



Meeting Agenda

Heritage Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

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

Monday, June 22, 2020

12:00 PM

via zoom

Heritage Commission

1. CALL TO ORDER

1.A ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

3.A [20-0502](#) Approval of June 1, 2020 Heritage Review Committee Meeting Minutes

Attachments: [Minutes](#)

4. BUSINESS ITEMS

4.A [20-0503](#) Review of alterations proposed at 108 20th Avenue SW, under permit #20-1981

Attachments: [+ City of Olympia Heritage Review Checklist](#)

[1. Assessor Photo](#)

[2. National Register District Entry for 108 20th Ave](#)

[3. Olympia Heritage Committee Letter](#)

[4. Historic Craftsman Bungalow Stone Piers Examples](#)

[5. Research, Preparation and Work Completed](#)

[6. 20-1981 - submittal 1](#)

5. 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.



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

Heritage Commission

Approval of June 1, 2020 Heritage Review Committee Meeting Minutes

Agenda Date: 6/22/2020
Agenda Item Number: 3.A
File Number:20-0502

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

Title

Approval of June 1, 2020 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, June 1, 2020

12:00 PM

Online and via phone

Heritage Review Committee

1. CALL TO ORDER

Vice Chair Davies called the meeting to order at 12:10 p.m. for Commissioner Miller who was present but unable to host the online discussion.

1.A ROLL CALL

Present: 6 - Vice Chair Holly Davies, Commissioner Jessica Bieber, Commissioner Audrey Henley, Commissioner Kenneth House, Commissioner Garner Miller and Commissioner Sheila Swalling

Excused: 1 - Commissioner Gary Stedman

1.B OTHERS PRESENT

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

Homeowner:
Jill Casebolt
James Casebolt, brother of homeowner

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

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

The May 18, 2020 meeting minutes were approved.

6. BUSINESS ITEMS

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

Ms. Goddu facilitated the discussion and reviewed materials provided in meeting packet, including letter from homeowner, and asked a few clarifying questions of the homeowner.

The only alteration of concern to the committee is the change in material used to finish the supporting piers of the porch columns.

The Committee determined that:

- The original finish on the porch piers was painted cedar shingles;
- The most recent finish was clapboard, which was rotten in places according to the owners, leading to their desire to replace it. The owners expressed a dedication to preservation of the Craftsman character of the home, demonstrated by their careful research into the appropriateness of river rock accent on the exterior.
- The Historic District Nomination (dated 1991) notes the clapboard finish on the piers, but the original shingles had already been replaced by that time;
- The homeowner is more than halfway complete in applying river-rock to replace the clapboard that faced the piers; and
- The new finish was designed and thus far has been executed by the owners to replicate the size and shape of the original piers, albeit in a different material.

The Committee found that, strictly interpreted, the alteration of the home's porch piers does not meet Secretary of the Interior Standards 2, relative to alteration of characterizing features; 3, relating to the creation of false historical development and addition of conjectural features or elements from other historic properties; 5, related to preservation of distinctive finishes or materials; 6, which seeks to repair rather than replace historic features and to replace using in-kind materials when necessary; or 9, requiring that new additions and alterations honor but be distinguished from the original and preserve character-defining features. The alteration may also fail to meet standard 10, related to reversibility.

Discussion resolved that had the owners made timely application for permit prior to undertaking the work, the committee would have objected to the alteration and counseled the homeowner to replace the failed finish in-kind, using wood.

For this reason, the alteration cannot receive committee approval. However, the alteration has been well-executed to honor the home's architectural style, and the Craftsman character of the home is intact and preserved. The committee can "accept" the work and allow its completion, as long as the work is documented as non-historic and that record is shared with future owners; and if the homeowners agree to seek preservation review for any future proposed alterations to the exterior of the home.

Commissioner Swalling moved, seconded by Commissioner Miller, to accept but does not approve the alterations underway with two conditions:

- 1. Historic documentation of the original materials and design of the porch piers and documentation of the reconstruction with stone will be retained and shared with future owners; and**
- 2. This homeowner will seek historic review in advance of any future alterations proposed to the exterior of the home.**

The motion carried by the following vote:

Aye: 4 - Vice Chair Davies, Commissioner Bieber, Commissioner Miller and
Commissioner Swalling

Nay: 1 - Commissioner House

Excused: 1 - Commissioner Stedman

9. ADJOURNMENT

The meeting adjourned at 12:36 p.m.



Heritage Commission

Review of alterations proposed at 108 20th Avenue SW, under permit #20-1981

Agenda Date: 6/22/2020
Agenda Item Number: 4.A
File Number: 20-0503

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

Title

Review of alterations proposed at 108 20th Avenue SW, under permit #20-1981

Recommended Action

Review the proposed work and make a recommendation to the Building Official regarding permit approval. See options below.

