

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

PRESENT: Chair David Shipley and Commissioners Jeremy Barclay, Dave Nicandri, Don Trosper, Renee Radcliff Sinclair, and Marnie Slakey.

Absent: Commissioner Alex Rossiter.

Staff: Parks and Recreation Director Chuck Denney, Parks and Facilities Manager Stan Osborn, Recreation Manager Todd Anderson, and Capital Projects Manager Don Carney.

CHANGES TO AGENDA: A report on the Pioneer Cemetery was added to the agenda.

PUBLIC COMMENT: There were no public comments.

CERTIFICATE OF APPROPRIATENESS – SCHMIDT HOUSE: Sheila Swalling, Swalling Walk Architects, presented the proposed Certificate of Appropriateness for some improvements and additions to the Schmidt House.

The Schmidt House was built in 1904 by Leopold and Johanna Schmidt. The improvements include:

- Construction of a new restroom within the existing carport
- A new ADA lift platform off the terrace
- Installation of ductless HVAC, fire suppression and doors in the basement
- Replace existing sidewalk with new, wider walkway

The project adds an accessible restroom for people with mobility limitations. The goal is to complete the improvements with the least visual impact. Studies were completed on different types of access ramps and areas for placement of the ramp. The Olympia Tumwater Foundation selected the lift option.

Ms. Swalling referred to a site plan of the Schmidt House and surrounding grounds. She identified different areas within the house, the existing three-side covered carport, and the location of the new accessible restroom. The option of including a restroom in the house was not possible because of space limitations to meet required clearances. To the left of the terrace along the side of the house is the location of the lift, which is substantially hidden from views from the front of the house.

Ms. Swalling displayed a view of the carport, a simple structure of three walls and a hip roof constructed after the Schmidt House was

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built. The date of construction is unknown but the carport is more than 50 years old.

Ms. Swalling displayed different elevations depicting current conditions and a new wall enclosing the restroom with the addition of windows to form the new restroom. She referred to a picture of the garden shed to provide more context as to the location of the carport/garage.

Photos of the terrace from all sides were shared. The lift is proposed for placement near the terrace located at the corner end of the house. Overgrown shrubs have affected the terrace structure and would be removed. The existing sidewalk is only two-feet wide. The proposal removes and replaces an existing sidewalk with a five-foot wide sidewalk. Existing rhododendrons would be removed with the lift installed in that location.

Commissioner Radcliff Sinclair asked whether the plants would be discarded or replanted in another location. Ms. Swalling advised that the proposal is to discard the taller cedar-like shrubs, which are not original to the house and replant the smaller rhododendrons in another area on the property.

Commissioner Nicandri asked about the existing width of the diagonal sidewalk that ends at the steps. Ms. Swalling replied that she believes the diagonal sidewalk is five-feet wide. Commissioner Nicandri asked staff to confirm the width as the new sidewalk should match the existing sidewalk width. Ms. Swalling confirmed the proposal includes adding a five-foot wide sidewalk to match the existing sidewalk.

Ms. Swalling pointed out the location of the lift, which extends three inches taller than the top of the existing terrace. The lift is nine inches wide and resembles a column feature extending above the terrace. The structure includes a plexiglass gate rather than a metal gate. The new restroom and the lift are the only two components of the project affecting the Schmidt House visually from the exterior.

Commissioner Nicandri referred to the photograph depicting the house as viewed from the covered carport and the drawing reflecting how the structure would be enclosed with a wall and windows to create a restroom. Although he understands the need to enclose the space to provide a functioning restroom, the view of the carport against the backdrop of the house is the most common vantage point for viewing the house. One of the principles of historic preservation is to draw upon an existing template for any new features or additions. The photograph depicting the covered carport is helpful as it enables a view of the top of the side view of the house with a series of stacked styled

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windows under the gable. The illustration for the carport reflects enclosing the structure with a row of similar-type windows to the left and a wall filling the right side of the structure. He encouraged the team to consider designing the windows to match with the upper story windows on the house and applying a frosting technique to the windows for restroom privacy. The new window treatment should be derived and inspired by the existing window stack on the house.

Chair Shipley agreed and suggested replicating the top trio of the attic windows, as there is insufficient space to replicate the entire set of windows.

