



# Meeting Minutes - Draft

## Heritage Commission

City Hall  
601 4th Avenue E  
Olympia, WA 98501

Heritage Commission  
Contact: Marygrace Goddu  
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**Monday, October 18, 2021**

**12:00 PM**

**317 4th Avenue East**

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### Heritage Review Committee

#### 1. CALL TO ORDER

Commissioner Swalling called the meeting to order at 12:03 p.m.

#### 1.A ROLL CALL

**Present:** 4 - Chair Holly Davies, Commissioner Jessica Hull, Commissioner Gary Stedman and Commissioner Sheila Swalling

**Excused:** 2 - Commissioner Kenneth House and Commissioner Garner Miller

#### 1.B OTHERS PRESENT

Historic Preservation Officer Marygrace Goddu  
Development Manager and building owner representative Jessie Wilson

#### 2. APPROVAL OF AGENDA

The agenda was approved.

#### 3. APPROVAL OF MINUTES

3.A [21-0975](#) Approval of August 2, 2021 Heritage Review Committee Meeting Minutes

**Attachments:** [Minute](#)

The minutes were approved.

#### 4. PUBLIC COMMENT - None

#### 5. BUSINESS ITEMS

**5.A**     [21-0976](#)     **Special Tax Valuation:** 317 4th Avenue East, Annie's Artist Studios

**Attachments:**     [OMC 3.6 Special Tax Valuation](#)  
[Special Valuation Guide to Eligible Expenses](#)  
[HRC Review SOI Checklist](#)  
[HistoricInventory-0717 - Ward Building](#)  
[Certification and Applications 20210723 141608](#)  
[Owner Statement Scope of Work](#)  
[Photos](#)  
[Expense Summary](#)

Ms. Goddu shared information regarding the Special Tax Valuation of 317 4th Avenue East. The Committee noted that treatment at the exterior was limited to essential, practical rehabilitation measures, with no added effort at preservation. However, the work was well done. The rhythm and scale of the original clerestory windows above the storefronts has been maintained, although the materials are new. The exterior work requested by the previous History Preservation Officer was completed and approved including window repair work, documentation of original mosaic tile work at the entry prior to removal, preservation of original tile at storefront bulkheads, limited masonry repairs and parapet cap. The committee was given a tour of the interior and noted the day lighted atrium window, exposed original wood structural posts, artesian spring water drainage system and reclaimed lumber planking for newly added interior stair.

**Commissioner Davies moved, seconded by Commissioner Stedman that the Heritage Review Committee finds the work to be completed at the Montgomery Ward building to be in compliance with the US Secretary of Interior's standards for Rehabilitation, specifically with the regard to standards 1,2,3,5,6,8,10 and recommends the application for Special Valuation to the full Commission for approval. The motion passed unanimously.**

**5.B**     [21-0982](#)     Permit review for 301 18th Ave SE - Solar Installation

**Attachments:**     [Guidelines for Solar Installations](#)

[Photos](#)

[Shade Report](#)

[Design](#)

Ms. Goddu shared information regarding the Permit Review for 301 18th Avenue SE, Solar Installation. The solar proposed for placement at the street-facing roof does not meet the Commission's current guidelines for solar because it will render less than 80% TSRF. Solar placements on the rear of the home do provide sufficient solar collection to meet that threshold and it is on the front of the home.

Commissioners noted the following:

-The 80% TSRF as a cut-off point for determining energy-saving value to offset loss of historic character should be reconsidered. This threshold was originally set at the point at which solar panels solar panels are viable enough to be fiscally reasonable. Many homeowners are choosing to install even when cost-recovery is not practical and the cost of solar has dropped as well, making it more attractive to install even when solar gain is marginal.

-The proposed addition, in this instance is minimally visible due to the nearly-flat angle of the dormer roof, its height and the setback from the roof edge. The installation will not have an appreciable impact on any character-defining feature of the home.

**Commissioner Swalling moved, seconded by Commissioner Hull to recommend for approval by the full Heritage Commission the proposed installation based on its reversibility and minimal visibility and to recommend a reconsideration of the elements of the Commission's solar guidance. The motion passed unanimously.**

**6.     ADJOURNMENT**

The meeting adjourned at 1:05 p.m.