



Willard Residence Home Expansion and Remodel

Project Location: 322 20th Avenue SE, Olympia, WA 98501

Owners: Raymond and Leanne Willard

Designer: Twentieth Avenue Studios, Leanne Willard and Raymond Willard, PLA

Structural Engineer: MC Squared, Mike Seramic, PE

Phase 1 Construction (2002-2003): Sunrise Construction, Gary Larson

Phase 2 Construction: Birdseye Construction, Rohan Theiss and Jacob Causey

Phase 2 Construction Timing: May to September, 2018

November 6, 2017

To: Olympia Heritage Commission (OHC)

The attached portfolio has been prepared for consideration by the OHC Heritage Review Committee. We are seeking the committee's approval for the second and final phase of remodeling and construction, following repair and replacement of the home's foundation in 2003-2005. The proposed final design for expanding and updating this early 1940's single-family residence, is intended to refine and expand on the original character demonstrated by local builder K. L. Strandberg in this and other residential structures throughout the South Capitol Neighborhood and Olympia.

As sustainable design practitioners, historic architecture lovers, and inhabitants of this house for the past 21 years, we have developed these plans with loving care to achieve the following goals:

1. Create an updated, sustainable residential structure that refines and enhances the original historic character created by the local builder in 1941.
2. Create a sustainable landscape and site treatment that integrates with the surrounding neighborhood and forest, while taking full advantage of this unique 1/2 acre lot.
3. Maximize the desirability, value, and long-term sustainability of the overall property.
4. Create a living space that our family can comfortably inhabit for the next 20+ years.

Our residence is also the location of our home offices, conducting business as Twentieth Avenue Studios and The Bayview School of Cooking.

We appreciate the attention of the committee and the chance to explain our ideas. We look forward to hearing the opinions of the esteemed committee members, and discussing any improvements or adjustments necessary to obtain the committee's approval of our plans.

Sincerely,

Ray and Leanne Willard

The Willard Residence - 322 20th Avenue SE

Home Expansion and Remodel



Photo from December 1995 - Purchased from Don and Bee Boone, who had lived in the house since 1950.



Photo from May 2005 - Completion of Phase 1 Construction.

The Willard Residence - 322 20th Avenue S.E

Owners and Designers



Raymond Willard, PLA

University of Washington - 1985, Bachelor of Landscape Architecture
 State Roadside Asset Manager, Washington State Department of Transportation
 Landscape Architect, Twentieth Avenue Studios



Leanne Willard

University of Washington - 1983, Bachelor of Arts/English Literature
 Seattle Art Institute - 1994, Interior Design
 Director, Bayview School of Cooking
 Interior Designer, Twentieth Avenue Studios



