

TUMWATER HISTORIC PRESERVATION COMMISSION

MINUTES OF VIRTUAL MEETING

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CONVENE: 6:30 p.m.

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

Others: Megan Ockerman, Assistant Director, Olympia Tumwater Foundation.

CHANGES TO AGENDA: Election of officers, consideration of a resolution for the Cowlitz Trail, and future meetings were requested for addition to the agenda.

MOTION: **Commissioner Nicandri moved, seconded by Commissioner Sinclair, to amend the agenda as requested. A voice vote approved the motion unanimously.**

ELECTION OF OFFICERS: Chair Shipley invited nominations for Chair of the Commission.

Commissioner Nicandri nominated David Shipley to serve as Chair. Commissioner Slakey seconded the nomination.

No other nominations were offered.

MOTION: **A voice vote of members unanimously elected David Shipley to serve as 2022 Chair of the Historic Preservation Commission.**

Commissioner Rossiter joined the meeting.

Commissioner Nicandri nominated Alex Rossiter to serve as Vice Chair. Commissioner Slakey seconded the nomination.

No other nominations were offered.

MOTION: **A voice vote of members unanimously elected Alex Rossiter to serve as 2022 Vice Chair of the Historic Preservation Commission.**

FUTURE MEETINGS: Director Denney advised of the opportunity to resume in-person meetings or continue meeting virtually in a hybrid format. Members electing to participate virtually can be accommodated. Staff will be contacting members about their respective preference. The next meeting will be configured to accommodate preferences by Commissioners. The next meeting is scheduled on May 19, 2022.

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APPROVAL OF MINUTES: AUGUST 19, 2021:

MOTION: Commissioner Nicandri moved, seconded by Commissioner Trospen, to approve the August 19, 2021 meeting minutes as presented. A voice vote by members unanimously approved the motion.

**APPROVAL OF
MINUTES:
NOVEMBER 18,
2021:** Commissioner Nicandri moved, seconded by Commissioner Sinclair, to approve the November 18, 2021 meeting minutes as presented. A voice vote by members unanimously approved the motion.

**PUBLIC
COMMENT:** There were no public comments.

**MEET & GREET
WITH MAYOR
DEBBIE
SULLIVAN:** Mayor Sullivan commented that some of her goals as the new Mayor included meeting all employees within her first 100 days, which she accomplished in 102 days, as well as meeting with all members of the City's boards and commissions. Her intent is to connect with all members to ensure they become familiar with her as the new Mayor.

Mayor Sullivan shared that she was raised on a horse ranch in Montana and understands and appreciates hard work, the land, the environment, and the animals. In 1986, she moved from Montana to assume a position as a real estate appraiser in Western Washington. She eventually moved to the Phoenix area in the late 1980s working as a property tax support specialist for an international leasing company. After deciding the desert was not to her liking, she returned to Washington. She has lived in Tumwater since 1996. She served 10 years on the Tumwater Planning Commission and eight years on the City Council prior to her election as Mayor. She has been a business owner, was employed by one of the largest corporations in the world; Intel, and worked in state government for 10 years. She understands the needs of small business owners and large corporations and the disconnect that can sometimes occur between business and government. Her husband is a retired Military Police Officer. Her son resides in east Olympia and is the father of three daughters. Her daughter lives in Tumwater with her husband. She invited questions from Commissioners.

Commissioner Nicandri asked whether her family initially settled in the Yellowstone area in 1883. Mayor Sullivan replied that her family settled in Montana in 1886 in the area of the Yellowstone valley near Billings, Montana. When her great-great grandfather homesteaded, the government had moved the Crow Indian Reservation line with her ancestor's property located within the border. The survey was completed incorrectly. It took her family 10 years to complete the homestead. Billings, Montana is a diverse community and is the largest city in the surrounding four states.

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She attended Eastern Montana College, which is now Montana State University Billings.

Chair Shipley asked Mayor Sullivan about her goals for improvements or changes in the City. Mayor Sullivan responded that her first goal is to stabilize the City following COVID-19 as the pandemic has been a struggle for the City. One of the first steps is increasing staffing levels. The City recently hired a Sustainability Coordinator scheduled to begin on May 1, 2022. An Economic Development Manager is scheduled to begin in June 2022. The two new positions will assist in relieving some of the workload of existing staff. Other goals are attracting more businesses and adding more housing.

