

TUMWATER HISTORIC PRESERVATION COMMISSION
MINUTES OF VIRTUAL MEETING
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CONVENE: 6:30 p.m.

PRESENT: Chair David Shipley and Commissioners Dave Nicandri, Alex Rossiter, Don Trosper, and Renee Radclift Sinclair.

Excused: Commissioners Nicholas Oniskey and Marnie Slakey.

Staff: Parks and Recreation Director Chuck Denney, Communications Manager Ann Cook, Parks and Facilities Manager Stan Osborn, and Capital Projects Manager Don Carney.

CHANGES TO AGENDA: There were no changes to the agenda.

APPROVAL OF MINUTES – AUGUST 19, 2021 - DELAYED: Approval of minutes for August 19, 2021 was deferred to the next meeting. Commissioners requested receiving meeting agenda packets by the mail in the future.

PUBLIC COMMENT: There were no public comments.

OLD BREWHOUSE TOWER REHABILITATION PHASE 2: Manager Cook introduced Don Carney, Capital Projects Manager for the City. Managers Cook and Carney updated the Commission on the status of the Old Brewhouse Tower Rehabilitation Phase 2 project.

Manager Cook shared a video of a King 5 TV news segment featuring Mayor Kmet and the Old Brewhouse during construction activities replacing bricks on the building's exterior.

Manager Carney reported the City completed some geotech testing of soil samples and testing of subgrades to determine the feasibility of installing piling as part of the seismic retrofit of the building. Staff is working on the analysis and the report to inform the type of piles required and the building support system to shore up the building. Additionally, an archeologist monitored the work as boreholes were drilled. With the exception of several pieces of natural wood and some ceramic pieces, no other historical artifacts were discovered.

Manager Cook reported other work is focusing on future use of the building in terms of adherence to the building code and required improvements based on uses. The building is considered a Type III-B if the third level is classified as a mezzanine. Under the building code, the building could include levels 1-4 featuring a variety of uses, such as exhibit space, tasting rooms, or a restaurant. Level 5 would likely be restricted to office use requiring some additional improvements of a fire separation wall between levels four and five. Level 6 (top floor) would be

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restricted in the type of use because of space limitations and access.

Commissioner Rossiter asked about the possibility of including a museum. Manager Cook said it likely would not be possible. To afford public access to the building, the building would need to have the addition of a second set of stairs, replacement of existing stairs, and an upgrade of the elevator and elevator shaft. One renovation challenge of the building is determining available floor space for uses after assessing access requirements. Mechanical elements would also need to be added. The six-story building is approximately 12,000 square feet in size with limited floor size on each level because of how each floor is configured.

Chair Shipley asked whether the sixth floor could be used as an observation deck. Manager Cook replied that accommodating an observation deck would be on a limited basis as there would be no ADA access. The top floor could accommodate approximately 15-20 people at one time.

Manager Cook advised that current work includes researching similar buildings, such as the Rainier Brewery, which has a similar tower. That building was converted to office space and residential uses requiring significant improvements to the building.

Commissioner Rossiter asked for additional information as to the classification of Type III-B. Manager Cook said the classification enables museum, restaurant, and interpretive space uses with some office space but no retail or residential uses. Adding a restaurant use requires the addition of mechanical and utilities. Interpretive space is a possibility, as museum space requires climate control. Commissioner Rossiter asked whether the classification is a state rating. Manager Cook explained that the rating is under the 2018 International Building Code, which drives occupancy and uses. Staff is calculating the number of occupants allowed on each floor based on square footage and has explored numerous interior models to determine configurations to increase the amount of floor space. By January, an update could be available by the architect.

Commissioner Sinclair asked about the depth of the water table. Manager Cook said the drilling did not measure the water table because the intent was to identify the depth to bedrock. Bedrock was located at a depth of 25 to 30 feet dependent upon the location. Three boring sites were drilled.

Manager Carney added that the water table was approximately a depth of eight feet from the ground surface.

Manager Cook displayed several architectural drawings developed by the architects. The architects worked with Paul Knight, the last brewer. Mr. Knight assisted the architects in identifying different pieces of equipment and its location when the brewery was operating. The illustration assisted

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in visualizing different placement schemes for each floor and identified areas of the drains. The brewing process only required approximately eight individuals because the building contained so much equipment with no HVAC systems to provide comfort. Brewing was a gravity-based process within the building.

Manager Cook reported next steps are a review of the geotech reports by the structural engineers and the architect. More information on future uses in the building may be presented at the Commission's January meeting.

Commissioner Rossiter asked whether the project would be required to meet specific standards for access. His interest is learning how the Secretary of Interior Standards for the building interplays with International Building Code Standards and which set of standards prevail. Manager Cook advised that the Secretary of Interior Standards prevail. During staff meetings with the consultant on building use, each type of use positioned on each floor was reviewed by the consultant to determine its viability as an option. One out of five proposals did not meet the standards. The consultant, Spencer Howard, has been instrumental and helpful in assisting to identify potential uses.

