

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, Marnie Slakey, and Don Trosper.

Excused: Commissioners Nicholas Oniskey and Renee Radcliff Sinclair.

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

CHANGES TO AGENDA: Commissioner Rossiter requested the addition of several discussion items at the end of the meeting.

APPROVAL OF MINUTES – FEBRUARY 18, 2021: The following correction was requested to the minutes of February 18, 2021:

- On page 2, correct the action under “Affirmation” to reflect Alex Rossiter was elected as Vice Chair.

ACTION: **The minutes of February 18, 2021 were unanimously approved as amended.**

NEXT MEETING DATE: The next meeting is scheduled on September 16, 2021.

PUBLIC COMMENT: There were no public comments.

ITEMS FOR CONSIDERATION:

OLD BREWHOUSE TOWER REHABILITATION PHASE 11: Manager Cook updated the Commission on the status of the Old Brewhouse Tower rehabilitation.

The COVID pandemic affected the renovation project in a variety of ways. The first impact was the delay of acceptance of Phase 1 by the City Council, which impacted the reimbursement of the Heritage Capital Projects grant because of the inability to conduct onsite inspections and close out the project. The pandemic also significantly affected fundraising efforts for a number of reasons. Many local and regional businesses have been and continue to experience financial impacts caused by the pandemic. Based on the status of economy, the City elected to reduce fundraising efforts in the short-term. The City eventually received reimbursement for the Phase 1 grant. The Phase II grant was reappropriated with a deadline of June 30, 2022 to complete the work. Phase II work was delayed until recently because of the impacts to the supply chain affecting the availability of materials, increasing material costs, and issues in securing consultant support. Many variables not under the control of the City have

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affected Phase II work.

The capital campaign is planned to relaunch gradually. Manager Cook invited Commissioners to consider contributing to the campaign. The entire City Council has contributed to the campaign. She offered to follow up with Commissioners by providing additional information or arranging a site tour of the Old Brewhouse Tower.

The 2019-2021 project grant was reappropriated to 2021-2022 for a total of \$507,000 for Phase II work. Emergency repairs were completed as well as Phase I work. Phase II includes seismic reinforcement to improve the existing foundation. The City hired a Capital Projects Manager who will serve as the primary contact with Cardinal Architecture. GeoEngineers was hired to complete the geotechnical work on September 6, 2021 to drill three borings to confirm soil composition around the building's foundation. No trenching near the building is planned based on previous work completed during emergency repairs and the earlier phase of work. Any additional borings or trenching could damage the building. Staff consulted with the Department of Archeology and Historic Preservation (DAHP). The City is required to hire an archeologist to be present on site during any drilling to monitor and produce a report. Swenson Say Fagét (SSF) is serving as the structural engineer. NW Vernacular will complete value engineering to ensure the work meets the standards of the Secretary of the Interior.

Manager Cook said she serves as the Project Manager and will review the status of the project with the Commission and work closely with DAHP, state grant officials, the Squaxin Island Tribe, and lead conversations on the future use of the Old Brewhouse Tower.

Manager Cook shared several illustrations depicting future renovation work produced during earlier studies. Future work could include structural engineering within the interior through bracing and repairs to the floors. An earlier geotech study was completed on the perimeter of the building resulting in an analysis of foundation materials. Following the receipt of the current geotech studies, the concepts will be refined as well as conversations on the future use of the building. Building uses are under discussion with the City's Building Official, architect, Project Manager, and with Community Development Department staff. The intent is to identify building occupancy, as occupancy will drive the work in Phase III and some of the required seismic upgrades.

The City Council authorized \$200,000 for the architect to complete preliminary design, project bid documents, and estimates. The information will be presented to the Council to determine if the project moves forward. The decision will be based on the budget as seismic upgrades were estimated to cost \$1.5 million in 2015 dollars. Because of the lapse of

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time, the estimate is anticipated to be higher because of current market conditions. It may be necessary to place the project on hold. In the event the Council determines bidding conditions are too expensive, the City could utilize some of the remaining grant funds to begin window rehabilitation. Staff contacted DAHP to obtain preliminary approval to amend the grant contract to enable the City to begin work on the window frames.

Manager Cook invited questions.

Commissioner Rossiter inquired as to the timing of the conversations on future uses within the building. Manager Cook said she anticipates providing the Commission with an update each month. The conversations on uses will not center on programming but rather on the facility and determining the type of occupancy permit that would be required.