Report

Issue:

Whether to approve proposed changes to historic property at this site and recommend that the Building Official issue a permit for the undertaking.

Staff Contact:

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

Presenter(s):

Marygrace Goddu, Historic Preservation Officer

Background and Analysis:

Homeowner has removed all wood siding on three piers that support the porch because portions were in need of maintenance. They are proposing to replace the wood entirely with a hand-built river rock finish. Historic photos show the piers were originally painted wood shingle, and were later replaced with clapboard matching the siding on the house.

Neighborhood/Community Interests (if known):

The home is within the South Capitol Neighborhood National Register Historic District.

Options:

The work meets the Secretary of the Interior's Standards for Treatment of Historic Properties -- move to recommend the permit be approved.

The work fails to meet the Secretary of the Interior Standards for Treatment of Historic Properties -- move to recommend the permit be denied.

The work fails to meet the Secretary of the Interior Standards for Treatment of Historic Properties, but mitigating conditions exist (list these) -- move to recommend the permit be approved with conditions (list these).

Attachments:

Review Checklist

1. Assessor photo
2. National Register District Entry
3. Letter to Olympia Heritage Commission
4. Historic Craftsman Bungalow Stone Piers Examples
5. Research and Preparation
6. Drawing Submittal

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:			

A black and white photograph of a single-story bungalow house. The house features a wide front porch supported by thick, square columns. The roof has wide eaves with decorative brackets. A small, young tree stands in the front yard. To the left, a bicycle is parked near a fence. The foreground shows a sidewalk and a grassy area. The number '3141' is written in the bottom left corner.

3141

SALES PRICE	RECORD	LEGAL OWNER
	151	ELWELL, MRS D.R.
7750	282	COURSER DOME
	73	COURSER GRACE B
9000	352	ROLOFF EMIL 241 (dec)
	287	1047/59 Roloff, Geraldine

Sec. or Plat CHAMBERS

Subdiv.

Lt

Blk

L No.

LEGAL DESCRIPTION W43 FT LOTS 384

L No.

ACRES

LESS BAL

TAX CODE No.

110

TAX YEAR	TIMBER M. FT	IMP. ACRES	UNIMP. ACRES	TIMBER VALUE	IMP. VALUE	UNIMP. VALUE	TOTAL LAT	IMP. G30	TOTAL VALUE	Street
1959							458	630		
82							11000	41850	1K5	Curb
80							11500	39400	SD	Sidewalk
88							11500	39400	31/07	Electricity
92							24000	56600	11/09	Water
93							33600	60700	11/09	Sewer
94							33600	59900	29/09	Driveway
95							48000	74300	29/121	Bulkhead
96							48000	74300	29/09	Grade FV 2600 - 6200
97							48000	74300	09	Condition
1970										Soil Class
1971										24.470
1972							3660	19840		* 43 FT @ 60.
1973										LAND 1968 RJ
1974							36600	12090		1/70 AH + NW 4300 NQ85
1975										KM
1976										
1977										
1978							36600	19300		BSE
1979										

Address 108 W 20TH

Picture No 3141

Depreciation Rate %

3	9	6	0	0	1	0	0	3	0	2
FLAT	BLK	LOT	SEG							

39600100302

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 20th Avenue SW, Olympia, WA 98501
360-339-2253 (Jill) 360-688-6485 (Jeff)
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 nowhere 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)

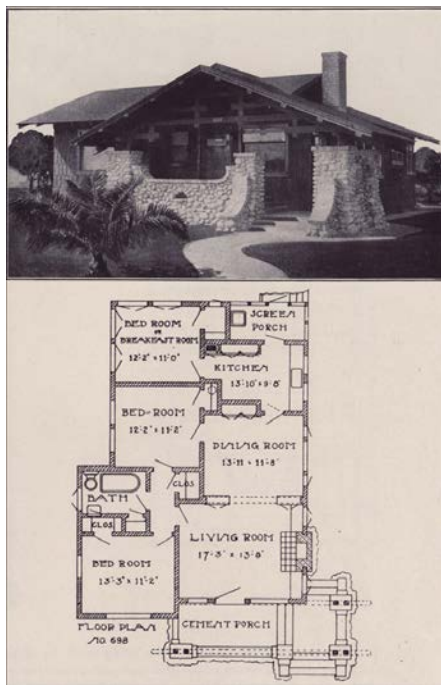
<https://olyMPIAHISTORY.org/wp-content/uploads/2016/11/HistoricID-0872-Paul-C-and-Catherine-Neuffer-House.pdf>

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

(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://sandiegohistory.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 20th 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 20th 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

JEFFREY + JILL CASEBOLT RESIDENCE
108 20TH AVE SW OLYMPIA, WA 98501
360-688-6485
5.30.20

FRONT PORCH
RAILING AND PIER REPLACEMENT
PLAN VIEW
 $3/8" = 1 \text{ FOOT SCALE}$