Commissioner Nicandri noted that the City has only had five mayors in the last 50 years. He referred to the Capitol Lake management project and its close intersection with the Commission's portfolio. He asked about the City's posture with respect to the Capitol Lake decision-making process for any mitigation steps that might enhance City parks and historic interpretive infrastructure within the South Basin of the Capitol Lake system. Mayor Sullivan advised that the City selected the estuary as the preferred long-term management alternative for Capitol Lake. She offered to followup with the Commission on the outcome of a pending meeting of the Capitol Lake Executive Work Group to provide information on the status of the project.

Director Denney offered to provide Mayor Sullivan with Commissioner Nicandri's comments pertaining to potential impacts to the City caused by the long-term management option selected for Capitol Lake.

Commissioner Trosper asked about the Mayor's view and interest in Tumwater's history. Mayor Sullivan noted that her daughter pointed out that she was elected as Tumwater's first woman Mayor. She thanked Commissioner Trosper for providing a tour of the Schmidt House and reviewing the history of the home and surrounding area. Recent efforts by the City include improvements to the historic cemetery with the cleaning of the headstones of the Bush family by a local company in Tenino. Her intent is ensuring any cleaning and restoration efforts of any historic resources are vetted properly and include the oversight of the Commission.

Commissioner Trosper acknowledged new Commissioner Jeremy Barclay and offered to provide him a tour of the Schmidt House.

Chair Shipley asked about the status for converting a hotel near the airport to housing. Mayor Sullivan advised that the proposal is pending a decision until the Port of Olympia receives Federal Aviation Administration (FAA) approval. Conversion of the hotel is dependent upon financing and administrative processes.

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Commissioner Rossiter asked about the proposal for a change to the City's logo. Based on the intent to keep Tumwater's history at the forefront, he understands that the current logo of Michael T. Simmons is important as it represents the historic significance of the City. Mayor Sullivan replied that because Tumwater is representative of many different kinds of history ranging from native tribes to the colonization of the area, her desire is to bridge the different historical facets into one logo representing the entire history of the area. Work has not been initiated on redesigning the logo and no preconceived ideas are under consideration other than staff is working with designers, which will include a public process. The Commission will be involved in any changes to the logo.

Commissioner Nicandri asked about the timing of improvements at the Capitol Boulevard and Trosper Road intersection. Mayor Sullivan said the project is scheduled to begin later in the year as staff is still acquiring right-of-way and completing design. Construction is scheduled to begin later in the summer.

Manager Cook added that some related work will begin near the intersection in late June for Lee Street improvements and other local roads in preparation for the installation of the roundabout at Capitol Boulevard and Trosper Road. Intersection improvements are scheduled in 2023 with an eight month construction window. Traffic in the area will be extremely congested. The City has hired an employee as part of her team to manage all communications about the project and other major projects along Capitol Boulevard because of disruption to businesses and traffic.

Commissioner Barclay asked whether the Mayor has identified any priorities over the next several years the Commission should consider. Mayor Sullivan explained that she has refrained from becoming involved in the activities of the Commission but wants to ensure that when she learns of issues or areas of interest, the information is forwarded to the Commission for consideration.

Chair Shipley asked about plans to address traffic congestion within the Brewery District. Mayor Sullivan reported that with the development of Heritage Distilling, a new road replacing Tumwater Valley Drive is planned for construction to access Capitol Boulevard and the golf course. The City is planning for the E Street extension from Capitol Boulevard to Cleveland Boulevard to relieve traffic congestion in the Brewery District. The long-term project is dependent upon receiving federal grants; however project design is required before applying for grants.

OLD BREWHOUSE TOWER REHABILITATION PHASE 2:

Managers Cook and Carney updated members on the status of the Phase 2 Old Brewhouse Tower Rehabilitation project. Since the last update, recent efforts have been in assessing the building's crawlspace. Phase 2 work is seismic reinforcement with efforts ongoing to manage costs of the project. The City recently executed the fourth amendment to the architectural and

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engineering contract covering schematic design, structural engineering, probable construction costs, construction drawings, and project bid documents.