As an alternative, Commissioner Nicandri offered that the windows under the gable at the top of the house are both interesting as well as resembling a three-window garage door, which could be replicated on the front of the carport enclosure. Ms. Swalling acknowledged the suggestion but noted the design includes an interior handicap grab bar along the wall. The design would not be conducive to place a windowsill lower as it would pose to be an uncomfortable environment for people using the restroom. Commissioner Nicandri suggested that the shape of the windows at the top of the stack is a better design element for the enclosure. Ms. Swalling responded that placement of the windowsills could be lowered by several inches; however, based on the interior elevation, a horizontal grab bar includes a vertical grab bar as required by code. The design does not afford flexibility to lower the windows beyond a maximum of six inches to provide some context to the window stack under the gable on the house. Commissioner Nicandri clarified that the recommendation is not to adjust the height but to mimic the shape of the windows, as well as the pattern of the siding on the house to the extent possible.

The Commission discussed matching the siding of the new restroom structure with the house siding. Ms. Swalling pointed out that the existing garage siding is different from the siding on the house.

MOTION:

Councilmember Nicandri moved, seconded by Commissioner Trosper, to approve the Certificate of Appropriateness for the proposed project with the following conditions: (1) the new sidewalk and the area around the new lift is the same width as the diagonal sidewalk to the foot of the adjoining stairs, (2) the window treatment on the garage replicates the pattern and glazing of the top portion of the third story window treatment on the same side of the main house, and (3) approval of the lift design as proposed. A voice vote approved the motion unanimously.

**CROSBY HOUSE
PROJECTS:**

Manager Osborn followed up with information in response to questions addressed during the April meeting on regulations applicable to Crosby

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House roof, gutters, and foundation repairs.

Staff inspected the house roof and identified existing wood gutters on the house. However, some gutters on the side of the house were removed when the roof was replaced. The kitchen addition also lacks gutters. The lack of gutters along the remaining areas is contributing to foundation issues. Manager Osborn reported he contacted Marygrace Goddu, with the City of Olympia for some guidance. During their conversations, he learned about the difference between rehabilitation and preservation of historic structures. The proposed repairs are classified as a preservation project.

Manager Osborn referred members to copies of the bids for the roof replacement. The lowest bid was approximately \$110,000 with no major repairs. Based on his conversation with Ms. Goddu, it is possible to install metal gutters as long as they are similar in appearance to the original gutters. Staff proposes to install metal gutters and replace the roof with 1/2" wood roofing shakes. The cost is high because it is based on the quality of the shakes.

Commissioner Slakey inquired about the fire risk of wood shakes. Manager Osborn advised that the shakes are treated.

Manager Osborn reported the major concern of the historic house is repairing the foundation. Staff is working on an estimate to include within the department's budget. Additionally, a separate cost is included to contract with a contractor to work with a foundation contractor for work under the floor joists to adapt to any new structure as part of the foundation work. The budget request includes funding for work on siding repairs, painting, gutters, and landscaping.

Commissioner Slakey asked about the timing of the repairs. Manager Osborn advised that if the budget is approved, the work could be initiated by mid-2023. Repairs to the Crosby House are a top priority at this time.

Commissioner Trospen inquired about any financial support from the Daughters of the Pioneers that use the house. Manager Osborn replied that financial participation by the Daughters is not possible as the organization is struggling financially.

Discussion ensued on the high cost of replacing the roof and recent cost increases in the construction market. The budget request for Crosby House repairs to replace the roof, add gutters, and repair the foundation is approximately \$200,000 and does not include repairs to the siding, painting the house, and landscaping.

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Manager Osborn added that he was recently contacted by a woman who leads a group of girl scouts. The group is seeking a location in Tumwater to start a pollinator/butterfly garden. The garden would require some irrigation. He worked with the Daughters and the girl scout group to coordinate efforts to build the garden on the Crosby property.

The Commission reviewed the status of its budget of which \$20,000 was dedicated to the Old Brewhouse project. It is likely Communications Manager Cook will request the Commission consider allocating its budget next year. Director Denney noted that the Commission has the option of allocating some funds to other projects as well as to the Old Brewhouse project.