Commissioner Nicandri asked about the mechanics of the capital campaign and how cash donations are managed. Manager Cook advised that the Olympia Tumwater Foundation is serving as the City's fiscal agent as a not-for-profit 501(C3) and all contributions should be directed to the Olympia Tumwater Foundation.

Commissioner Slakey asked staff to forward information on how donations can be submitted.

Commissioner Nicandri mentioned his ongoing interest in the outcome of the Capitol Lake-Deschutes Estuary Environmental Impact Statement (EIS) Study. He reviewed the 3,000-page study and provided comments to the project team. Mayor Kmet appointed him, as well as Joel Hansen and Nancy Stevenson as the City of Tumwater's representatives serving on the Study's Community Sounding Board. Commissioner Nicandri said his comments are building up to a question to staff as he believes, unless the City has already responded to the EIS, that there is an opportunity conceivably at play for additional state funding through a separate funding source for brewery restoration purposes. However, in classic Thurston County fashion, the EIS entirely privileges the City of Olympia's perspective and treats the Tumwater south basin as a "stepchild." There is a pitiful amount of proposed recreational improvements, such as washing stations for invasive species and several woodland trails, and no dredging while the City of Olympia (middle and north basins) received tens of millions of dollars of perspective improvements. He provided comments to the consultants hired by the Department of Enterprise Services and he shared a copy of his letter with Mayor Kmet, who he believes has shared it with City staff. His particular point was that stunningly, the consultants in the EIS proposed detailed consideration for a new historic district with some obscure name, such as the Deschutes Capitol Lake Historic District, which is basically a study to determine whether the Fifth Avenue Dam and

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other appurtenances qualify as historic resources and should be listed as a national register property. There are tens of pages within the EIS discussing this historic district that does not exist, yet the Tumwater Historic District for which the old brewery complex is not only the signal building in this district, but is superseded in its singularity as an historic district in Thurston County solely by the State Capital Building. The Tumwater Historic District is not even mentioned in the EIS. Commissioner Nicandri suggested that if it is not too late, the City should give serious consideration to laying the groundwork for a request. The City should be more forthright in its stipulation of an interest and not having the brewery property marooned in any perspective of a rehabilitation scenario, including transportation linkage by a pedestrian bridge, as well as perhaps funding for the ongoing restoration of the Old Brewhouse Tower.

Chair Shipley said he reviewed the EIS and had similar concerns and supports Commissioner Nicandri's comments.

Commissioner Nicandri asked whether the City has responded to the EIS. Manager Cook reported a meeting was held with City Administrator Doan to discuss a number of items in the EIS that the City intends to respond to. One of the issues was the impact on the Old Brewhouse Tower regardless of the management option selected, as well as impacts to Tumwater Historical Park. Commissioner Nicandri noted the comments must be submitted no later than September 29, 2021.

Director Denney agreed with the points addressed by Commissioner Nicandri. Staff continues to address potential impacts of the management options for Capitol Lake with the Mayor, particularly the estuary option and the removal of the 5th Avenue Dam and potential impacts it could have to the Tumwater Historic District. During normal water flows, the district is located only several feet from water; however, during floods, some areas of Historical Park and walls of the brewhouse can be inundated with floodwater. Removal of the dam will result in tidal action in addition to flooding and without some mitigation it could destroy large parts of Historical Park and damage the Old Brewhouse. The City is exploring those issues and plans to include them within the City's response to the EIS.

Commissioner Nicandri pointed out that within the entire EIS, analysis is included on the impacts of the various management proposals to the City of Olympia, downtown commerce, and economic resources. The EIS does not include any information or consideration for the signature building within the region, which represents a grotesque oversight. He tried to be as pointed as he could in his comments submitted on the EIS but he lacks the portfolio as a private citizen that the City of Tumwater could or should have, which speaks to the importance of the City taking advantage of

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funding if the project is funded, as dollars will be included for mitigation efforts. It would be a travesty for the south basin and the brewery project in particular not to be able to participate within that funding stream.

Manager Cook acknowledged the Historic District and potential impacts of rising water level. She included those potential impacts within the scope of work for the seismic project because it could impact how the City scopes seismic improvements.

Commissioner Rossiter asked whether a letter from the Commission would be beneficial as well. Commissioner Nicandri recommended the letter should be from the City and the City Council.

Manager Cook said she would follow up and forward a pledge form to each Commissioner.

OLD BREWHOUSE SECURITY UPDATE:

Manager Osborn briefed members on recent security improvements to the Old Brewhouse.