Interior Design and Landscape Architecture - Since 1995



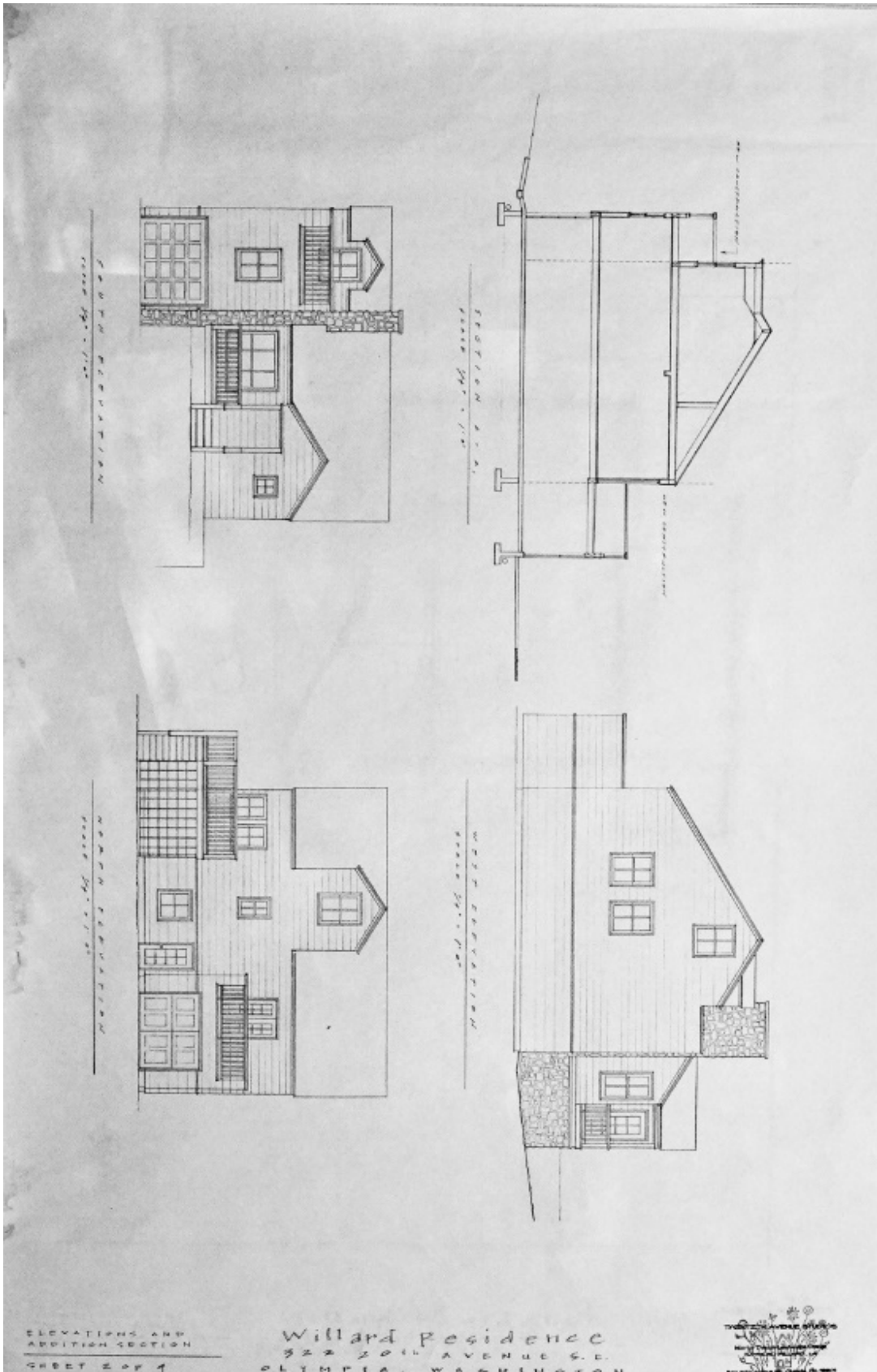
Before purchasing their home in Olympia, Ray and Leanne renovated this 1908 home in Ballard.