The original consultant agreement executed in July 2018 for \$117,570 was for design of roof repairs, securing buildings openings, and cleaning and restoring exterior bricks. The agreement was amended in July 2019 to extend the term of the agreement. A second amendment in October 2020 for \$194,720 extended the term and added installation and seismic improvements to the foundation, seismic steel framing retrofit design, and new floors where needed. The third contract amendment approved in November 2021 extended the agreement followed by a fourth amendment in response to changes in the Building Code and an increase in hourly rates of the consultants. The City Council approved the fourth amendment and authorized \$323,000 for architectural and engineering services. The current plan is to complete all drawings, initial cost estimates, and present the information to the Council for consideration on next steps. The current estimate for Phase 2 is \$2.5 million for seismic retrofits based on studies completed in 2014, 2015, and 2016. Material costs have increased substantially and the intent is to suspend the project to determine how much work can be completed.

Manager Carney added that the consultant team has managed to minimize salary increases and staff is pleased with the work by the architect and subconsultants.

Manager Cook reviewed overall costs for the Brewhouse Tower Rehabilitation project. Phase 1 work included brick repair and replacement, masonry repair, and roof construction at a cost of \$2,509,987 funded by a \$507,000 state grant, \$370,000 from lodging tax revenue and donations, and \$350,000 from the American Rescue Plan Act of 2021 (ARPA). Initially, Phase 1 was estimated to cost over \$1.2 million. However, additional brick work and an increase in the cost of materials contributed to project costs increasing substantially.

Phase 2 work is anticipated to exceed the estimated cost of \$2.5 million. Currently, funding for Phase 2 includes \$323,000 authorized by the City Council, a state grant of \$507,000, \$100,000 in ARPA funds, and a request for \$2 million in federal grant. The federal funding request is sponsored by Representative Strickland and is from a program funding shovel ready projects. Expenditure of the funds must be completed by the end of 2023 with the City receiving the funds in fall 2022. The project is well-positioned and the funding request has moved forward to the second round of consideration. Representative Strickland has visited the site, as well as the Craft District. As the former mayor of the City of Tacoma, Representative Strickland understands the City's economic development plan and how the brewtower is an important part of the plan to promote economic development activity. She is also acquainted with the work of

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Commissioner Nicandri in his former role who served as the catalyst for redevelopment and revitalization of downtown Tacoma.

Current project work includes completion of geotech work of the crawlspace to identify the type of soil. The City has few elevation drawings for the brewhouse and there is uncertainty as to whether foundation pilings exist. The crawlspace has been difficult to assess because it was full of water. The building foundation includes timber piles below the concrete. The surprise was the depth of the pilings.

Manager Cook shared a series of photographs of the entrance to the crawlspace. The entry is very small with restricted access. Prior to the architects, structural engineers, and geotech entering the site, public works staff accessed the site and spent 18 hours pumping water from the crawlspace. The crawlspace is 14 feet deep. The architect surmised the height was because construction workers at that time attempted to drill down to the hardpan or basalt layer, which is very deep. The workers likely stopped drilling after reaching 14 feet. It appears workers installed timber piles at that depth. The original plans from Milwaukee reflect a lower height crawlspace. However, because of the unknowns associated with the site, the crews on site obviously decided to drill deeper.

Manager Cook said the architect and engineers were pleased to discover drill drawings. Existing timber is from the original construction and likely has been under water. The plan is to recover timber for reuse as part of the interpretive features inside the building. By late June, the architect is scheduled to update existing foundation and section drawings. The structural engineer is completing the preliminary seismic design above grade and working with geotechnicians on the crawl space and below-grade pile design to complete schematic design documentation for completion of the construction cost estimate. The information will be presented to the Council for a decision on next steps.

Manager Carney added that the height of the crawlspace will facilitate the construction of the seismic system enabling more room for workers to install the system. Engineers needed to inspect the crawlspace to identify the flooring system and to identify ways to support the remaining structure using the seismic system.

