



Meeting Minutes

Heritage Commission

City Hall
601 4th Avenue E
Olympia, WA 98501
Contact: Michelle Sadler
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Monday, November 6, 2017

12:00 PM

On Location

Heritage Review Committee Meeting

1. CALL TO ORDER

The meeting was called to order at 12:03 p.m.

1.A ROLL CALL

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

Excused: 1 - Commissioner Holly Davies

2. BUSINESS ITEMS

2.A [17-1131](#) BUILDING PERMIT REVIEW: Attic Remodel - 318 19th Ave SE (Permit #17-4670)

Following discussion of the proposal with the applicant and deliberation, the Committee made the following recommendations:

1. To deny the proposed installation of a new window opening on the front of the building. As this would be located on the primary façade of the building, this alteration would not comply with Standards 2, 3, 9, and 10.
2. To approve the proposed installation of a new window opening on the rear of the building, as this façade is not visible from a public right-of-way so is of secondary importance.
3. That the design and materials of the new window units be compatible with but distinct from the existing, historic window units. Recommended configuration to be a pair of double-hung, one-over-one sash units (no false muntins/glazing bars). Frame thickness to match existing windows. Exterior frame must be paintable. Wood frame preferred; wood-wrapped aluminum, or fiberglass frame may be acceptable.
4. That the window details/specifications be approved by the Historic Preservation Officer (staff) prior to installation.

Commissioner Vann moved, seconded by Commissioner Harkness, to recommend denial of installation of a new front window and approval of installation of a new rear window subject to conditions. The motion passed unanimously.

2.B [17-1138](#) PRE-SUBMISSION ADVICE: Proposed Remodel - 322 20th Ave SE

Under a pre-submission conference, the Heritage Review Committee reviewed the project proposal with the applicants and contractors (Birdseye Construction).

Committee members made the following comments:

1. As currently designed, the project as a whole appears to conflict with Standards 2, 3, 5, 9, and 10 of the U.S. Secretary of the Interior's Standards for Rehabilitation (Standards), the standards for heritage review under OMC 18.12.090.
2. The front elevation of the building is of primary significance in expressing the historical design and character of the building. Minimizing alterations to the front of the building are highly recommended in order to meet the Standards and their intent.
3. As a result, the construction of a new dormer on the front of the building is highly unlikely to be recommended for approval (as per Standards 2, 3, 5, 9, and 10).
4. The 1941 Thurston County Assessor photo provided in the meeting packet provides evidence of the original design. With this evidence, the applicant may consider modifying some features on the front to restore them to their original design (as per Standard 6).
5. Original windows should be retained in place, repaired, and upgraded to improve their energy efficiency where not deteriorated beyond repair (as per Standard 6).
6. The proposed side addition is on a secondary facade so would have less of an impact on the overall character and material integrity of the building. The Committee recommends breaking the roofline (rather than it being continuous) to differentiate from the old. New windows to side addition should be compatible with materials and design of existing windows (as per Standard 9).
7. Any proposed alterations to the rear would be on a secondary facade and highly unlikely to be visible from the public right-of-way. In addition, much of the rear of the building has already been altered. Alterations at the rear of the building should be compatible with and distinct from original design and features (as per Standard 9).
8. The addition of new eaves around the property is intended to help minimize weather impacts but would also alter one of the characteristic features of this World War II-era house. This alteration should be avoided on the existing parts of the house (as per Standards 2, 3, 5, and 9).

These comments are advisory only and non-binding in any future decision of the Building Official or Heritage Review Committee.

The discussion was completed.

3. ADJOURNMENT

The meeting was adjourned at 1:20 p.m.