Attachment 1

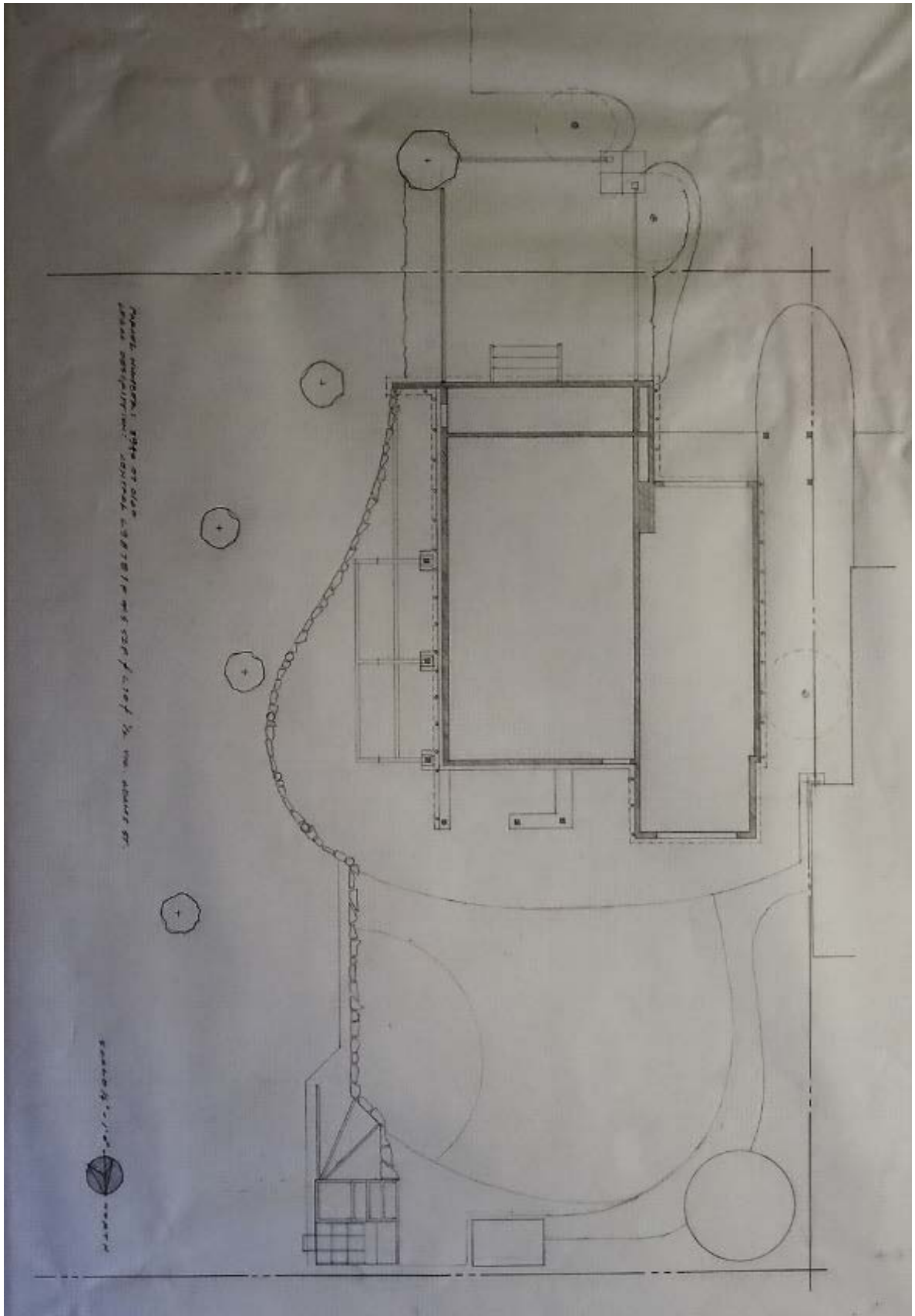


The Willard Residence - 322 20th Avenue SE

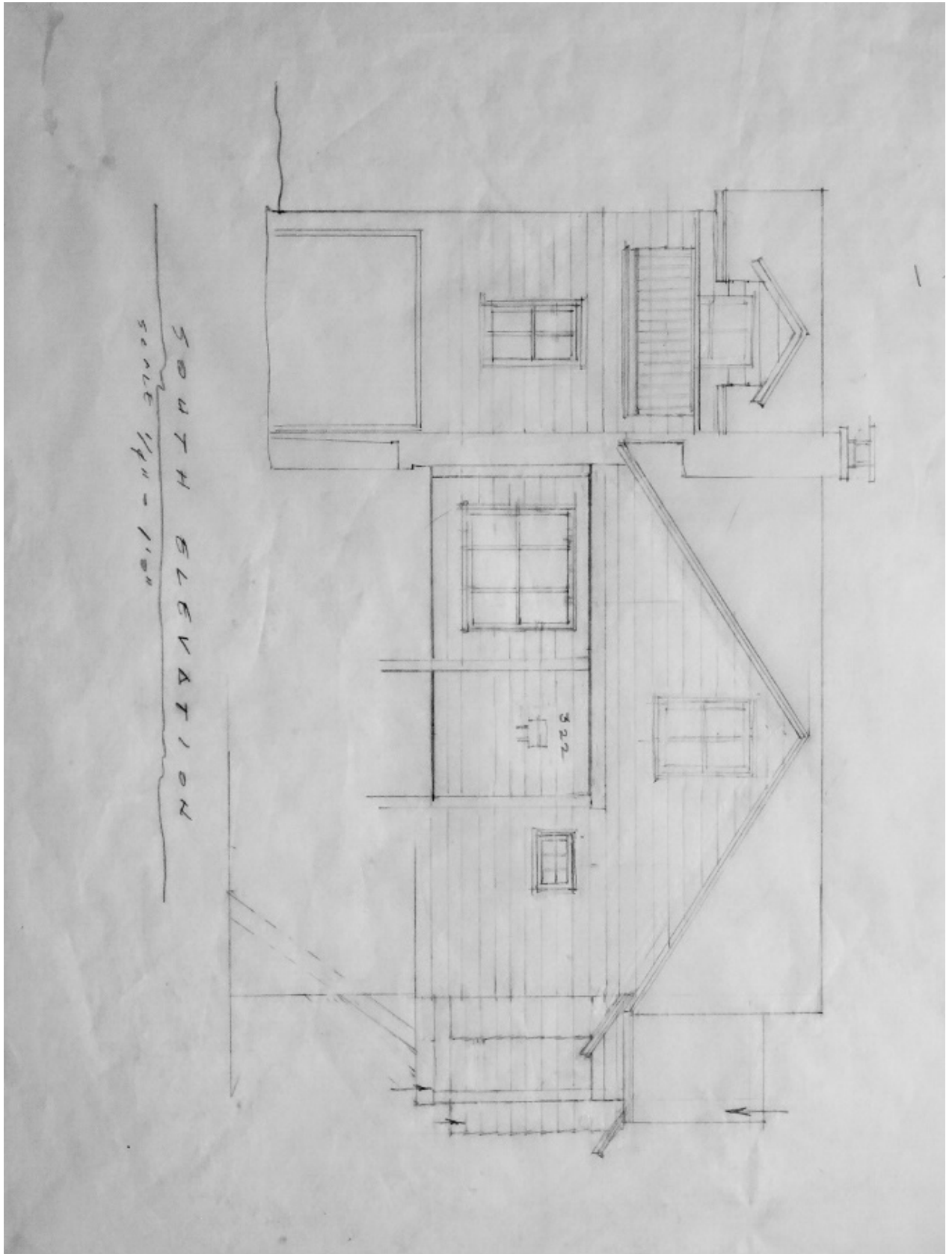
