CONVENE:	6:31 p.m.
PRESENT:	Chair David Shipley and Commissioners Don Trosper, Alex Rossiter, Renee Radcliff Sinclair, and Marnie Slakey. Absent: Commissioner Dave Nicandri. Staff: Parks and Recreation Director Chuck Denney, Parks and Facilities Manager Stan Osborn, and Ann Cook.
CHANGES TO AGENDA:	Election of officers was added to the agenda. Director Denney advised of the resignation of Commissioner Jeremy Barclay.
APPROVAL OF MINUTES OF OCTOBER 20, 2022 MINUTES:	
MOTION:	**Councilmember Rossiter moved, seconded by Commissioner Slakey, to approve the minutes of October 20, 2022 as presented. A voice vote approved the motion unanimously.**
PUBLIC COMMENT:	There were no public comments.
ELECTION OF CHAIR & VICE CHAIR:	**Commissioner Rossiter nominated David Shipley to serve as 2023 Chair. Commissioner Slakey seconded the nomination.** No other nominations were offered.
MOTION:	**A voice vote of members unanimously elected David Shipley to serve as 2023 Chair of the Historic Preservation Commission.** **Commissioner Slakey nominated Alex Rossiter to serve as 2023 Vice Chair. Commissioner Sinclair seconded the nomination.** No other nominations were offered.
MOTION:	**A voice vote of members unanimously elected Alex Rossiter to serve as 2023 Vice Chair of the Historic Preservation Commission.**
BREWMASTER'S HOUSE ARSON:	Director Denney reported on Saturday, January 21, 2023, the Brewmaster's House/Museum was the target of arson at approximately 6 a.m. The fire was reported by a motorist driving along Deschutes Parkway. Tumwater police officers and firefighters responded quickly closing Deschutes Parkway to the public and controlling the fire. The

Tumwater Fire Department was able to extinguish the fire quickly limiting damage primarily to three rooms and four doors.

Director Denney shared photographs of the house. Damage occurred at the rear of the house to three rooms. The first was a basement room containing event supplies and computer/electronic equipment. Directly above the basement room is the back porch. The third story includes a room serving as an office for volunteers who worked on archiving materials and information. The back porch room was the main area affected by the fire destroying most of the room. The upstairs room sustained damage to furniture and to walls after firefighters removed interior siding to check on the potential spread of fire within the wall cavity. The lower storage room with supplies, equipment, and materials was damaged by fire and water. Staff is evaluating other rooms in the house to assess damage to the structure and existing furniture and stored materials.

The fire was started by a man living across the street near the freeway wall. The City has video of the man walking across Deschutes Parkway with a torch, lighting the torch, and setting the fire at the rear of the house. The man was arrested and admitted to the arson.

Facilities staff visited the site, completed some cleanup of the site, and secured the house with plywood, as well as securing all doors. The building is secure at this time.

Director Denney shared a series of photos of areas damaged by the fire and water. An Olympia Fire Department Inspector spent time at the property and was able to document how the fire started and spread to the house.

A Declaration of Emergency was signed by the Mayor on January 31, 2023, and ratified by the City Council on Tuesday, February 7, 2023. The declaration enables staff to immediately contract for the necessary repair and restoration services. The Emergency Declaration and Waiver of Competitive Bidding Requirements enabled staff to act quickly. Director Denney reported he met with representatives from the Washington Cities Insurance Authority on two different occasions at the house. The house is insured up to $1 million for both the structure and contents. The City contracted with Heritage Restoration from Chehalis. Staff and representatives of the company met and reviewed the timeline and scope of work. The house has partial power restored with full power restored as soon as possible to enable the operation of both the fire alarm system and security cameras. All rooms in the house were affected by smoke from the fire damaging contents, floors, carpets, and some clothing stored within the house. Staff plans to evaluate all contents. The City was instructed to

complete test borings in walls to ascertain the extent of smoke damage and smell damage to insulation. Many of the photo archives have been moved to City Hall to ascertain any fire damage and lingering smoke. The repairs will take approximately nine months to complete.

Director Denney reported he met with staff from the State Department of Archeology and Historical Preservation to explore the possibility of applying for grant funding from the National Park Service should the repairs exceed insured costs. The Department is overseeing the work as the house is listed on the Tumwater Register of Historic Places and the National Register as part of the Tumwater Historic District.

Staff has also met with John Freedman from the Olympia Tumwater Foundation who offered to store the photo archives.

Commissioner Slakey asked about the status of the arsonist. Director Denney said the individual was charged with second-degree arson. The individual lacks any resources to reimburse the City for damages but will likely serve some time in jail.

