



Heritage Commission

PUBLIC HEARING & DETERMINATION 2: Nomination of the C.R. Harris Paint Headquarters/Christensen Radio Shop (302-304 4th Avenue E) for Listing on the Olympia Heritage Register (#16-9002-P)

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Title

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Recommended Action

Move to list the C.R. Harris Paint Headquarters/Christensen Radio Shop of 302-304 4th Avenue E on the Olympia Heritage Register under the following criterion/criteria: [specify].

Report

Issue:

Whether to list the property on the Olympia Heritage Register.

Staff Contact:

Michelle Sadlier, Historic Preservation Officer, Community Planning & Development, 360.753.8031

Presenter(s):

Michelle Sadlier, Historic Preservation Officer

Invited: Kanako Wynkoop, Applicant

Background and Analysis:

The City of Olympia has received an application from owner Kanako Wynkoop to place her place of business at 302-304 4th Avenue E on the Olympia Heritage Register (Register). The historical name proposed for this property is "C.R. Harris Paint Headquarters/Christensen Radio Shop". Application materials and additional information are provided in Attachments 1 and 2.

The Heritage Review Committee conducted a site visit on September 12, 2016 at the property to begin the formal assessment of the application by making a determination on its condition and integrity (Attachment 3). Based on this visual inspection, the Committee recommended that the property meets the condition and integrity requirements outlined in Olympia Municipal Code

18.12.080 (Attachment 4).

Tonight the Heritage Commission will hold a public hearing and make a determination on whether to list the property individually on the Olympia Heritage Register. The Commission will use the designation criteria in OMC 18.12.080 to make this decision.

Analysis of the Proposal

Following a review of the application, documentation, and the municipal code, City staff suggestions that the property appears to meet:

1. The **general requirement** that the building have significant character, interest or value as part of the development, heritage or cultural characteristics of the city, as determined by the other requirements below;
2. The **age eligibility requirement** of being at least fifty (50) years old, since all documentation indicates that it was constructed in 1928 along with the Avalon Theatre;
3. The **integrity requirement** since, as determined by the Heritage Review Committee on September 12, 2016, it meets three (3) elements of integrity rather than just the two (2) required by code. These are integrity of location, setting, and materials;
4. The **condition requirement** since, as noted during the September 12, 2016 Heritage Review Committee meeting, the property has been maintained in good condition; and
5. The **category requirement**, since historical documentation and visual inspection indicates that the property may satisfy at a minimum the following category as outlined in OMC 18.12.080:

D. Exemplifies the evolution of a Downtown Olympia commercial building from the pre-Modern to Modern-era of storefront design with two long-time commercial tenants.

Staff Recommendation

As a result of the above analysis, staff recommends that the Heritage Commission approve the proposed designation under the criteria category or categories that they believe best reflect(s) the property's significance.

Attachments:

1. Application
2. Additional Historical Research & Photos
3. Heritage Review Committee Meeting Minutes
4. OMC 18.12.080