Phase 1 Construction - 2002



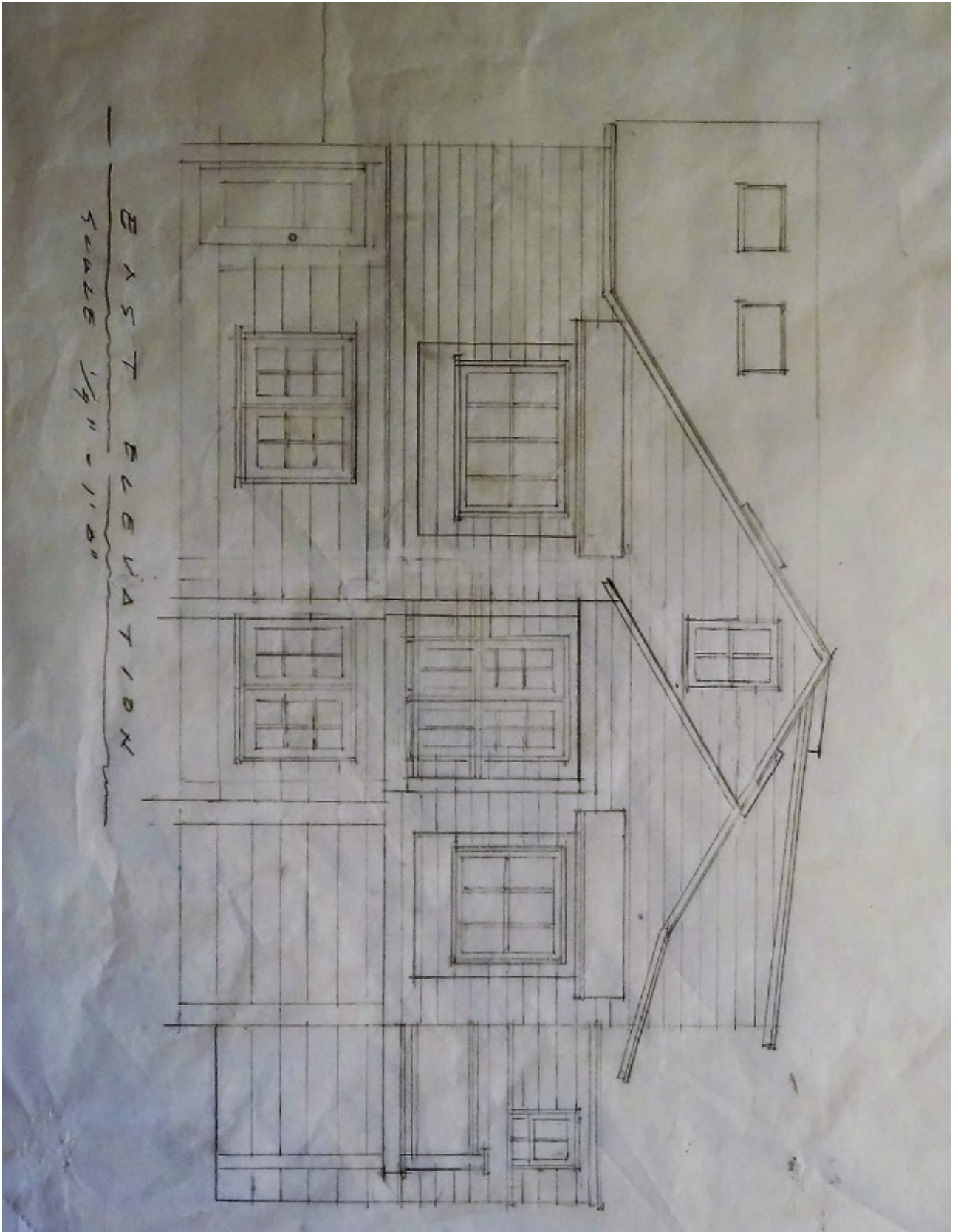
The Willard Residence - 322 20th Avenue SE
Phase 2 Construction - May to Sept. 2018