Discussion followed on the status of resuming in-person meetings and the status of in-person Council meetings. Director Denney said the Council has elected to conduct hybrid meetings utilizing both virtual and in-person attendance by the Council in the Council Chambers. The video and audio equipment was changed to accommodate broadcasting both in-person and virtually. The system is complicated with all other advisory board and commission meetings held in other locations at the City. Additionally, the City has rescinded the requirement for COVID vaccination effective July 1, 2022 based on the Governor's action to rescind the state of emergency executive order. Commissioners have the option of attending either virtually or in-person.

MOTION:

Councilmember Nicandri moved, seconded by Councilmember Slakey, to endorse the proposed plan for repairs to the Crosby House. A voice vote approved the motion unanimously.

CEMETERY UPDATE:

Director Denney introduced Don Carney, Capital Projects Manager with the Transportation and Engineering Department. Manager Carney updated members on the status of the cemetery project.

Manager Carney reported the City received a grant from the Department of Archaeology and Historic Preservation (DAHP) for improvements to the cemetery. The grant required a survey of the cemetery site by a professional archeologist. The City released a Request for Proposals and contracted with an archeologist to complete the survey. The archeologist proposed the use of ground penetrating radar (GPR) to complete the survey. The perimeter of the cemetery was defined for grant-funded fencing, security, and landscaping at the entrance to the cemetery. The surveying and radar work was completed with the archeologist completing and submitting a report to the City and DAHP.

Staff is completing the design for the fence and front fence features.

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One of the requirements by DAHP is to ensure no fencing components are placed on any areas containing cultural resources.

Manager Carney displayed an illustration of the perimeter of the proposed fencing and security enhancements. The fence type is an aluminum fence resembling a wrought iron fence with brick columns. Near an existing old office building, a 2.5-foot high concrete wall exists. The plan is to add a four-foot chain link fence along the wall to create a 6.5-foot high fence. At the end of the wall, the plan calls for adding chain link fencing around the remaining perimeter of the property. An existing six-foot high chain link fence will remain along a portion of the perimeter. All fencing will be black vinyl coated. At one corner of the perimeter, four headstones exist requiring an adjustment of the fencing perimeter to accommodate the headstones. Another two headstones were identified that are not within the cemetery property; however, DAHP has requested the City include the area within the perimeter of the fence requiring a reconfiguration of the fence line. The City has secured permission from the property owner.

Manager Carney displayed an illustration of the two brick columns at the entry of the property. A small wall is proposed for addition as the grade in a section of that area descends below grade. The short wall will flatten the area for ease of maintenance with mowers. The front of the cemetery will be landscaped recognizing the importance of not disturbing any existing cultural resources as requested by DAHP. The archeologist has authorized disturbing up to 8 inches of soil depth for landscaping.

Currently, a gate exists in the front of the cemetery. The fencing will match the existing gate with the columns slightly taller and wider. The DAHP is reviewing the design submittal. Existing columns will remain in place to avoid disturbing existing cultural resources discovered during the improvements to Littlerock Road.

Chair Shipley asked whether a small parking area would be retained. Manager Carney identified the area of parking. The plan does not call for the removal of the parking area other than improving the site with landscaping. Chair Shipley said the parking area is convenient when visiting the cemetery rather than using the parking area at the Mills and Mills site.

Discussion ensued on the last internment occurring at the cemetery.

Director Denney said improvements to the cemetery will be a multi-phased process. Parking was not included in this project but would be included in a future project. The small parking site is difficult to exit.

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Manager Carney outlined the location of the perimeter fencing. The DAHP has requested no placement of columns on top of any of the burial sites, which proved difficult for placement of the columns due to the number of burial sites. Any areas previously disturbed by the Littlerock Road project can be the site of some of the keystone walls. Unmarked burial sites were identified in a 2008 study. During the road improvement project, the City completed some excavating to determine where burial sites were located to determine how close they would be to the new improved roadway. Recent GPR surveying confirmed the same locations, which verified the original readings as accurate. Much of that area has been disturbed due to the installation of utilities as part of the road improvement project. He identified areas along the perimeter of the cemetery where fencing cannot be placed. Along the rear of the cemetery several headstones are visible. GPR was able to confirm the direction of the burial sites to avoid placement of the fence across those sites. In some areas along the perimeter, the fence line is moved into the Mills and Mills property to ensure the complete burial site is located within the fenced area of the cemetery.