Manager Cook advised that the Commission will also consider a proposal to access the crawlspace within the building by opening up a section of the floor, which requires a review by the Commission and the Department of Archeology and Historic Preservation.

Chair Shipley asked whether a sump pump would be used to remove water from the crawlspace and whether the building's workers ever reached bedrock or basalt. Manager Cook advised that the geotech work earlier in the year identified bedrock at a depth of 30 feet. It is likely construction

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workers dug with a goal to reach basalt or bedrock and gave up when they reached a depth of 14 feet.

Ms. Ockerman added that based on her research, the workers did not drive piles to the depth of 30 feet.

Chair Shipley inquired about the proposal for opening the first floor for access to the crawlspace. Manager Cook advised that the location and the size of the opening has not been determined but would be of sufficient size to accommodate the work. Access from the exterior opening is not possible and would require additional excavation and disturbance of the ground, which likely could cause damage.

Commissioner Nicandri recommended increasing the intensity of lighting around the old brewhouse at night.

CROSBY HOUSE PROJECTS:

Manager Osborn briefed the Commission on the status of the Crosby House. A Structural Observation & Assessment Report was included in the Commission's agenda packet. The City hired Sargent Engineers to evaluate the structural integrity of the house. In February 2021, the company installed laser levels at multiple locations throughout the house and the foundation. The house is experiencing cracking in walls. In July 2021, the company repeated the testing. The high end of the building is located in the northern area of the living room near the window on the first floor, which was designated as zero. The lowest point of the house is on the southwest corner near the restroom/kitchen area reflecting a measurement of 7.9 inches lower than another area located at a distance of 35 feet. The report reflects settling of the house is occurring by deterioration of wood by insects and the lack of gutters.

Recent work completed on the house included roof and valley repairs above the kitchen. The department received approval to obtain some bids for reroofing the house. Lacking gutters, rainwater infiltrates the foundation. Existing landscaping is not sloped away from the building creating problems. A contractor experienced in working on historic buildings provided an estimate to repair the foundation based on the Structural Observation & Assessment Report. The contractor's estimate for repair is \$60,000. The estimate was provided 18 months ago. With recent escalation in construction costs, the estimate has likely increased to \$90,000 and does not include general contracting, floor joists, wood work, or other appropriate repairs to conform to the rules for an historic building.

Manager Osborn said it is uncertain if it is possible to add gutters to the historic house. Staff plans to work on a new estimate for reroofing the building to conform to historic structure requirements.

Commissioner Slakey asked whether gutters were installed on the Henderson House. Manager Osborn affirmed gutters were installed and

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are original to the house.

Manager Osborn noted that to protect the foundation and essentially the house, the addition of gutters is necessary. Staff plans to obtain designs meeting historic guidelines. Following the installation of gutters, siding repair work could begin followed by collaboration with the Daughters to improve and slope landscaping away from the house.

Commissioner Nicandri suggested staff should visit with officials from the Chief Factor's House at Fort Vancouver for guidance on requirements for installing gutters on an historic structure. Commissioner Trospen suggested also visiting Fort Nisqually or the Bigelow House in Olympia. Manager Osborn advised that he plans to research historic repair requirements and guidelines.

Chair Shipley noted the report was an interesting read as well as startling in terms of the amount of wood rot and termite holes. Manager Osborn replied that after the report was completed, staff hired a pest control company to visit the site and identify and remove insects. Another possibility in the difference between the measurements could be attributed to last year's heat wave causing wood to contract and expand throughout the structure. Prior to his arrival at the City in 2007, the City installed a cement foundation in areas of need, which continue to settle today.

Commissioner Nicandri remarked that the issues would continue to be an ongoing problem and that a contributing factor over time is the building's proximity to the interstate highway system. He was a member of the City Council in the 1970s when the Washington State Department of Transportation (WSDOT) initiated planning for the freeway alignment through Tumwater. He was surprised to learn of a recent announcement that WSDOT is initiating preplanning for future improvements and rehabilitation of the corridor within the next several years. As he has repeatedly argued relative to the Capitol Lake proposition, the City of Tumwater needs to be extremely aggressive in positioning itself for mitigation support because of impacts caused to City facilities by state projects. Although it would not solve the problem this summer or this decade, if the City presumes that the issues are a long-term commitment for the City, efforts should begin to lay the groundwork during the forthcoming WSDOT planning effort.