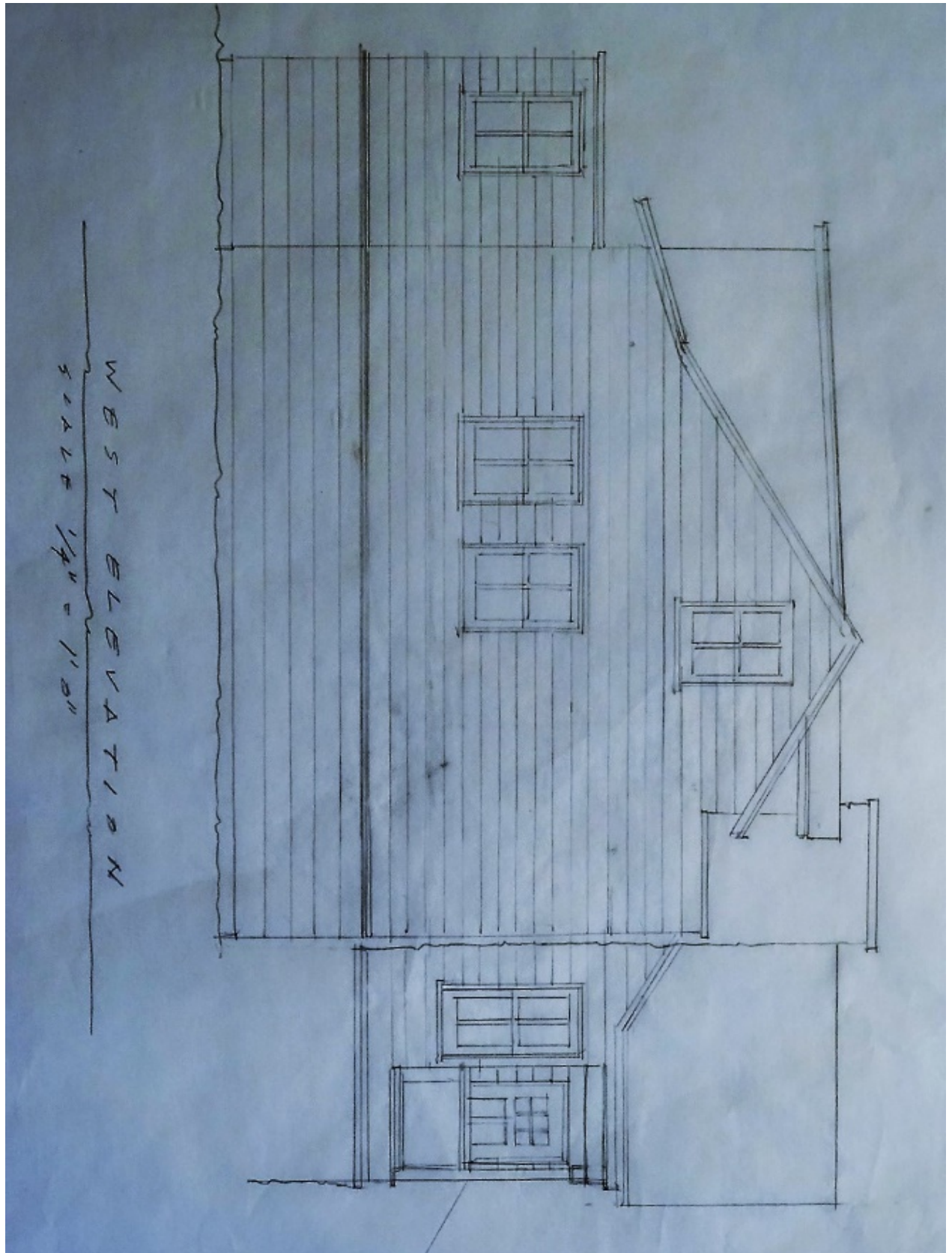
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