



Heritage Commission

BUILDING PERMIT APPLICATION REVIEW (#17-0886): 2420 Capitol Way S, Mayne-Gupatil Remodel/Addition

Agenda Date: 3/20/2017
Agenda Item Number: 3.A
File Number: 17-0291

Type: recommendation **Version:** 1 **Status:** Filed

Title

BUILDING PERMIT APPLICATION REVIEW (#17-0886): 2420 Capitol Way S, Mayne-Gupatil Remodel/Addition

Recommended Action

Move to recommend approval of the project as proposed (with or without conditions)

Report

Issue:

Whether to recommend approval of the permit application under OMC 18.12.090.

Staff Contact:

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

Background and Analysis:

The City of Olympia received a building permit application for this historic residence on March 9, 2017 (Attachments 1, 2 & 3). This building is designated as a “contributing” property to the nationally -designated South Capitol Neighborhood Historic District (Attachment 4). The standards for review as per OMC 18.12.090 are provided in Attachment 5.

The applicant proposes making alterations to accommodate a second bathroom. Under municipal code, heritage review for permit applications considers exterior alterations only. Alterations that will be visible from outside the building include:

1. Small **addition** to the north (side, interior) elevation to accommodate the two bathrooms, and
2. **Alterations to fenestration** on the north (side, interior), west (rear, alley-facing), and south (side, street-facing) elevations.

Some factors to consider:

1. The house currently has one bathroom,

2. Because the house is on a corner lot, it has two primary façades,
3. One proposed change to fenestration is from a smaller to a larger kitchen window on the side elevation facing 25th Avenue SE (a primary façade). The other proposed fenestration alterations are on the rear (alley-facing) and interior side elevations, and
4. Existing windows in areas of the house not proposed for alteration will be retained as-is.

In addition to the attached details, the contractor has verbally stated to the Historic Preservation Officer that, where fenestration is proposed for alteration, he proposes using Milgard fiberglass (exterior) and wood (interior) windows to match the details of the existing windows.

Options:

1. Recommend approval of the project as submitted March 9, 2017.
2. Recommend approval of the project with minor alterations and/or conditions.
3. Recommend that the project not be approved as submitted March 9, 2017.

Attachments:

1. Application Form
2. Site Plan
3. Architectural Drawings
4. Historic District Registration Form Excerpt
5. Heritage Review Checklist