Manager Osborn replied that with available information as to the condition of the foundation and estimates for repair, it is possible to permanently secure the foundation, as well as halting deterioration and damage to the building caused by settling through a combination of foundation repairs, roof repairs, and diversion of stormwater. His request to the Commission is for insight, approval, and support to ensure preservation of the historic structure.

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Commissioner Slakey asked for periodic updates on progress to stabilize the Crosby House. Manager Osborn said the first step is seeking funds to budget the repairs. The City's budget cycle begins in January and he plans to submit budget requests to repair the house.

Chair Shipley inquired as to the appropriate type of roofing material. Manager Osborn said roof shingles of the appropriate thickness could stabilize the house for another 30 to 50 years if maintained appropriately. He plans to request funds for siding repair, repainting, and other rehabilitation efforts along with foundation repairs.

Director Denney advised the Commission they would continue to receive periodic updates on the status of efforts to repair the Crosby House.

PARTNERSHIP UPDATE – OLYMPIA TUMWATER FOUNDATION:

Director Denney introduced Megan Ockerman, Assistant Director, Olympia Tumwater Foundation. The City has worked with the Foundation for many years and recently began working with Ms. Ockerman in her new capacity at the Foundation. As staff considers the future use of the Brewmaster's House and how the public will have access, it is important to consider the contents of the house, the historical period of interpretation, and how the house aligns within the larger Historical District, Crosby House, Schmidt House, Brewery Park at Tumwater Falls, and Tumwater Historical Park. The intent is partnering with the Foundation to communicate the Tumwater story more effectively to the community and consider the future of public events to attract visitors to the Historical District.

Ms. Ockerman said she has been hired as the Assistant Director for the Foundation. She previously worked for the Foundation in 2017 after receiving a master's degree from the University of Washington. Her thesis was on the history of the brewery and she did most of the research on the brewery from the archives located in the Schmidt House. After relocating to Portland and working within another industry, she returned to Olympia and began working at the Foundation on a part-time basis as an historian. She has worked closely with Director Denney and Manager Osborn on a series of different projects.

Ms. Ockerman shared information on current efforts for opening the Brewmaster's House to the public. Current efforts include completing the digitalization of historical photos stored in the basement and opening the house to mark the 20th anniversary of the brewery closure. In June 2023, the intent is to open the house with exhibits of the brewery. An executive committee is assisting her in overseeing that project and she is seeking volunteers to join subcommittees for each exhibit. The plan calls for a permanent brewery exhibit in the main parlor and an exhibit in the kitchen depicting the process for brewing beer, exhibits in the upper story on labor and the union, as well as women and minority workers, one exhibit on brewery advertisements, and an exhibit on new breweries. Because the

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Brewmaster's House is not ADA accessible, she plans to provide a virtual option of all exhibits. She invited Commissioners to consider volunteering or sharing information on the opportunity with friends and family.

Ms. Ockerman responded to questions on the timing and number of subcommittee meetings. The frequency of meetings has not been determined but would be dependent upon progress and the type of exhibit. The goal is to open the house by June 2023. She envisions the house to serve as space for collaboration with the community by featuring exhibits by local artists, tribes, or traveling exhibits from different organizations.

Commissioner Nicandri expressed support for the proposal especially for placing an exhibit on the history of brewing in the kitchen of the house. He cited a friend of his son who is a principal brewmaster at the Deschutes Brewery in Bend, Oregon. Twenty years ago he stayed at his apartment as he was brewing beer with big kettles on the stove in his apartment. Ms. Ockerman shared that she and Karen Johnson were exploring items in the basement of the house and discovered an old display case containing dried hops and barley in vials. The kitchen in the Brewmaster's House includes glass cabinets making them a great display case for a hands-on exhibit on brewing. She has been in contact with local brewers as a resource on brewing.