One of the first steps was contacting some lighting design companies to seek some design options. Manager Osborn said he followed up with a local inspection company to obtain some cost estimates, as well as some temporary lights for testing. Staff visited the site and experimented with different light colors using blues, violets, and reds. Lighting options today are unlimited, but can also be more expensive. One available option is installation of a phone app to program colors and the timing of the lights. The City elected to use regular white lights for down lighting and three upright lights with a fourth light mounted near the sixth floor to illuminate the top floors of the building. The building is fully illuminated from dusk to dawn each day with the security downward lights illuminating the City's property around the building and all four corners of the building.

Manager Osborn displayed photos of the poles that were installed. The poles are powdered-coated black poles. A Wi-Fi reception antenna is mounted on one of the downward security lights for operating two cameras on each pole totaling 8 cameras surrounding the building pointing in each direction. Wi-Fi connection was possible by directing the signal to the Brewmaster's House. IT staff at the City assisted in connecting to the internet. The security system includes UPS backpack, an uninterrupted power source in the event power is interrupted to the building enabling the ongoing operation of the security cameras and lights up to 24 hours. Inside the building, motion sensors were installed along with all control panels.

Chair Shipley asked about the durability of the poles. Manager Osborn responded that the poles are embedded on pads at a depth of three feet.

Manager Osborn explained that the next security measure is permanent

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fencing around the building. Currently, the City is paying \$200 each month for temporary fencing. It has been difficult to find a fencing contractor willing to visit the site to prepare an estimate. The only bid he has received is a \$40,000 bid for an 8-foot metal fence.

Commissioners and staff discussed options for installing colored lights. Commissioners offered suggestions on using the lights to highlight different holidays during the year, such as Christmas and St. Patrick's Day. Manager Osborn advised that the old Brewhouse can no longer be viewed from the freeway. Views of the iconic structure are limited to the area of Tumwater Historical Park. The cost difference between colored and white LED lights is minimal. The LED lights are also aimed appropriately to avoid light contamination.

Commissioner Nicandri emphasized that the EIS does not include any projected dredging of the south basin to prevent obscuring the landmark and historic viewshed of the Old Brewhouse from I-5. That fact should be emphasized in the City's response to the Department of Enterprise Services.

Commissioner Rossiter said he supported the provision of Wi-Fi services in support of the security system and to provide a live feed for staff to monitor activity on the site. He asked whether staff has the capability of monitoring the site. Manager Osborn said City IT staff control internal cameras and security systems for the site. At this time public access is not available other than access by the City. Commissioner Rossiter advocated for offering live feed capability for the public on the City's website. Should the City develop a City app similar to other municipalities, it might be beneficial for the City as it would attract visitors to view the old Brewhouse.

OTHER BUSINESS:

Commissioner Rossiter shared some suggestions and ideas generated from the discussions during the last meeting following the Mayor's state of the City report. His first suggestion involves Well 24, which serves Shoebox Spirits. According to the minutes from the last meeting, the other remaining wells are being considered for connection to the City's system. He suggested exploring the option through an historical lens as it might be a better option to preserve the wells and lease them privately as a way of generating funds and keeping the resource active. Another option is replicating the City of Olympia's artesian well by adding a free-flowing well for community use.

Commissioner Rossiter asked for the Commission to receive a briefing on the kiosks at the Brewery Park at Tumwater Falls. Another important conversation that should include the Commission is planning for the City's new community center. He referred to a proposal to build the community center on Port property located off Center Street. Potential discussion

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topics could include the design of the building, building orientation, attractions, exhibits, uses, and placement and location geographically for historic benefits. He suggested developing a short list of ideas and suggestions to submit before planning is launched to ensure the Commission is included in planning efforts.

Another recommendation is inclusion within the planning process for the Trails End Park and the community room within the new facility. The site offers another opportunity to showcase the history of the City through the naming of the park or the community meeting room. He asked about options for including any historical features within the site because of the interested Trails End story. If the park is to have a theme, another option is considering Tumwater in the 1850s and the New Market theme.

Commissioner Rossiter referred to the historic significance of the brewery and options to have the site properly recognized as an historic site. He acknowledged that there are many uncertainties as to whether it would be possible to designate the site and whether the City would need to seek compliance by the owner. Additionally, he suggested the City should explore creating an historic overlay of the Brewery District as it speaks to the historic importance of the City and the brand equity the City is deriving from the Brewery District and its brewing history. According to information from the City, the owners have been fined and continue to neglect the property. If the City is to ever accomplish anything with the property, perhaps the suggestion would be a step in the right direction.

