworker (1932)
	Rectangular, side-gable house with hipped gable ends. Projecting center front porch with hipped gable and returns is supported by Tuscan columns. Asbestos shingle siding. Windows have decorative upper mullions and center front entry has similarly designed sidelights.					
313 E. 20th	1936	Non-Contributing	Altered Col. Revival	39401000300		
	Non-contributing house which has been significantly altered by a dormer addition and porch changes.					
315 E. 20th	1926	Contributing	Colonial Revival	39401000100		
	Small, one-story, rectangular side gable house with small west side extension. Projecting center flat roofed porch supported by Tuscan columns. Multipane casement windows. Clapboard cladding.					
316 E. 20th	1930	Contributing	Colonial Revival	39400700800		James Gribble, Builder (1932)
	One-and-one-half-story, rectangular house with front gable. Shingle cladding with one-over-one and multipane casement windows. Multipane glass front door. Projecting gable roofed front porch has enclosed gable and is supported by three posts at each corner. Prominent front brick chimney.					
322 E. 20th	1941	Contributing	Colonial Revival	39400701000		
	One-and-one-half-story, side-gable house with salt box rear section. The house has a front wall dormer. Large multipane picture windows or two-over-two sash. Octagonal multipane windows light recessed front entry. Front gable shelters front entry. Large brick chimney. Clapboard cladding.					
325 E. 20th	1941	Contributing	Colonial Revival	39401000200		
	Two-story, rectangular house with front projecting shed roof bay. The house has wall dormers, multipane picture windows, and six-over-six double hung sash. Gable roofline and clapboard cladding. Octagonal window over entry which has sidelights.					
108 W. 20th	1915	Contributing	Craftsman/Bungalow	39600100302		Walter Whiting, Olympia Knitting Company (1925)
	Classic, one-and-one-half-story Craftsman/Bungalow with side gable, heavily bracketed wide eaves, fascia boards and exposed rafters. Front porch has enclosed gable and projects from the left front and extends around the west side. It is supported by tapered pillars with clapboard piers. Tripartite front window has multi-sectioned transom. Large gable roofed dormer vent on front facade. Multipane and six-over-one sash.					
114 W. 20th	1929	Contributing	English Revival	39600100501	TLM	Louis Wack, Manager Harris Dry Goods (1932)
	One-and-one-half-story, cross-gable English Revival style house with clapboard cladding in the gables and stucco cladding and half timbering on the first floor. Six-over-one leaded glass windows. Large timber framed window on first floor in front gable. Front entry is in recess of one of the front gables.					

Jill and Jeffrey Casebolt  
108 20<sup>th</sup> Avenue SW, Olympia, WA 98501  
360-339-2253 (Jill) 360-688-6485 (Jeff)  
[jill.casebolt@gmail.com](mailto:jill.casebolt@gmail.com)

May 22, 2020

Dear Members of the Olympia Heritage Committee,

We are writing to you regarding the review you will be undertaking for our property at 108 20th Avenue SW in Olympia. As we learned only yesterday that our home is considered among the historically registered properties of the area, it has come as a shock that the river rock piers we have been so keen to finish are considered a violation of your standards.

When we were informed by Marygrace Goddu that our entire neighborhood was added to the register in the late 1970's we were surprised indeed! As homeowners who purchased this house in 2013, were never made aware of this fact. It is written no where in our purchasing agreement, Title and was not disclosed by the previous owner. Had we known that our house was considered a historic home on the National Registry we would have never begun a project without first taking the appropriate steps.

The very reason we chose this home and have spent the last 7 years lovingly restoring it is because we deeply respect the Craftsman aesthetic. We fully agree with the mission of your committee.

Please understand that we spent a long time researching Craftsman river rock piers of the early 1900s and took great care to replicate the dimensions and style of the original piers. We replaced the porch railing to the exact measurements of its predecessor. We believed the river rock piers would be an improvement on the wooden piers which were rotting and had been modified with inauthentic materials over the life of our home. Again, we were not aware that we needed permission to do this. We honestly believed we were improving our property by creating stability and sustainability in line with the Craftsman bungalow aesthetics of the period. We are including three attachments for your perusal regarding our research and building process.