Commissioner Slakey asked about any additional security measures that might be necessary to protect the structure. Director Denney replied that the Brewmaster's House and the Crosby House are equipped with cameras that are monitored by staff. The camera identified a suspect during the arson.

Commissioner Rossiter asked about the purpose of the emergency declaration. Director Denney explained that any City project requires a bidding process that requires a scope of work and advertising the project to the construction industry, which can require approximately one month. Dependent upon the timing of Council meetings, contracting can be delayed for another two weeks. Another month is usually necessary to develop a contract with the selected low bidder resulting in a time lapse of nearly three months since the process was initiated. Following finalization of the contract, the contractor requires time to mobilize for the project. The typical process to hire a contractor can require nearly 4 months. Declaration of the emergency enabled the City to select a contractor following the development of the scope of work.

CERTIFICATE OF APPROPRIATENESS – BREWERY PARK AT TUMWATER FALLS:

John Freedman, Executive Director, Olympia Tumwater Foundation, commented on the arson at the Brewmaster's House. One of his fears is something similar occurring at the Schmidt House. The Schmidt House has experienced several break-ins in the last several months. The house is closely monitored with a camera system. Transient activity has increased recently in the area with the camera system documenting many transients walking throughout the property. The

system has proved to be beneficial and the Tumwater Police Department has been very responsive when incidents occur.

Mr. Freedman reported on the recent departure of Assistant Director Megan Ockerman to accept another position. The Foundation hired Ed Echtle, a local historian with a social media background. He received his Master's from Central Washington University.

Mr. Freedman presented the proposal for a 10' x 10' prefab gazebo to house interpretive panels and a donation kiosk in the Brewery Park at Tumwater Falls. He displayed an illustration of the kiosk, a prefabricated gazebo at a cost of approximately $30,000 to install. The facility will enable the broadcasting of videos or slide shows on Tumwater history. The purpose of the kiosk is to generate funds for the Foundation. The structure is cedar with a cedar shake roof to mimic the shingle mill located near the site. He shared a photo of the area in the early 1900s of the shingle mill. Contributions received for the structure include $10,000 from the Olympia Brewing Company, $10,000 from the Department of Fish and Wildlife, with the remaining funds from the Foundation.

Commissioner Slakey asked about protection of the electronics within the kiosk from weather. Mr. Freedman explained that the kiosk is a weatherproof system with all electrical wiring underground with access for credit or debit cards only. Typically, the park attracts approximately 250,000 visitors annually. If 5% of the visitors donate $3, the Foundation would raise approximately $13,000 annually. The kiosk will display different historical exhibits of Tumwater and is capable of displaying slide shows or broadcasting videos, as well as including announcements on upcoming events. The display within the kiosk also includes a pay station. The location of the kiosk will be at the end of the larger parking lot from C Street. Dependent upon the success of the kiosk, the Foundation may install another kiosk at a future date. The location is designed to attract visitors to the kiosk as they enter the park prior to visiting the hatchery or other areas of the park.

MOTION: **Commissioner Slakey moved, seconded by Commissioner Trosper, to approve the Certificate Of Appropriateness – Brewery Park at Tumwater Falls as presented.**

Commissioner Rossiter requested more information on the proposed kiosk in terms of dimensions or the style reminiscent of the late 1800s to early 1900s. Mr. Freedman explained that the structure is a prefabricated structure as custom-built systems are much more expensive. The structure is constructed of cedar with cedar shingles with a western motif roofline.

Commissioners conveyed interest in ensuring the roof features cedar shingles.

Commissioner Rossiter asked about the type of foundation housing the structure. Mr. Freedman said the structure would sit on a 12' x 12' concrete pad.

MOTION: **The motion carried unanimously.**

Mr. Freedman responded to questions about the project timeline. Shipment of the structure requires three months with installation scheduled for summer 2023.

Mr. Freedman offered assistance to staff with the Brewmaster's House. The Foundation is renovating the Schmidt House and improving the archive rooms from a grant from the Washington Historical Heritage Fund. The rooms will be climate controlled with fire prevention installed throughout the entire house. The project should be completed by June 2023.

Mr. Freedman advised that the design rendering of the visitor center is not the final design. A final will be presented to the Commission.

OLD BREWHOUSE TOWER PHASE 2 SEISMIC IMPROVEMENTS:

Manager Cook introduced Jim Cary with Cardinal Architecture PS to provide the update on seismic improvements to the old brewhouse tower. Phase 2 of the project focuses only on seismic improvements. Phase 1 involved brick restoration, masonry, and roof replacements. The intent of Phase 1 was protecting the structure. By June 30, 2023, staff expects to have an estimate for costs for seismic improvements for the Council's consideration as to whether to move forward with next steps for renovating the old brewhouse tower. Following a meeting with Mr. Cary and City Administrator Doan, staff determined that the estimate of $2.5 million for seismic improvements completed in 2014/2015 might be insufficient.

