



# Meeting Minutes

## Heritage Commission

City Hall  
601 4th Avenue E  
Olympia, WA 98501

Heritage Commission  
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**Monday, February 4, 2019**

**12:00 PM**

**On Location-1203 Olympia Ave NE**

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### Heritage Review Committee

#### 1. CALL TO ORDER

Chair Miller called the meeting to order at 12 noon.

#### 2. ROLL CALL

**Present:** 4 - Chair Kat Kelly, Commissioner Dwayne Harkness, Commissioner Garner Miller and Commissioner Sheila Swalling

#### OTHERS PRESENT

Homes First (property owner) representative Ron Stewart  
City of Olympia Community Service Program Manager Anna Schlecht  
City of Olympia Historic Preservation Consultant Jennifer Schreck  
City of Olympia Historic Preservation Officer Marygrace Goddu

#### 3. BUSINESS ITEMS

##### 3.A [19-0120](#) BUILDING PERMIT APPLICATION REVIEW (Project #19-0183) 1203 Olympia Ave NE

Existing primary structure has replacement windows replacement siding, and an exterior stair addition on the garage side (east) elevation. Per Mr. Stewart, evidence of recent window work is related to replacement of failed, non-original windows in the last two weeks.

Accessory garage structure is subject of owner's demolition permit request and HRC review.

Ms. Schlect noted that the building is a safety concern for the single women and children living in the house. The tenants aren't supposed to use the garage, but they do enter it. The primary safety concern is from flaking exterior paint, which tested positive for lead. Discussion ensued about removal of the paint, which Ms. Schlect noted would be a financial burden for the owner. Additional safety concerns were noted, including wiring to the garage exterior lights that appears to be out of code, and the building's structural stability.

It was added that at some point the owners are considering building a new structure in place of the garage for additional housing.

Re-use of the building could be possible if it were rehabilitated and the lead based paint abated. Ms. Schlect indicated that the owner has higher priorities for available funding, and rehabilitation is not likely.

Ms. Swalling, Ms. Kelly, and Ms. Schreck observed the elevation shown in the 1938 assessor photo of the primary structure. The garage in the photo is likely the garage currently existing, was noted in the survey report prior to placement on the register as a part of the historic district, and appears on Sanborn maps dating back to 1908.

Ms. Schlect noted the exterior stairs on the primary structure were likely added in the 1990s and Homes First (current owner) has owned the house since 1995.

Mr. Miller noted it didn't appear that the garage had been primed prior to painting. Mr. Stewart indicated that it was primed when last painted, 5-7 years ago. Ms. Schlect indicated that concern for frequent maintenance painting to encapsulate the lead based paint is financially burdensome and risks a continued unsafe condition.

Mr. Harkness acknowledged the maintenance expense but noted that when reviewing for demolition it is HRC's role to determine only if a building is beyond repair. Consideration of costs and feasibility is outside of the Committee's scope.

It was agreed that the garage has a high level of integrity of massing and materials. Structural soundness may need to be evaluated.

Mr. Miller noted that the loss of historic integrity of the primary house is a consideration. He also noted that the HRC cannot make a determination whether a building is structurally sound or not.

Mr. Miller noted that the primary structure appears to have lost historic integrity through alterations, while the secondary structure has retained its historic integrity, in spite of non-original garage doors (which may nevertheless be historic, even though not original).

It was discussed that more research is needed to determine whether alterations to the main structure occurred prior to the building's inclusion in the historic district, or whether it was considered contributing in spite of the alterations. This has bearing on the HRC's consideration for the garage.

**Commissioner Vann moved, seconded by Commissioner Swalling, to table the request for approval of demolition of the garage at 1203 Olympia Avenue NE pending further information regarding:**

- 1. Designation of the historic district,**
- 2. Procedure and precedent related to change of designation,**
- 3. Further information regarding the history of alterations and relevant**

permits for the work performed on the primary residence.  
The motion passed unanimously.

**4. ADJOURNMENT**

Chair Miller adjourned the meeting at 1:00 p.m.