Throughout the last several weeks as we've have been working on this project outside, neighbors from throughout the district have complimented our work and commented positively about the new features. Many have said that the rock piers look as though they have always been a part of the house. This was our intention and the reason we took our research so seriously. Many of our neighbors are willing to write statements of support, if needed.

It would be a great hardship and waste of materials to remove the river rock piers. We understand that you may choose to amend the National Registry because of the changes we've made. We ask you to please consider that this project was done with the very best intentions and we sincerely hope to continue it to completion.

Please feel free to visit our home and view the piers from the sidewalk and our porch. You are most welcome (you may hear a dog barking). The piers and top of the railing are not complete so please excuse the obvious need for sanding, painting and finishing. Also, please feel free to contact either of us if you have additional questions about our process.

Thank you for your time and consideration.

Jill and Jeffrey Casebolt

## Historic Craftsman Bungalow Stone Piers Examples

*The first two examples listed come from our neighborhood. Both are within easy walking distance and utilize the Craftsman river rock style. Please note that the first example is also an individually recognized home on the Historic Register. I have included 16 of many examples of river rock piers we studied before beginning this project.*

**Hallmarks of the Arts & Crafts Bungalow-** Patricia Poore Updated: Jun 4, 2019 Original: Feb 1, 2017, *Arts and Crafts Homes and the Revival* (excerpt)

### “INDIGENOUS MATERIALS

An artistic use of such materials as river rock, clinker brick, quarried stone, shingles, and stucco is common.

### ARTISTIC NATURALISM

Most bungalows are low and spreading, not more than a story-and-a-half tall, with porches, sun porches, pergolas and patios tying them to the outdoors. The A&C bungalow follows an informal aesthetic; it is a house without strong allusions to formal English or classical precedents.

### EMPHASIS ON STRUCTURE

Look for artistic exaggeration in columns, posts, eaves brackets, lintels, and rafters. Inside, too, you'll find ceiling beams, chunky window trim, and wide paneled doors. Horizontal elements are stressed.”

1)



510 O'Farrell Avenue SE, Olympia (built 1920)

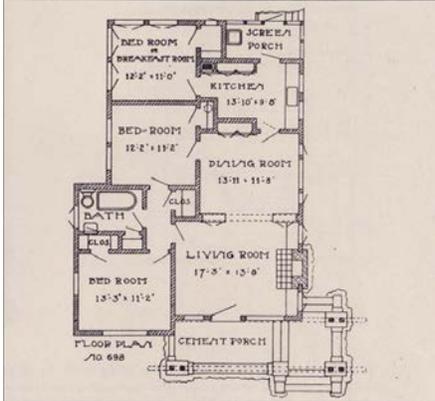
<https://olympiahistory.org/wp-content/uploads/2016/11/HistoricID-0872-Paul-C-and-Catherine-Neuffer-House.pdf>

2)



205 15th Ave SW, Olympia (built 1907)

3)



<https://www.antiquehomestyle.com/plans/la-investment/12laic/12laic-698-craftsman.htm>

4)



<http://classicbungalows.com/2007/04/02/arts-crafts-houses-part-i-construction-and-design/2/>

5)



<https://wedgwoodinseattlehistory.com/2012/12/02/brick-and-stucco-in-wedgwood/6306-12th-ave-ne-built-1911/>

6)



<https://artsandcraftshomes.com/house-styles/house-styles-the-bungalow>

7)

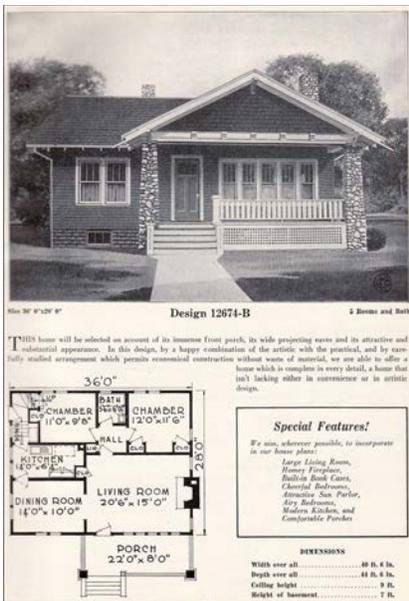


<https://artsandcraftshomes.com/interiors/beautiful-bungalow>

8) (picture embedded)