Mr. Cary briefed members on work completed to date and the scope of the seismic project. He displayed historic elevational drawings of the tower used to assist the project team in developing some preliminary cost estimates. The project team is working with documentation comprised of construction drawings from 1905/1906 completed in Milwaukee. It is uncertain whether the architect ever visited the site at that time because it was common for architects to work with the brewery team with builders responsible for interpreting the construction drawings to build the structure. The foundation of the building was likely designed in Milwaukee for a site that would house a heavy masonry building. The type of foundation was common for

displacing the weight of a building on compacted soils. However, that soil type was lacking in Tumwater.

Mr. Cary shared before and after photos of the tower after completion of the first phase of masonry and roof work to protect the structure. The building's windows and doors have not been replaced. All masonry replaced was produced in 2018/2019 to match existing bricks. New cornices protect the masonry along with a restored copper roof and other temporary roofs.

To assess the condition of the foundation, it was possible to access the foundation through a crawl space hatch on the south and north side of the building enabling the conveyance of camera to take pictures of the foundation which revealed several feet of concrete on a bed of water. It was not possible to ascertain what was below the water. Because of the importance of identifying the base, the City pumped water from the crawl space to enable the structural engineer and others to assess the foundation. The crawl space was actually 14 feet in height. The team believes the original architects anticipated hitting either suitable soils or bedrock (basalt) as a suitable base for the heavy masonry building.

During the original dig to create space for the building, workers likely used steam shovels and dug to a depth of approximately eight feet when they encountered groundwater. After digging to a greater depth, the workers encountered more water and believed they had reached basalt but could not contend with the large volume of water. Subsequently, a new foundation plan was completed in Milwaukee with approximately 490 piles constructed of Douglas fir trees driven into the ground until they hit basalt rock. Based on geotechnical borings, the piles are only 10' to 12' feet long. Following the installation of the pilings, workers poured the concrete foundation on top of the piles and continued with completing the building. That information represents significant consequences for seismic mitigation for the project.

Mr. Cary described the proposed seismic improvements using a series of building elevation illustrations from the north, east, west, and south. The structural changes necessary to make the building safe include adding vertical and diagonal micropiles or small diameter steel drilled and filled with rebar and concrete that are capped and tied to new concrete added in the crawl space along the walls to create shear resistance and tied to new concrete walls on the lower floors. A series of steel bracings will be placed on each floor of the structure to the top of the tower. The mitigation design is intended to reflect the shear forces of the base tied to the ground below using steel braces to absorb and disseminate the forces that continue up to the top of the structure.

Mr. Cary shared 3D drawings prepared for the project representing the north elevation of the tower facing Capitol Lake. The drawings identify the multiple levels of the tower beginning from the basalt layer below, timber piers (footings), ground level, and each story of the structure. The drawings reflect the new structure imposed upon the existing masonry structure. The new micropiles serve to brace the base of the building to the basalt below with new concrete in the crawl space and two new concrete walls on the west and east side of the structure, followed by the framework of steel that continues up to the top of the structure.

Mr. Cary reported the proposed mitigation is a relatively standard practice for seismic mitigation by using a combination of reinforced concrete and steel structures to absorb the seismic loads as they accelerate to the top of a structure. Some of the diagonal steel bracings will cross windows; however, there are ways to limit the amount of steel crossing windows, which tends to increase the amount the steel necessary thereby increasing the cost of the project. The team's proposal is deemed the most efficient path for seismic mitigation of the building. The building will include new concrete shear walls at the main level of the building as part of the structural reinforcement of the building.

Currently, the architects are at the end of schematic design with the structural engineering delving further in the work to reach the point of schematic design because of the necessity of analyzing the forces to develop a design that meets current building codes. Some design work was undertaken to identify potential placeholders for future uses of the building.

Chair Shipley asked for a description of the interior building after the improvements. Mr. Cary said a person would view an existing masonry building behind the new steel structure with the structure limited to the north and south walls with new concrete walls on the west and east side of the ground floor. The new structure is designed to prevent the building from collapsing from seismic activity. Shear concrete walls will also be added to the crawl space against the existing foundation.

