



Heritage Commission

LAND USE APPLICATION REVIEW (#17-0777): Ward Building, 317 4th Avenue E, Annie's Artist Studios

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Title

LAND USE APPLICATION REVIEW (#17-0777): Ward Building, 317 4th Avenue E, Annie's Artist Studios

Recommended Action

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

Report

Issue:

Whether to recommend approval of the application under the provisions of OMC 18.12.090

Staff Contact:

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

Background and Analysis:

The City of Olympia has received a land use application from Urban Olympia IV, LLC for the project known as Annie's Artist Flats and Annie's Artist Studios.

Application Process

This project proposes construction of a new building (Annie's Artist Flats) and rehabilitation of an existing building (Annie's Artist Studios). The Olympia Heritage Commission's Heritage Review Committee will assess and provide a recommendation on the rehabilitation portion of the project only (**Attachments 1 and 2**). At a later date, the Design Review Board will review the application for the proposed new building only. The recommendations of both boards will be forwarded to the Director of Community Planning and Development for determination of the complete application.

Historical Designation

The property proposed for rehabilitation is 317 4th Avenue E, the former Montgomery Ward Building. It is located in the historical core of Downtown Olympia but is not located in a designated historic district. It is listed individually on the Olympia Heritage Register. **Attachments 3, 4, and 5** provide images and historical background information on the building.

Review Standards

The standards for heritage review under OMC 18.12.090 are the U.S. Secretary of the Interior's Standards for Rehabilitation (**Attachment 6**). Heritage review addresses exterior alterations only.

Overview of Proposal

Applicants will present details of the proposal at the meeting. In summary, the application proposes rehabilitating the historic building for mixed-use development to include a first-floor restaurant, artist studios, and apartments. The overall form, scale, and profile of the building would remain unchanged. The exterior brick façade and the window openings on the primary façade would also be retained.

Proposed alterations that would be visible from outside the building include but are not limited to:

1. Removal of all existing fenestration and installation of new units.
2. Retention of existing openings on the primary (north) elevation with one exception (see [3]). On secondary elevations, reconfiguration of window and door openings (south elevation) and addition of new window openings (east elevation).
3. Reconfiguration of main entrance on primary elevation to basement, second, and third floor.
4. Removal of existing canopy and installation of new canopy on north (primary) elevation.
5. Installation of new metal siding on the south (secondary) elevation.

Additional factors to consider:

1. Details for exterior window and door units have not been submitted as part of this application. These can be reviewed at a future meeting of the Heritage Review Committee or the Committee can delegate authority to the Historic Preservation Officer.
2. Details for the new canopy have not been submitted as part of this application. These can be reviewed at a future meeting of the Heritage Review Committee or the Committee can delegate authority to the Historic Preservation Officer.
3. It appears from application materials that the character-defining tilework is proposed for retention in bulkheads but this should be confirmed at the meeting and included as a condition.
4. It is unclear from the application whether the character-defining tilework at first-floor entrances is proposed for retention. The proposed approach should be discussed and confirmed at the meeting (with conditions as appropriate).
5. Details for the new building identification sign on north (primary) elevation and any other signage should be reviewed under a separate sign permit. Heritage review is currently not included in review of sign proposals.

Public Comment

This Heritage Review Committee's recommendation on this proposal will form part of a quasi-judicial

process determined by another authority (the Director of Community Planning and Development). As a result, while the Heritage Review Committee meeting is open to the public, the meeting will not include a public hearing. Members of the public who wish to comment on the proposal should do so in writing to the lead planner for the project:

Cari Hornbein, Senior Planner
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Options:

1. Recommend approval of the proposed project as submitted.
2. Recommend approval of the proposed project with minor alterations and/or conditions.
3. Recommend denial of the proposed project as submitted.

Attachments:

1. Application Form
2. Plans & Elevations
3. Photos
4. Historic Inventory Report
5. Historical Olympian Article
6. Heritage Review Checklist