

SECTION IX

What Happens Next?

Historic Preservation Priorities 2005 - 2011

These priorities were developed in response to the public outreach and comment process in the previous chapter. This list will be used as the Heritage Commission proposes work plans to the City Council and will be a “blueprint” for the future of the Historic Preservation program in the city.

It is anticipated that this priority list will be annually updated as elements are completed or new issues arise.

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*Could be funded within “anticipated” budget. #Would require additional General Fund monies. @Could be eligible for grant funding—CLG, National Trust or other source.

YEARS	PROGRAM “INFRASTRUCTURE”	PUBLIC OUTREACH	INTRA/INTER-GOVERNMENTAL COOPERATION
2005-2007	<p>1. Finalize/Complete Comprehensive Plan Amendments and Process* Deliverable: Historic Preservation Chapter, as well as inclusion of historic preservation issues in other appropriate chapters—Land Use, Environment, Housing, Economic Sustainability etc</p> <p>2. Revise Historic Preservation Ordinance and work with Community Planning and Development (CP&D) to identify and complete needed City Design Review Ordinance changes. # Deliverable: Proposed Historic Preservation Ordinance with analysis and options and revisions to City Design Review Ordinance. (See list on page 74.)</p> <p>3. Working with CP & D, analyze and make recommendations on possible overlay zoning for historic properties/latitude in zoning to allow range of uses.# (Initial work may be done in 2005 by CP&D) Deliverable: Proposed Ordinance or New Zone</p> <p>4. Ensure that Commission members continue to receive design review training. * Deliverable: Develop Training Schedule, budget for training.</p> <p>5. Identify priorities for nominations/surveys/research.*#@ Deliverable: Priority list.</p>	<p>1. Collaborate with community media and groups to promote Historic Preservation*#@ Deliverable: -Outreach Plan for Historic Preservation in Olympia. See possible elements-on page 74. (Note Items 2-4 would be done while marketing plan is being developed but may be modified depending on outcome of plan.)</p> <p>2. Develop programs/projects for highlighting downtown historic district.*#@ Deliverable: Prioritized list of projects. (Note some projects are being proposed as part of 2005 Lodging Tax Requests.)</p> <p>3. Continue to develop Walking Tour and distribution plan for existing brochures. #*#@ Deliverable: New brochures, reprint existing brochures, distribution plan including Chinese Heritage and Revised Downtown Tours.</p> <p>4. If a project opportunity arises, collaborate on a major rehabilitation project in Olympia.#@</p>	<p>1. Identify/clarify role of the Heritage Commission regarding input on city’s own plans, such as revising the use of the current city hall, comp plan amendments, zoning, conditional use permits.* Deliverable: Policy/process guide.</p> <p>2. Identify how historic preservation supports the city’s primary principles of sustainability, growth management and urban design.* Deliverable: Report</p> <p>3. Provide training for city staff related to Historic Preservation standards and issues.* Deliverable: Schedule of training.</p> <p>4. Coordinate with CP & D to identifying areas where density can be increased with minimal damage to the historic fabric.*#@ Deliverable: Map or Report</p> <p>5. Continue to attend meetings with State General Administration officials to coordinate the state master plan with city plans, including policies to protect both historic properties owned by the state and those owned by others that could be affected by the state’s actions. * Deliverable: Continue to meet with GA on this matter. Clarification of advisory role of Heritage Commission on state projects.</p> <p>6. Coordinate agreements to provide access to appropriate information on archaeological resources to ensure their protection. * Deliverable: Memorandum of agreement with OAHP for access to GIS information on archaeological resources.</p>
2007-2009	<p>1. Develop “How to Kit” for Historic Register and Design Review based on revised ordinances. Post it on Web. # @ Deliverable: Kit and web information</p>	<p>1. Implement areas of outreach plan.# Deliverable: Implementation of projects listed in completed marketing plan.</p>	<p>1. Implement Policies/Projects previously identified.</p> <p>2. Encourage research, documentation and recognition of the contributions of various ethnic groups, including Native Americans, to local history.# Deliverable: Identify projects/programs associated with this goal.</p>
2009-2011	<p>1. Assess revised ordinance for needed modifications and monitor ordinance for evolving issues to be addressed.</p>	<p>1. Continue to implement outreach plan.</p>	<p>1. Implement policies and projects identified above or identified in prior years’ work plans.</p>

ORDINANCE REVISIONS ISSUES

GENERAL REGISTER /INVENTORY ISSUES: UPDATE

ISSUES: **Regulation of Inventory and Register properties** - Olympia has a well-developed inventory of historic buildings and an effective designation process. However, the role of the inventory buildings—those that have not been formally designated as historic—is not clear. One approach would be to clarify that the inventory is for information purposes, to notify property owners and the community that these properties have historical or architectural importance. An alternative approach is to apply some regulations, such as design review, to inventory buildings; this is the current procedure. A third alternative would be to subject inventory buildings to further study when demolition or significant alterations are proposed. A more detailed review of their historic importance could then be made before any such action is authorized.

Ensure consistency with City-Wide Design Review Ordinance (may require amendment of DR Ordinance)

Role of City Council in Heritage Register designations - Currently, the Heritage Commission lists properties on the Heritage Register, following a public hearing and a review of the building's history and architectural integrity. Listing is done only with the consent of the owner. The City Council has no role in reviewing or approving the listing. A second step, approval by the City Council, could be added. If this were to be done, criteria for the council's consideration should be developed, since the building's historic value/integrity and the owner's consent would have already been established in the commission's process.