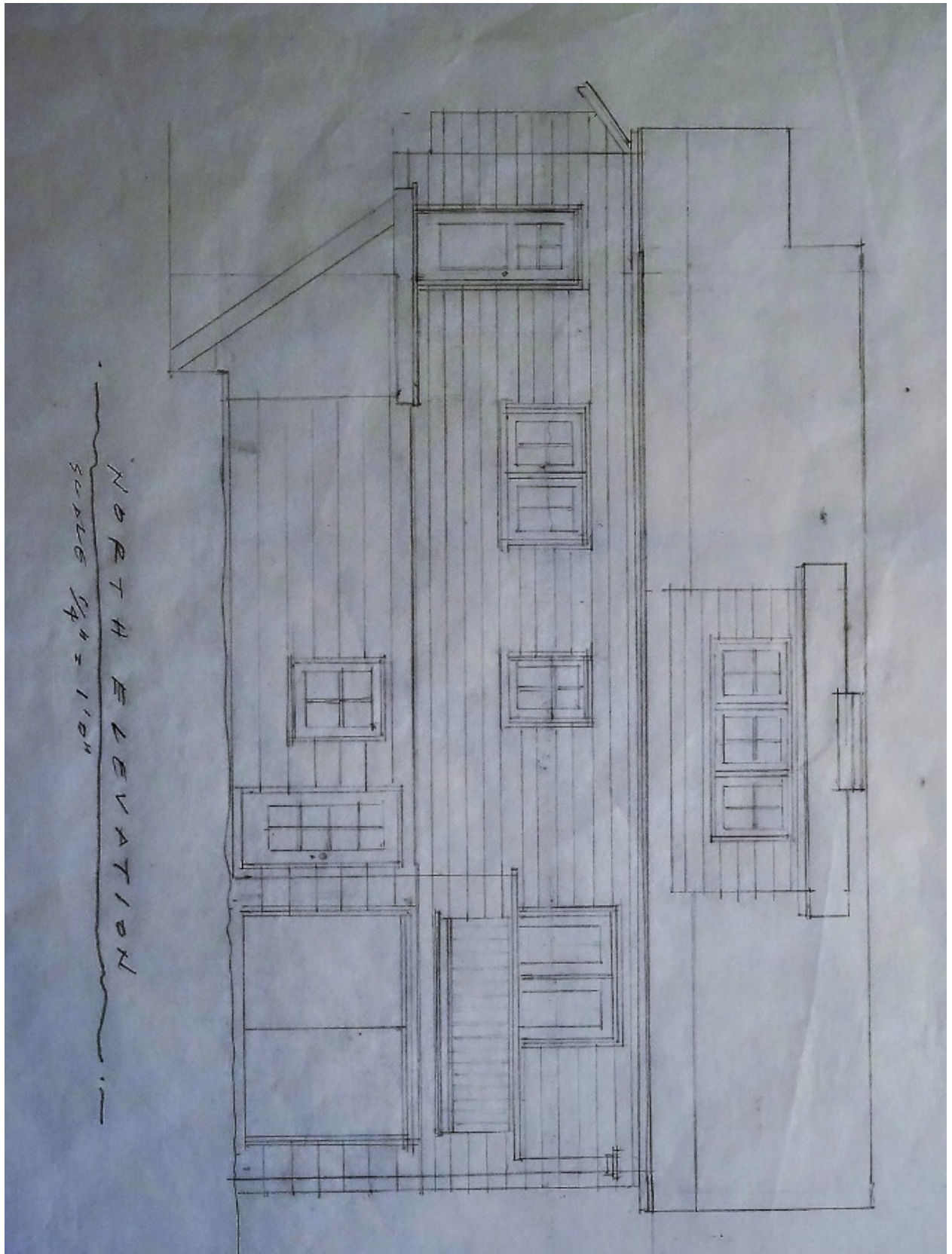
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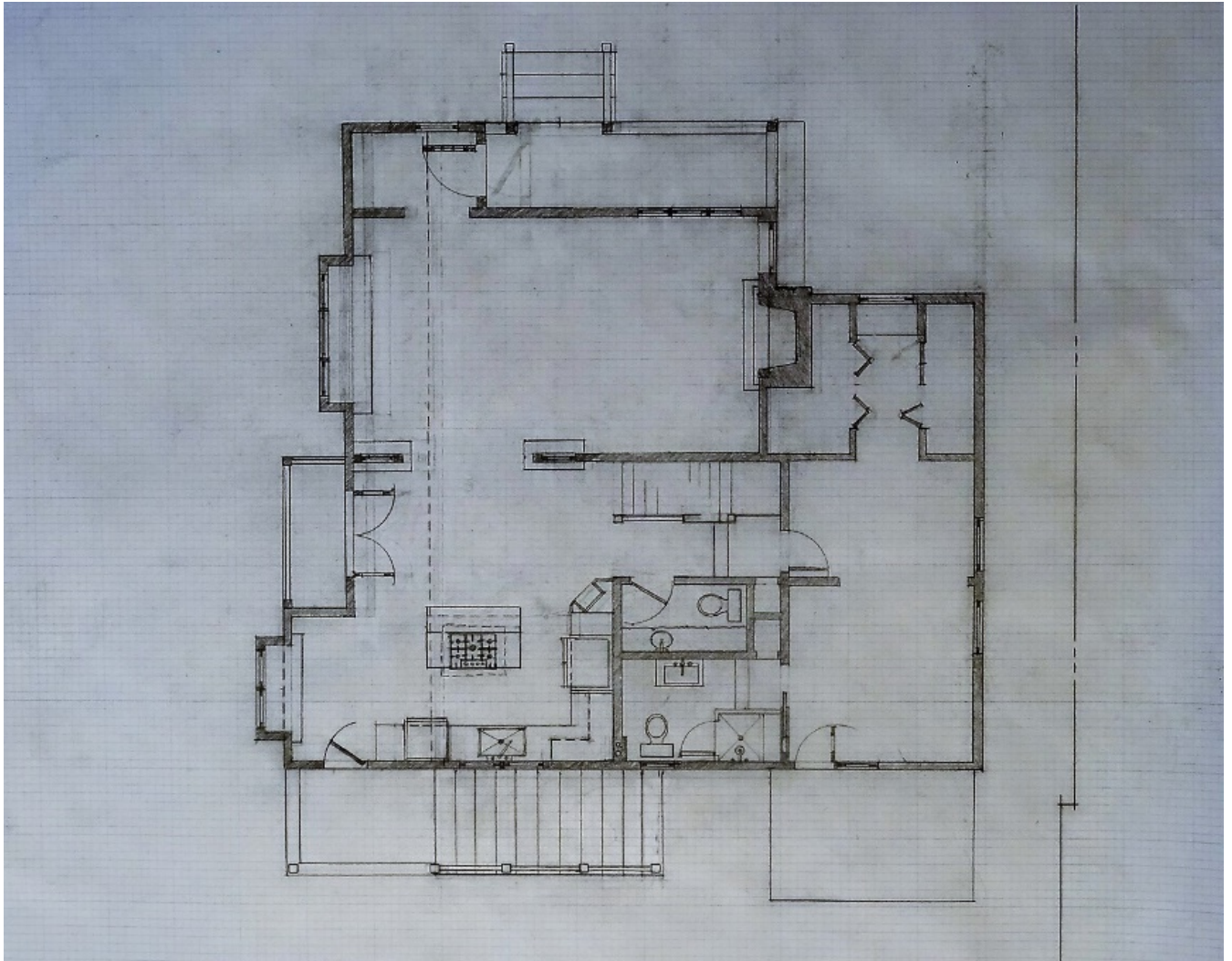