<https://www.saratoga.ca.us/DocumentCenter/View/947/13855-Saratoga-Avenue-PDF>

9)



<https://www.antiquehomestyle.com/plans/cl-bowes/1920/22clb-12674b.htm>

10)



<https://www.kcet.org/home-garden/the-craftsman-homes-of-pasadena>

11)



<http://www.thecraftsmanbungalow.com/boise-bungalows/>

12)



<http://archive.kuow.org/post/story-behind-seattles-obsession-craftsman-homes>

13)



<https://la.curbed.com/2017/2/16/14613704/craftsman-bungalow-monrovia-for-sale>

14)



<https://www.flickr.com/photos/daily-bungalow/3150830307>

15)



other pictures embedded

[http://eurekaheritage.com/architectural\\_legacy/Legacy11.pdf](http://eurekaheritage.com/architectural_legacy/Legacy11.pdf)

*(excerpt) Battered Piers: Square piers and other structural elements may be tapered so that they are wider at the bottom than at the top. They can be composed of, or covered by, clapboard, shingles, river rock, bricks or stucco. There are many creative variations.*

16)

<https://sandieghistory.org/journal/1989/january/cobblestone/>

*(excerpt) Cobblestone piers, indicated by open triangles (on page 8), are less numerous. Some 42 are found in University Heights and North Park west of Highway 805, and 16 are found in Normal Heights and East San Diego. Some may frame a wooden base and support a wooden beam to the roof; others appear with a buttressed base for additional structural support. Many are comprised of a naturally colorful collection of cobblestones. Rarely are cobblestones painted.*

# Research, Preparation and Work Completed Porch and Piers Project:

108 20<sup>th</sup> Ave SW Olympia WA 98501 Spring 2020

## *Background*

- Ongoing travel to cities with historic neighborhoods that have Craftsman Bungalow homes: Seattle, Portland, Tacoma, Bellingham, Centralia, Astoria, Minneapolis, Boulder, Denver, and multiple cities in Southern California
- Repeatedly toured houses within walking distance for examples of stonework
- Researched authentic period Craftsman Bungalow porch columns (piers)
- Subscribed to *American Bungalow* magazine for 2 years
- Purchased and referenced books such as Bungalow Style by Treena Crochet and In the Greene and Greene Style by Darrel Peart
- Borrowed numerous library books on Craftsman Bungalow homes throughout the past 7 years
- Purchased the home at 108 20<sup>th</sup> Ave SW, specifically because of its authentic period Craftsman style (e.g. original small pane wavy glass windows)
- Homeowner has 10 years professional experience in house carpentry and completed a degree at the Northwest School of Wooden Boatbuilding in Port Townsend, WA

## *Building Preparation*

- Documented the original specifications (height, width and tapered angles) and created plans to replicate measurements
- Poured concrete pads adequate to support stonework
- Examined condition of posts and joists to verify integrity
- Built framework to maintain original size, shape and angles
- Duplicated plans for replacing porch railing to exact specifications
- Rented a truck and trailer for rock collection at a quarry in Orting, WA
- Purchased 3.15 tons of local river rock

## *Work Completed*

- Built porch railing to exact design and specifications to original
- Constructed piers using Type S mortar and local river rock to match existing dimensions

## *Total Labor Estimated*

- 260 hours invested

Pictures of Piers and Porch Railing Replacement Project at 108 20<sup>th</sup> Ave SW, Olympia WA 98501

*March 2020-present*



Removal of rotten clapboard siding on piers



Front piers, siding removed



Building and installation of new porch railing



New porch railing installed, piers stabilized and wrapped in OSB



River rock piers built by hand