



Meeting Minutes - Draft

Heritage Commission

City Hall
601 4th Avenue E
Olympia, WA 98501
Contact: Michelle Sadlier
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Monday, April 17, 2017

12:00 PM

Room 207

Heritage Review Committee Meeting

1. CALL TO ORDER

Michelle Sadlier called the meeting to order at 12:20 p.m.

1.A ROLL CALL

Present: 3 - Vice Chair Dwayne Harkness, Commissioner Garner Miller and Commissioner Nicholas Vann

Excused: 2 - Chair Holly Davies and Commissioner Sheila Swalling

OTHERS PRESENT

Michelle Sadlier, Community Planning and Development Historic Preservation Officer
Cari Hornbein, Community Planning and Development Senior Planner
Tom Rieger, Thomas Architecture Studio

2. BUSINESS ITEMS

2.A [17-0415](#) LAND USE APPLICATION REVIEW (#17-0777): Ward Building, 317 4th Avenue E, Annie's Artist Studios

Mr. Rieger gave an overview of the proposed project at the former Montgomery Ward building, located at 317 4th Avenue East. This project would result in retaining the restaurant space and providing a mix of working and living artist studios. This proposal is linked to the new building proposed for the parking lot to the rear of the Ward Building (which is being reviewed by the Design Review Board).

Some of the proposed exterior alterations are:

- Reconfiguration entrance to basement, second, and third floors to accommodate accessible entrance
- Installation of new metal siding on the south elevation
- Removal of existing canopy and installation of new canopy on north elevation
- Cleaning and repairing bricks as needed
- Addition of new window openings on the south and east elevations

Issues discussed included:

- Concerns over the proposed removal of the mosaic at the 4th Avenue entrance

that accesses the upper floors. The Committee concluded that this removal would violate Standard 2 ("The removal of distinctive materials or alterations of features...that characterize a property will be avoided") and Standard 5 ("Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved"). The Committee acknowledged the importance of providing appropriate access to the building. It was also noted that the other front entrance was similarly altered at some point in the past.

Condition Recommended: The applicant will submit a proposed mitigation strategy with the building permit application to be reviewed and approved by the Committee or City Historic Preservation Officer (HPO) prior to removal of the mosaic and bulkhead tiles. Examples of mitigation could include appropriately recording and documenting the existing mosaic and tile, and/or replicating the mosaic in the interior of the building, possibly with modern materials.

- Questions over the proposed masonry cleaning and repair (Standard 7: "Chemical or physical treatment, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used").

Condition Recommended: The applicant will submit specifications on the proposed treatment with the building permit application for review and approval by the Committee or HPO prior to undertaking cleaning.

- The repair and retention of upper-floor windows was noted as meeting heritage review standards. Specifications for new window and door units were discussed (Standard 9: "New work will be...compatible with the historic materials [and] features...to protect the integrity of the property and its environment").

Condition Recommended: Window and door details will be included as part of the building permit application for review and approval by the Committee or HPO prior to installation.

Commissioner Vann motioned, seconded by Commissioner Harkness, to approve the application subject to the following conditions be addressed with building permit application:

- **Applicant will return with proposed mitigation for the removal of mosaic and tile in the alcove entrance**
- **Specifications for masonry cleaning and repair will be reviewed**
- **Window and door details will be reviewed**

The motion was approved unanimously.

3. ADJOURNMENT

The meeting was adjourned at 1:28 p.m.