Commissioner Rossiter commented about ADA access and that one of the standards waives the requirement if necessary to preserve historic features of a building. He asked how ADA access has been factored within all the standards that are applicable to the building as the team identifies potential uses in the building. Manager Cook affirmed that it is possible to waive ADA access requirements and one example is the sixth floor because of the limited ability for access. However, the intent and goal of the City is to provide public accessibility to the building on as many levels as possible. During the reviews, one of the easiest options for accessibility is only opening levels 1 through 4. Because of the design of the building, level 5 is the most difficult for positioning stairs. Staff is relying on Mr. Howard's expertise to provide guidance. Essentially, the type of construction classifies the type of building. The City has some latitude to work because it is a historic building while also recognizing strict standards are necessary as well.

Commissioner Trospen asked about the status of access in terms of the single-lane driveway to the structure or a bridge across the river. Manager Cook said access to the building is one of the largest challenges. In some respects, the pedestrian bridge from the park could be the easiest way to access the structure in the short-term (10 years). The City is hopeful that within the federal infrastructure bill, some options might exist for providing access to the site. Senator Cantwell's assistant is scheduled to visit the building next week.

Commissioner Nicandri asked about the City's response to the Capitol Lake-Deschutes Estuary Environmental Impact Study (EIS) relative to the

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property. Director Denney recalled that the response by the City was framed more in a nature of support with other partners to work cooperatively to resolve a decades-long issue on how to manage Capitol Lake. Commissioner Nicandri conveyed that the response was unfortunate because the emphasis of the project could have been part of a major mitigation plan for Capitol Lake rather than pursuing infrastructure funding.

Manager Cook added that although infrastructure funding might be more readily available than mitigation funding, the case for mitigation is compelling and that another opportunity to revisit the concerns exists when the Final EIS is issued.

Commissioner Rossiter asked about the City's position with respect to the Capitol Lake-Deschutes Estuary EIS and the three options under consideration for managing the lake. Manager Cook explained that the City did not select a preference other than Mayor Kmet submitted comments on the EIS. She offered to provide the Commission with a copy of the City's letter. The process includes additional opportunities for submittal of comments.

Commissioner Nicandri advised that the final EIS is scheduled for completion by summer 2022, which would be the time to review the issues associated with the historic structure and surrounding property.

Manager Cook requested the Commission's consideration of contributing its unspent budget of \$20,000 to support the Old Brewhouse Rehabilitation project.

MOTION:

Councilmember Nicandri moved, seconded by Commissioner Sinclair, to approve allocating \$20,000 to support the Old Brewhouse Rehabilitation project. A visual vote unanimously approved the motion.

OTHER BUSINESS:

Manager Cook advised the Commission of Mayor Kmet's retirement celebration and invited them to sign his retirement card. She asked Commissioners to search for any pictures they may have of Mayor Kmet from the 80s, 90s, and 2000s.

Commissioner Nicandri asked about the status of the Olympia Tumwater Foundation event center design. Commissioner Trosper reported the Foundation met with its consultant at the Schmidt House to determine the feasibility of the proposal. The consultant is anticipated to provide a report on the proposal within the next several months.

Commissioner Nicandri asked whether the City has identified the timing of the Commission's consideration for a Certificate of Appropriateness for the event center. Director Denney advised that at this time, he is not aware

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of any potential date other than he meets with the Executive Director quite frequently. It is likely the design of the facility will evolve through the design process because of parking requirements, the location, and space limitations on the site. Staff will update the Commission when more information becomes available.

Commissioner Nicandri offered that he is hopeful the Commission's review is prior to any final design to ensure adherence to the spirit of the review for issuing a Certificate of Appropriateness. Director Denney acknowledged the request.

Director Denney reported a future request for a Certificate of Appropriateness for work on the Crosby House. The City received a grant to complete a structural assessment of the house. The City hired a company to complete the assessment. The company measured movement of the house over many months. Staff is analyzing the report, which documents movement occurring in the house to some extent. Manager Osborn is working with a foundation consulting group with experience on historic structures. The company is preparing a proposal based on the engineering report.

Director Denney referred to the Halloween decorated Brewmaster's House by Manager Osborn. The City received many positive comments on the decorations during Halloween. Manager Osborn worked over the course of many evenings to set up the Halloween displays.

Commissioner Nicandri announced the dedication of the George Bush memorial on Capitol Campus on Friday, November 19, 2021 at noon.

Commissioners and staff discussed the scheduled release of Commissioner Trospen's new book. Commissioner Trospen invited everyone to visit the Schmidt House the next day between 9 a.m. and 4 p.m. to secure a copy of the book. The Commission discussed Commissioner Nicandri's previous suggestion to install signage along Capitol Boulevard recognizing historic Highway 99 through the City.

**NEXT MEETING
DATE:**

The next meeting is scheduled on December 16, 2021. Director Denney advised he would follow up with Commissioners on the necessity of meeting in December.

ADJOURNMENT:

Commissioner Nicandri moved, seconded by Commissioner Trospen, to adjourn the meeting at 7:17 p.m. Motion carried unanimously.