



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

Heritage Commission

BUILDING PERMIT REVIEW: Attic Remodel - 318 19th Ave SE (Permit #17-4670)

Agenda Date: 11/6/2017
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Title

BUILDING PERMIT REVIEW: Attic Remodel - 318 19th Ave SE (Permit #17-4670)

Recommended Action

Move to recommend approval/denial of building permit based on the details submitted.

Report

Issue:

Whether to recommend approval of a residential remodel permit to convert the attic into storage space.

Staff Contact:

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

Background and Analysis:

Owner Jill Satran has submitted an application for a building permit to conduct alterations to the attic to improve its function as a storage space (Attachments 1 & 2). This building is a contributing property to the South Capitol Neighborhood Historic District (Attachment 3). As a result, OMC 18.12.090 applies to all development which affects the exterior of the property to ensure that any changes meet the U.S. Secretary of the Interior's Standards for Rehabilitation (Attachment 4).

Special Considerations:

- This review relates only to the **installation of new windows** where there are currently only vents. The permit to remodel the interior has already been issued.
- Under the International Residential Code, this space lacks the required minimum dimensions to be used as a habitable living space. As a result, it can only lawfully be used for storage, not for other uses like sleeping, working, and cooking. Therefore, **windows are not required under building code**.

Attachments:

1. Permit application details

2. Permit application drawings
3. Historical documentation
4. Heritage review checklist