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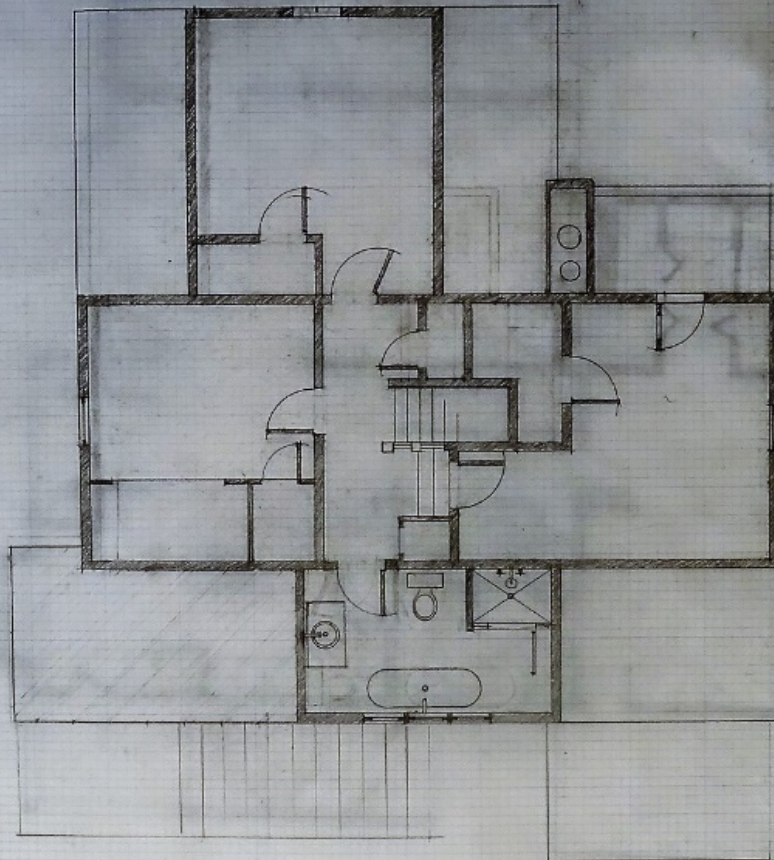