Commissioner Rossiter referred to the planned visitor center at the Brewery Park at Tumwater Falls. He suggested pursuing lease space at the visitor center for City exhibits in conjunction with the exhibits sponsored by the Olympia Tumwater Foundation and the tribes.

Director Denney addressed the ideas offered by Commissioner Rossiter. He explained how water acquired from the brewery properties is owned jointly by the cities of Lacey, Olympia, and Tumwater. A single use by Tumwater would require the approval of the City of Lacey and City of Olympia. While the City continues to pursue the potential purchase of the City of Lacey's share of water, utilizing the water continues to remain difficult as the wells are located on the golf course property and are not currently in production. The use of water by Shoebox Spirits requires the company to schedule usage of the water after the closure of the golf course at the end of the day by filling a water truck. The City installed a generator to enable the company to use the well pump to fill the water truck. Having a flowing well with access to the public would entail allowing people access to the golf course, which would be problematic for golfers and the golf course. Some of the wells do not produce potable water with the water used for cooling purposes at the brewery with only a few used to provide water for brewing. Actions are pending in terms of transferring

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some of the water rights and identifying which wells could be added to the City's water system. A free flowing well would also likely involve oversight by the Department of Ecology.

Commissioner Rossiter noted that his suggestion included installing a spigot on the well and possibly involving the marketing department to take advantage of photo opportunities.

Director Denney reported the City plans to hire a consultant to lead efforts on the community center, which will include a community process to design uses within the facility and develop the architectural design of the center. The City is engaged in discussions with the Port of Olympia on the Center Street property. However, the site is only tentative and is not finalized as the community center could be located at another location within in the City. The community center will entail an extensive community process. In addition, the City Council and the Parks and Recreation Commission will be part of the process. The Historic Preservation Commission is welcome to become involved both as a body and as individuals or by nominating a member to represent the Commission on the community center design study effort.

The Trails End Park is classified as a City neighborhood park. The planning process for neighborhood parks includes meetings with local neighborhoods to discuss the park, purpose of the park, and how they are used. Neighborhood parks are intended to serve the surrounding neighborhoods with regional attractions not included in neighborhood parks because parking is often limited. Community parks typically include the large sports facilities that are not surrounded by neighborhoods allowing for noise and activities. Neighborhood parks often feature small sports courts, picnic shelters, play structures, tennis or pickle ball, a trail system, or gardens. The surrounding neighborhoods typically select the design of the park with the plan approved by the Parks and Recreation Commission and forwarded for consideration by the City Council. Naming of City parks is guided by City ordinance and includes soliciting suggestions from all avenues for consideration by the Parks and Recreation Commission. The Commission selects three names and forwards those names to the City Council for consideration.

Director Denney referred to the suggestion to designate the brewery property as a historic district property. That action would restrict redevelopment of the property, as any property designated as a historic property requires a certificate of appropriateness process for any type of renovation/redevelopment. That process can be difficult as any improvement must resemble or continue the ambience of the original site from 1845 through 1905. The possibility exists of considering a different kind of district or an overlay with a different set of parameters.

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Chair Shipley inquired about the location of the kiosk. Commissioner Rossiter explained that the kiosk is an element of the Phase A1 trail extension recently completed. Director Denney affirmed the kiosk has been installed and is located in front of the existing building within the park. The City's historical and interpretive artwork is undergoing final design for features located along the trail.

Chair Shipley inquired about signage at the park as some of the signs have not been completed. Commissioner Trosper advised that installation of the signs is dependent upon completion of the artwork and text by the tribes and the Fish and Wildlife Department. Director Denney added that the signs were initially developed through a process involving state, local, and tribal interests that eventually transitioned to a sign committee.

Commissioner Nicandri agreed with the cautionary comments by Director Denney for adding the brewery property to any historic listing or register as it would entail much consideration; however, he believes Commissioner Rossiter's idea may have been misinterpreted as he believes the suggestion to add the post-prohibition facility to the 1845-1905 district was rather a proposal to add the facility to a separate stand-alone historic listing for the building. If that is correct, the case could stand that parts of the post-prohibition brewery are eligible and could easily stand on its own merits as a separate historic register listing. One reason for placing the property on the register would ensure that any rehabilitation of the property would qualify for tax credits from both the federal and state government. There is an element of the post-prohibition brewery complex that could be separated from the larger complex that is the most visible and aesthetically important portion of the building that is located directly adjacent to the 1930s bridge. The idea is an option to consider but it would be directed by the Council as it would complicate the property and redevelopment. He thanked Commissioner Rossiter for offering the idea.