Director Denney reported on the hiring of a part-time Arts Coordinator to oversee all forms of art in the City. As the City pursues increasing the presence of art in the City, the department is working with the Foundation to host an event in fall coinciding with the return of the salmon at the Brewery Park and an arts fair in cooperation with the Foundation and the Department of Fish and Wildlife. The event may include a salmon run between Historical Park and the Brewery Park at Tumwater Falls. Later in the fall in October, the department is sponsoring a Halloween dress up pet/dog parade between the two parks on a section of the new Deschutes Valley Trail.

COWLITZ TRAIL: Director Denney referred to Commissioner Nicandri's draft of a resolution for consideration by the Commission. Should the Commission decide to move forward with a resolution, he recommended drafting a resolution and forwarding the draft for adoption and approval by the City Council as a City resolution.

Commissioner Nicandri referred to his previous comments documented in meeting minutes advocating for placing Tumwater's history on the map in the sense that the City has a significant connection to a major national historic trail. Should the Commission secure approval by Congress to adopt the Cowlitz Trail segment, the advantage to the community would be substantial, as well as to Brewery Park at Tumwater Falls. He has engaged in a series of conversations over the years with numerous individuals with similar interest in pursuing action. His approach is informed by what was

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required in a parallel situation that designated the Lewis and Clark Trail site on the lower Columbia River. This situation is similar because as several historians had determined prior to the bicentennial in the early 2000s, the actual end of the Lewis and Clark Trail was identified to be located in Washington; however the National Parks Service established the end of the trail in Astoria, Oregon at the end of the Columbia River. The same dynamics are in play for the Oregon Trail, which is believed to end in Oregon City but based on extensive research actually extends in many directions one of which terminates at Tumwater Falls. His overall strategy in concert with his colleagues (Don Trosper, Megan Ockerman, Dave Welch, and John Freedman) is to stair step the request by first having the Commission adopt a resolution with the goal of the City Council formally adopting the resolution and forwarding the resolution to the local legislative delegation for adoption by the State Legislature for referral to the state's congressional delegation for official adoption by Congress. He anticipates that those efforts will take many years to complete. The outcome of such designation would result in National Park logos posted along the I-5 corridor directing travelers to the Oregon Trail auto route to the Brewery Park at Tumwater Falls, as well as to other historic sites in Tumwater, such as the Bush Homestead. The Cowlitz Trail segment should be added to the National Historic Trails system. Ms. Ockerman has agreed to research and author an article on the theme and submit it for publication by *Columbia Magazine*.

The Commission discussed next steps for adoption of the resolution by the Council. Commissioner Nicandri added that he recently spoke to Congresswoman Strickland about the issue and she was enthused and understands both the rationale and the cultural and local significance. She confirmed she would be an advocate for the proposal. He cautioned that the process can take years in addition to competing with other designations of other trail segments.

Commissioner Nicandri recommended moving forward and adopting the resolution for Director Denney to forward to the City Council for further dialogue and consideration. Director Denney offered that staff could reformat the resolution to conform to the City's format as well as editing the resolution for accuracy and forwarding the resolution for legal review by the City Attorney. The draft from the City Attorney would be reviewed and approved by the Commission with a recommendation to the Council for approval. He recommended Commissioners could also attend the City Council meeting to speak in support of the resolution.

Commissioner Nicandri added that based on the Lewis and Clark designation, the Commission and City should consider a period of six to eight years before the designation is approved by Congress.

MOTION:

Commissioner Nicandri moved, seconded by Commissioner Rossiter, to adopt and forward the resolution as amended (correcting

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Tumwater Historic Preservation Commission). A voice vote approved the motion unanimously.

INTRODUCTION OF JEREMY BARCLAY:

Chair Shipley recognized and welcomed new member Jeremy Barclay.

Commissioner Barclay reported he moved to Tumwater/Olympia seven years ago. He is a native of Kansas City near Independence, Missouri. He served on the historic commission in Topeka, Kansas for three years.

Commissioners provided self-introduction and shared information on their respective background.

Director Denney encouraged members to contact him if they are interested in a tour of the homes.

ADJOURNMENT:

Commissioner Barclay moved, seconded by Commissioner Trosper, to adjourn the meeting at 8:22 p.m. A voice vote approved the motion unanimously.

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