The Willard Residence - 322 20th Avenue SE Attachment 1
Phase 2 Construction - May to Sept. 2018



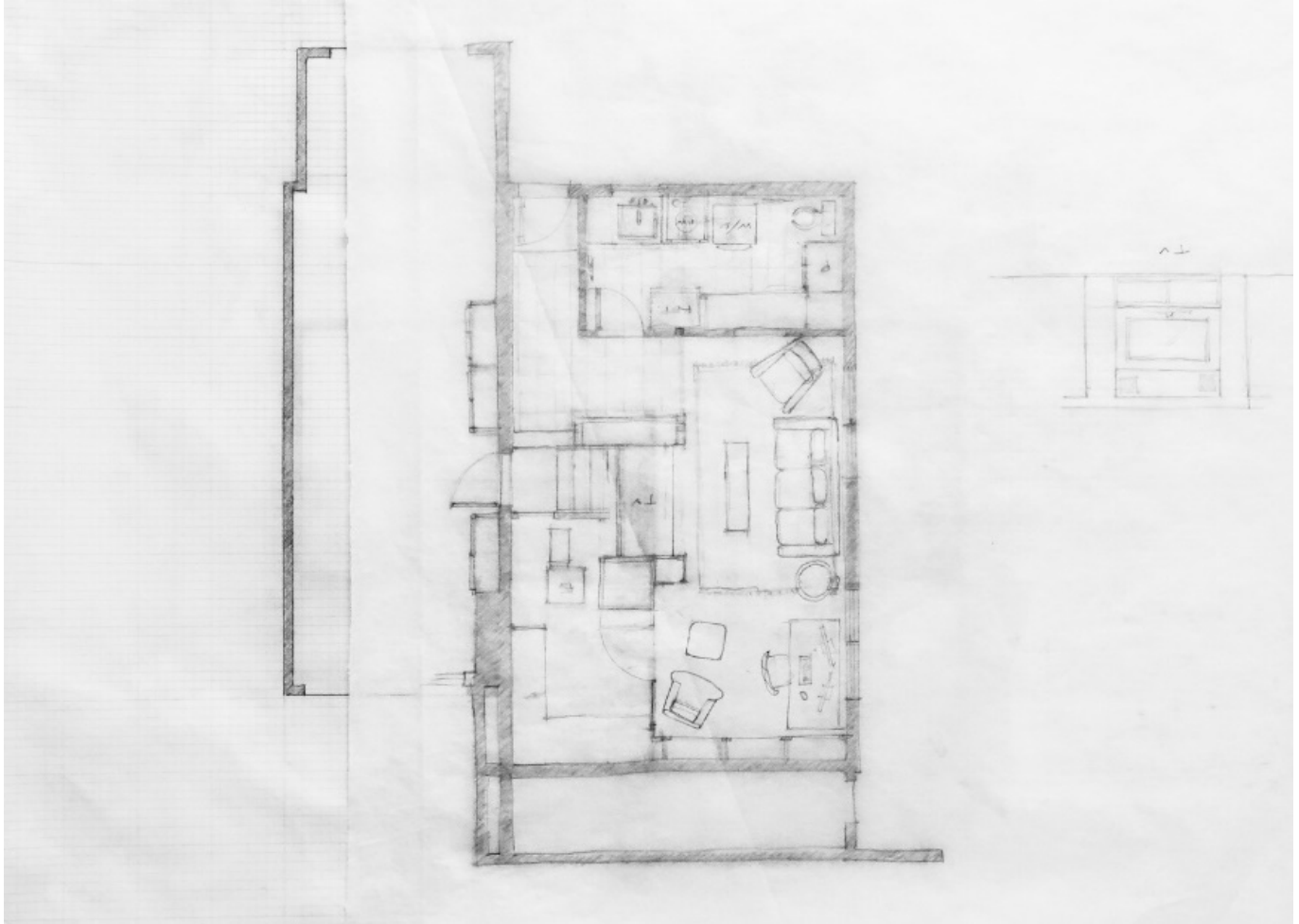
Main Floor

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Second Floor

The Willard Residence - 322 20th Avenue SE Attachment 1
Phase 2 Construction - May to Sept. 2018



Basement Floor