



Heritage Commission

PUBLIC HEARING & DETERMINATION 1: Nomination of the Howard C. & Minnie Y. Lucas House (420 Carlyon Ave SE) for Listing on the Olympia Heritage Register (#17-3717)

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Title

PUBLIC HEARING & DETERMINATION 1: Nomination of the Howard C. & Minnie Y. Lucas House (420 Carlyon Ave SE) for Listing on the Olympia Heritage Register (#17-3717)

Recommended Action

Move to list the Howard C. & Minnie Y. Lucas House at 420 Carlyon Ave SE 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: Kim & Chad McGhee, Owners & Applicants

Background and Analysis:

The City of Olympia has received an application from owners Kim and Chad McGhee to place their residence at 420 Carlyon Avenue Southeast on the Olympia Heritage Register (Register). The historical name proposed for this property is "Howard C. & Minnie Y. Lucas House." Application materials and additional information are provided in Attachments 1, 2, and 3.

The Heritage Review Committee conducted a site visit at an open public meeting on January 8, 2018 to begin the formal assessment of the application (Attachment 4). 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 5).

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, additional documentation, and the municipal code, City staff suggests 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 1926;
3. The **integrity requirement** since, as determined by the Heritage Review Committee on January 8, 2018, it meets all five (5) elements of integrity, which is above and beyond the two (2) required by code. These are integrity of location, design, setting, materials, and workmanship;
4. The **condition requirement** since, as noted during the January 8, 2018 Heritage Review Committee meeting, the property has been maintained in excellent condition; and
5. The **category requirement**, since historical documentation and visual inspection indicates that the property may satisfy at a minimum the following categories as outlined in OMC 18.12.080:
 - A.** Is significantly connected with the development of the Carlyon Addition in the 1920s and 1930s, which had an important contribution to the pattern of interwar local residential development in the expansion of the “streetcar suburb” at the southern end of the city.
 - D.** Reflects the significance of an important suburban residence for high-ranking city business leaders as the address was associated with the prominent Carlyon family and featured in the local news.
 - E.** Is significantly connected with the life of Howard C. Lucas - a prominent business leader as Vice President and Assistant Manager at Capital National Bank and National Bank of Commerce respectively - as his family residence for nearly two decades.

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 to Olympia.

Attachments:

1. Application

2. Current Photos
3. Additional Historical Research
4. Heritage Review Committee Meeting Minutes
5. OMC 18.12.080