

040.C. DOWNTOWN'S REGISTERED HISTORIC SITES

I. INTENT

- To support the provisions of OMC 18.12 and the Secretary of the Interior's Standards for the Treatment of Historic Properties (as amended).
- To reinforce the historic character and pedestrian orientation of the Core Downtown Design District.
- To maintain the Downtown Historic District as the "heart" of the community.
- To allow new positive development with a contemporary design character provided the new building does not detract from the overall historic character of the Downtown Historic District.

2. REQUIREMENTS

- a. Properties within the Downtown Historic District shall be subject to review detailed in Table XX of this section. Chapter 18.12 OMC provides for Olympia Heritage Commission (OHC) review and Section 18.76.180 OMC provides for Joint Review Committee (JRC).
- b. For the purposes of this section, a substantial alteration is defined as:
 - Adding building stories. Except adding one story (e.g.: penthouse) that is setback at least fifteen feet from all building facades facing a public street (not an alley) is considered a minor addition.
 - Adding new building rooms, structures, or spaces to an existing building (not including an existing or former single-family residence) that are visible from a public street (not an alley).
 - Adding structural building elements to the building façade that alter the exterior appearance of the building facing a public street (not an alley) such as new alcoves, entries, storefronts, porches, balconies, windows, siding etc.
 - Any other added element to a building visible from a public street (not an alley) that the City may identify as a substantial addition that is not identified as a "minor alteration" below.
- c. For the purposes of this section, a minor alteration is defined as:
 - Adding new building rooms, structures, or spaces to an existing building that are not visible from a public street (not an alley).
 - Adding new building rooms, structures, or spaces to an existing or former single-family residence.

- One added story (e.g., penthouse) that is setback at least fifteen feet from all building facades facing a public street (not an alley).
 - Added weather protection such as a canopy, awning, or marquee provided it meets all other applicable guidelines and regulations when installed and when removed.
- d. For existing structures, if there is any inconsistency or conflict between the provisions in this Chapter 18.120 and Chapter 18.105 OMC, the provisions of Chapter 18.105 OMC shall apply.
- e. Existing structures within the Downtown Historic District and any properties individually registered as historic sites within the Downtown Design District are subject to Section 18.120.040.C and exempt from all other requirements found in Chapter 18.120.040.

Table XX. Review Process for Downtown Historic District

Historic Property Designation	Type of Development	Secretary of the Interior's Standards for Rehabilitation (18.105)	New Downtown Design Guidelines (18.120)	Review Authority
Individually Designated Register Property	Rehabilitation or Minor Alteration	✓		OHC
	Substantial Alteration	✓	✓	JRC
"Contributing" Property in Historic District	Rehabilitation or Minor Alteration	✓		OHC
	Substantial Alteration	✓	✓	JRC
"Non-Contributing" Property in Historic District		✓	✓	JRC
New Construction in Historic District		✓	✓	JRC