Guidelines for delisting of Register properties - Buildings are listed on the Olympia Heritage Register upon owner request and approval by the Heritage Commission, following review of the building's history and architectural integrity. If a building is significantly altered or neglected, it may no longer have sufficient architectural integrity to meet the criteria for the Register. Currently, the property may be taken off the register by the same process to place it on the register, i.e., a public hearing. There is no clarity about the criteria for delisting or the consequences related to the marker etc. The regulation could also contain a provision for appeal and the possibility for the owner and the Commission to develop a course of action to correct the problem and thus retain the Register listing.

DESIGN REVIEW ISSUES:

Balance between neighborhood and historic compatibility in design review issues - Olympia's design review program considers both neighborhood compatibility and historic features, which can, at times, be seen as incompatible. Review of design guidelines should keep in mind both neighborhood compatibility and the Secretary of the Interior's Standards. Instances where this incompatibility has occurred should be analyzed so that the guidelines can be refined to meet both needs.

Mandatory compliance with design review and compliance enforcement - If design review is to have any meaning, compliance must be expected and enforced. The first step is assurance that any permits issued for the project accurately reflect the design review decisions (such as the required materials). As construction proceeds, the inspector would then inspect for these factors as well as for building code and other requirements. Provisions for correction notices should also assure that, if design review board decisions are not implemented correctly, the work will have to be redone, or whatever remedy is appropriate.

Demolition Delay - Many jurisdictions require that a delay occur before a demolition permit can be issued for a Historic Register building. During this period (usually six to twelve months) the owner is encouraged to actively seek a buyer who will preserve the property, or to work with the city to refine the proposed project to preserve the building in an appropriate way.

Economic hardship criteria for design review compliance - In some cases, complying with design review requirements can appear to be financially prohibitive for property owners. A procedure can be developed to provide owners, in a collaborative fashion, with information to assist them in making the required changes with little or no increase over the cost of similar quality approaches. Often approaches such as restoring rather than replacing building features, hiring experienced craftsmen, and using appropriate substitute materials can make a project more affordable, especially considering the cost-benefit over the life of the product and the use of sustainable materials.

Criteria for use of substitute materials - As old materials become increasingly difficult to obtain, and more new materials are developed, there is a great tendency to request the use substitute materials in repairing historic buildings. These substitutions are often allowed, with certain conditions such as allowing substitution on parts of the building that are not visible from the street; limiting substitute materials to specific ones that are closest in appearance to the original; allowing substitute materials in cases where they are removable and will not permanently affect the building's integrity.

Appeal Process for Register Designations - Currently, register designations can be appealed to the Olympia City Council within 30 days of the issuance of the Notice of Placement on the Olympia Heritage Register only. No written guidelines are in place for this procedure. An evaluation should be made during the ordinance revision process as to what the appropriate body is to hear these appeals and guidelines for the process, timelines etc. should be determined. Any bases for subsequent appeals could also be identified. There is currently no appeal process for recommendations of the Design Review Committee of the Heritage Commission.

Regulation of properties abutting Historic Register properties - Current regulations require design review for properties abutting those that are listed on the Historic Register. A possible revision would be to regulate only those properties that clearly impact the historic property visually. Another change would be to clarify that adjacent properties should be generally compatible with the historic properties and that it is not necessary that they emulate their features.

Staff Design Review - Currently there is no statement regarding design review elements, i.e., same for same roof replacements, which can be handled by the staff instead of referring them to the Heritage Commission. As a practical matter, the staff is handling some of these routine items, but it would be helpful to identify and codify the elements and process.

OTHER:

Historic preservation incentive options - The primary incentive currently used to encourage owners to improve and preserve their historic buildings is the Special Tax Valuation, a deferral of property tax for preservation improvements. Other potential improvements that could be considered include: grants or loans for specific improvements; reductions in city fees for specific types of projects; exceptions to the building and/or land use codes;

Building code considerations for historic buildings - Even though historic buildings often cannot meet the same codes as new construction, it is possible to protect life safety while preserving historic features. This is an issue being faced successfully by cities and towns throughout the state. The Washington State Historic Building code (WAC 51-19) provides for exceptions for historic buildings. The City could adopt this code, or appropriate sections. Training in use of the code and in the best techniques for meeting seismic and other requirements could also be provided for local building officials, architects and engineers.

Rating system - Olympia has had a rating system since 1990, primarily in the downtown and High Density Corridor areas. Properties are rated "A" through "D" and as part of the program, each of the levels are then linked to a list of recommendations for treatment of these properties in redevelopment as part of a SEPA mitigation policy. Neither the rating system nor the SEPA mitigation policies have been formally codified into the Historic Preservation Ordinance. As part of the ordinance update, this system should be evaluated and codified if it is decided it should be included as part of the program.

Possible Outreach Plan Elements (to be refined when the plan is developed):

- Determine Target Audiences and analyze the appropriate deliverables, services, costs and distribution for those audiences.
- Develop partnerships with local groups to increase awareness of historic preservation.
- Identify specific audiences that would be most important to long-term success, such as local officials and other community leaders, educators and owners of buildings houses on the Historic Resources Inventory.
- Identify with City Officials and other parties, buildings to be restored or rehabilitated to enhance growth management goals.
- Conduct forum(s) on historic preservation issues.
- Increase outreach to elementary, middle school and high school students.
- Increase outreach to neighborhood associations.
- Coordinate information and tours with the Visitors' and Convention Bureau in order to find ways to encourage tourists, shoppers and businesses of all types to come to downtown Olympia.
- Identify events to build a sense of sense of community, help people improve their houses, businesses, and neighborhoods and promote historic preservation.
- Conduct workshops, seminars and projects to involve and train interested people to become active in preservation in ways that best use their talent and interests.