

Chapter 18.105 HISTORIC STRUCTURES AND BUILDINGS WITHIN HISTORIC DISTRICTS

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(Ord. 6491 §14, 2007).

18.105.020 Building Design ~~Additions or Remodeled Historic Buildings~~

Design criteria contained in this chapter apply to structures on the Olympia Heritage Register, Washington Heritage Register, and the National Register of Historic Places.

A. REQUIREMENT: Protect and preserve buildings of special historic significance and merit in accordance with The Secretary of the Interior's Standards for the Treatment of Historic Properties (as amended). These include, but are not limited to: Historic features are those which have been identified by the Heritage Commission on the Olympia Heritage Register, Washington Heritage Register, and the National Register of Historic Places.

Commented [KP1]: Remove? Could create confusion.
This is defined under "historic resources" in 18.02.180

1. 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.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. 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.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. 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.

7. 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.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

~~4-9.~~ 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.

10. 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.

B. GUIDELINES:

1. Restore or retain as many historic features as possible.
2. Maintain or restore original proportions, dimensions and architectural elements.
3. Select paint and material colors which are historically accurate, coordinate the entire facade, and do not conflict with adjacent buildings.
4. Consult available historical resources, the Heritage Commission, or Community Planning and Development Department for assistance and detailed information.

(Ord. 6491 §14, 2007).

18.105.030 Structures Within a Historic District

Design criteria contained in this chapter apply to new and existing structures within a Historic District.

A. REQUIREMENT: Ensure that new or remodeled structures within a historic district will preserve the historic context and merit of the district.

B. GUIDELINES:

1. Use roof forms that emulate the historic property roof form.
2. Use windows, materials, relief and details similar to the historic property.
3. Use similar building articulation that breaks up the building mass into modules which reflect proportions similar to the historic building. Methods used to create intervals which reflect and promote compatibility and which respect the scale of the historic building include:

- a. Facade modulation - stepping back or extending forward a portion of the facade.
- b. Repeating the window patterns at intervals equal to the articulation interval.
- c. Providing a porch, patio, deck, or covered entry to the articulation interval.
- d. Providing a balcony or bay window for each interval.
- e. Changing the roofline by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.
- f. Changing materials with the change in building plane.
- g. Providing a lighting fixture, trellis, tree or other landscape feature within each interval.
- h. Using paint and material colors that blend with the historic property.
- i. Using landscape materials and plantings that are similar to those used on the historic property.