Commissioner Trosper inquired about the extent of the historical research completed in support of the proposed design. The area has been prone to prior earthquakes since the building was constructed. He asked if the team was able to review any of the archives for any news reports about any damage to the building from prior earthquakes. Mr. Cary said the team did not research any materials on the history of earthquakes; however, during the work to restore masonry on the building, the team discovered significant damage at the top of the tower

caused by earthquakes manifested in the form of major cracks leading to some separation of the roof structure from the masonry wall. The cracks were repaired when the roof was replaced, which was tied to the masonry using drag strut connectors. Considering the strength of prior earthquakes, it was impressive the damage was only evident from the fourth floor to the top.

Commissioner Slakey asked whether the team has identified the maximum earthquake the building could withstand with new seismic improvements. Mr. Cary advised that structural engineering does not use the Richter magnitude as it is based on the behavior of a specific type of instrument at some specific distance. Structural engineering consider moment magnitude, which is more directly related to energy the building could sustain. Additionally, the type of criteria for design is based on human safety. The building code includes energy forces to assist engineers in analyzing seismic forces. Nationally, energy forces have increased, especially in the Pacific Northwest. A new building code update is scheduled for adoption in 2023. The criteria for evaluating buildings will increase in the new code.

Chair Shipley said it is interesting that the concrete shear walls are located on the east and west sides of the building while the structure faces north and south. Mr. Cary said the location was based on the capacity to access the top of the building and it was important not to place concrete shear walls along walls with many windows.

Commissioner Trosper inquired as to whether the first floor containing ceramic tiles in the floor and on the walls would be replaced as the building is remodeled.

Director Denney asked whether the micropiles would be anchored from the first floor or from the crawl space.

Mr. Cary said the micropiles will be drilled from the crawl space. In terms of the tiles, the team has reviewed ways to retain the tiles; however, the concrete walls will provide a shear backbone for the steel structure. The team plans to develop a plan for tile work to maintain a sense of the historical nature.

Chair Shipley referred to the state capitol in California with a tile floor incorporating a design. He had asked about the process the state used to preserve the floor and learned how each tile had been removed, numbered, and reattached.

Mr. Cary displayed two versions of conceptual designs reflecting ways the building could be occupied. To occupy the building safely, two sets of stairs from each floor will be necessary, as well as an elevator.

The original design of the building reflected a building predisposed to vertical gravity brewing but not for regular occupation for modern uses. After adding stairs and an elevator, the floor plan was significantly reduced leaving insufficient programming space. The upper floors essentially limit uses only to access. A second conceptual design reflects one internal staircase up to the grain room and an external elevator and staircase with the warehouse structure to the east connected by the addition of an entrance pavilion connected to the tower maximizing more program space in the tower.

Commissioner Sinclair questioned whether the City owns the warehouse building. Director Denney advised that the warehouse building is not owned by the City.

Chair Shipley acknowledged other inherent issues of ownership and limited access to the building, as well as virtually no parking.

Mr. Cary explained that the drawings were intended to identify a future project with programming options in support of seismic mitigation of the tower.

Commissioner Rossiter thanked Mr. Cary for the presentation as the proposal makes much more sense. He can support the placement of steel beams in the windows; however, he also supports preservation of the existing tiles to the extent possible. The space in the tower along the concrete walls could serve as a place to project videos or the concrete could be stamped in a pattern that is reflective of the historic design. He asked about any update on the projected cost of the mitigation project.

Mr. Cary explained that the next step is completing the cost estimate as the intent was presenting the information to the Commission to receive feedback. A cost estimator is on track to start the estimating process.

Manager Cook reported she asked Mr. Cary and the team to develop a future use that included a new building to connect the existing buildings. She also recently met with the new owner of the historic properties and presented the proposal. Conversations are continuing on ownership issues and potential ways to construct the connecting building.

Commissioner Slakey suggested consideration of fundraising similar to how the Amtrak Station was constructed using funds donated by private individuals and companies through the sale of engraved bricks and tiles.

OTHER BUSINESS: Commissioner Trosper commented on a presentation by Commissioner

	Nicandri to the City Council to advocate for the designation of the Cowlitz Trail segment of the Oregon Trail along Old Highway 99. The Council adopted the resolution, which will move forward to the Thurston County legislative delegation to advocate and raise the profile of the request to the U.S. Congress.
NEXT MEETING DATE:	The next meeting is scheduled on March 16, 2023.
ADJOURNMENT:	**Commissioner Slakey moved, seconded by Commissioner Trosper, to adjourn the meeting at 8:14 p.m. A voice vote approved the motion unanimously.**

Prepared by Valerie L. Gow, Recording Secretary/President
Puget Sound Meeting Services, psmsoly@earthlink.net