Manager Carney identified burial sites near the perimeter of the fence and explained how fencing was re-positioned as well as the columns to avoid burial sites.

Commissioner Nicandri asked whether the density of grave sites abutting Littlerock Road is typical of the entire cemetery. Manager Carney advised that no GPR work was completed inside the cemetery. Based on the number of headstones within the cemetery, the density of grave sites is much greater along the perimeter.

Chair Shipley commented on the thoroughness of the research and documentation contained within the project design as well as how it is possible to change the fence length between the columns to accommodate grave sites.

Director Denney said GPR surveying work has been an incredible effort. Some future improvements called out in the cemetery master plan may or may not be possible because of the location of grave sites.

Manager Carney reported staff requested an extension of the grant, which is scheduled to expire at the end of June 2022. The full report has been submitted. The next step is receiving feedback from DAHP on the report and whether additional issues need to be addressed. Staff plans to continue working on the cost estimate to ensure the contract can be developed once approval has been obtained.

Commissioner Trosper shared some historical names of people buried in the cemetery. Many of the City's founding pioneers are buried in

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the cemetery.

Commissioner Slakey offered that a dedication of the cemetery following completion of the improvements would be good opportunity to highlight some of the founding pioneers.

OTHER BUSINESS:

Commissioner Nicandri inquired about the status of the Olympia Tumwater Foundation's fundraising efforts for the new visitor center at Brewery Park at Tumwater Falls. Director Denney reported the Foundation has been fundraising and is seeking to be included on the final list for federal funds of approximately \$2 to \$3 million. He recently met with John Freedman and stressed the seriousness of the Commission's action to issue a Certificate of Appropriateness despite some reservations about the proposed design. The Foundation received an award for the building's design. Mr. Freedman said he was not aware of the seriousness of the action and agreed to review the video of the meeting with the Commission.

Commissioner Nicandri suggested that the application for the award either by the architect or the Foundation is an important detail.

Director Denney said Mr. Freedman shared that his impression of the meeting was that the Commission liked the project.

Commissioner Nicandri commented that although the Commission was impressed by the program, he had some reservations about the exterior design. The design is problematic at any number of levels especially because of the underlying zoning.

Commissioner Nicandri asked about the status of the Council considering the Oregon Trail resolution. Director Denney advised that he has not forwarded the request but that it could be considered at its second regular meeting in July.

Commissioner Nicandri noted that Capitol Boulevard/Old Highway 99 is the footprint of the Pacific Coast Highway/Oregon Trail. He asked about the status of the design of the I-5/Trosper Road/Capitol Boulevard Reconfiguration project. Manager Carney reported staff anticipates releasing the invitation to bid notice by early July. The project reconfigures Trosper Road and Capitol Boulevard to accommodate two roundabouts and the construction of a new street, 6th Avenue from Lee Street to Trosper Road. The project includes some improvements along Linda Street. The City's website includes information on the project.

Commissioner Nicandri mentioned the possibility of adding historic signs after the completion of the project citing similar signage in the

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State of California depicting the Old Highway 99 route.

Manager Carney noted that any addition of signs to the project would entail a work order and likely could not be accomplished prior to the release of the bid notice. However, there are typically some changes after the notice is released and whether signage could be included as a change is unknown at that time. He offered to follow up with Engineering Services Manager Bill Lindauer who is in charge of the project.

Commissioner Nicandri described the design of the historical signs located in California. He offered to provide a copy of the sign to staff.

Director Denney updated the Commission on the status of 4th July events. This year, the City is sponsoring the 4th of July Parade with approximately 100 entries with several high school bands. The 4th of July Artesian Festival and the fireworks show will be held open with the fireworks show scheduled to begin at 10:15 p.m. The City anticipates 20,000 people on the driving range at the golf course.

ADJOURNMENT:

Commissioner Nicandri moved, seconded by Commissioner Trosper, to adjourn the meeting at 7:58 p.m. A voice vote approved the motion unanimously.

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