Commissioner Nicandri referred to recent activities by the City to improve and upgrade the Capitol Boulevard corridor from Trosper Road to the airport. Vast stretches of Old Highway 99 in Oregon and in California contain trail markers and historic signage indicating those stretches of highway were once a part of historic Route 99. Route 99 disappears at the interstate bridge connecting Portland to Vancouver. There are no remnants of an interpretive nature located in the State of Washington along Old Highway 99. Although many in the region are familiar with the historic significance of Old Highway 99, there is no signage indicating to travelers that they are traveling on historic Route 99. He pointed out how truly amazing to contemplate as one drives from downtown Olympia into Tumwater that the stretch of road carried all the north/south commerce and passenger travel in the State of Washington until Interstate 5 was constructed. Not one person in 100,000 is aware of the history. When he viewed the announcement for the project at Trosper Road, it emboldened

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him to suggest that the Commission needs to get “its oar in the water” at least for that segment of the road that is entering into the realm of program development, as it should have historic signage included to the extent for that area of Old Highway 99 denoting that section as part of historic Route 99 in the State of Washington. He asked staff to insert themselves into the planning process as a representative of the Commission to ensure the Commission is involved in the final design to ensure that over time, trailblazer signs could be extended to future segments of Old Highway 99 in the City of Tumwater. Additionally, a more historic route is at play than Route 99 and it pertains to the Old Pacific Coast Highway, which was the predecessor to Route 99 and entered Tumwater near the Bush homestead and largely followed Route 99 but traverses to the west side of freeway along 2nd Avenue before crossing near the freeway into the Brewery Park at Tumwater Falls. He offered that the City must mark the trails before living memory of those sites are completely lost. He proposed starting with the Trosper Road and Capitol Boulevard intersection project and expanding the program.

Commissioners discussed and supported the suggestions offered by Commissioner Nicandri. Director Denney requested copies of images of some of the signs located along Route 99 in California and Oregon.

Commissioner Nicandri added that he and Commissioner Trosper have had similar conversations about Route 99 and he was remiss in not pointing out that Hazard Stevens at the dedication of the Pacific Coast Highway in 1916 mentioned that the Pacific Coast Highway was in large measure built over the path of the Oregon Trail from Cowlitz Landing to Puget Sound. He envisions some form of TripTik of the Oregon Trail, Pacific Coast Highway, and Historic Old Highway 99.

Manager Cook referred to an inventory tour of the Lewis and Clark Trail with representatives from several state agencies to inventory the facilities in preparation for the state’s bicentennial. As staff pursues the suggestion for signage for Old Highway 99, she recommended contacting Brian Moore, the Senate Ways and Means Analyst assigned to transportation, to request his contribution of time to help design the historic markers.

Commissioner Nicandri offered that some early graphics could likely be located that offers some delineation of the Pacific Coast Highway. Historic markers placed in the neighborhood would also serve to enlighten residents unfamiliar with the highway. Chair Shipley added that not many people know that the Pacific Coast Highway crossed the Deschutes River twice, as well as Old Highway 99 crossing Custer Way. Both of those iterations in the form of markers would be beneficial as most people are not aware of the old trails. The Oregon Trail is dotted with some signs in some areas in the state, such as the marker in Tenino and the Oregon Trail markers near Scatter Creek near Yelm, Sylvester Park, and two markers in Tumwater.

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Commissioner Nicandri clarified that his proposal is not intended to represent elaborate interpretive signage along the corridor, rather his recommendation is a trailblazer sign mounted on a post embedded in concrete that is part of the transit landscape along Capitol Boulevard beginning at Trosper Road and eventually extending along the corridor to the north and south City limits.

Commissioner Trosper reported on the completion of the design of his new book on the history of Tumwater. The book includes 40 short stories of Tumwater history. The design was completed by Gorham Printing. He shared an example of the proposed cover. The book is titled “The Tumwater We Never Knew for People Who love History But Don’t Realize it Yet.” The short stories cover the period from 1845 to 2021. The book also includes historic photographs. The book will be available by providing a small donation.

ADJOURNMENT: **Commissioner Nicandri moved, seconded by Commissioner Rossiter, to adjourn the meeting at 7:52 p.m. Motion carried unanimously.**

Prepared by Puget Sound Meeting Services, psmsoly@earthlink.net