

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

PRESENT: Chair David Shipley and Commissioners Marnie Slakey, Don Trospen, and Alex Rossiter.

Excused: Commissioner David Nicandri.

Staff: Parks and Recreation Director Chuck Denney, Planning Manager Brad Medrud, Senior Planner David Ginther, and Recording Secretary Valerie Gow.

**CHANGES TO
AGENDA:** .

MOTION: **Commissioner Nicandri moved, seconded by Commissioner Trospen, to approve the agenda as published. Motion carried unanimously.**

**APPROVAL OF
PLANNING
COMMISSION
MINUTES –
NOVEMBER 16, 2017:**

MOTION: **Commissioner Rossiter moved, seconded by Commissioner Slakey, to approve the minutes of November 16, 2017 as published. Motion carried unanimously.**

**NEXT PLANNING
COMMISSION** The next regular meeting is scheduled on March 15, 2018.

MEETING DATE: Chair Shipley and Commissioner Slakey advised that they would out of the area and unable to attend the March meeting.

PUBLIC COMMENT: **Ann Olson, President, Olympia Chapter, Daughters of the Pioneers,** said the Daughters manage the Crosby House Museum for the City of Tumwater. Several members met with Director Denney and discussed the condition of the Crosby House. Some major issues need to be resolved. She commented on efforts by several members and others to make valentine hearts for some of the historic sites. The large colorful hearts include information about the site as a way to bring attention to the historic sites in the City and the importance of maintaining the historic structures.

SPECIAL ITEMS:

**ELECTION OF 2018
CHAIR/VICE CHAIR:** Chair Shipley invited nominations for 2018 Chair.

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Commissioner Slakey nominated David Shipley to serve as 2018 Chair. Commissioner Rossiter seconded the nomination.

No other nominations were offered.

VOTE: By acclamation, Commissioner Shipley was elected to serve as Chair during 2018.

Chair Shipley invited nominations for 2018 Vice Chair.

Commissioner Slakey nominated Alex Rossiter to serve as Vice Chair during 2018. Chair Shipley seconded the nomination.

No other nominations were offered.

VOTE: By acclamation, Commissioner Rossiter was elected to serve as Vice Chair during 2018.

**ITEMS FOR
CONSIDERATION:**

**ORDINANCE AND
BYLAWS UPDATE:**

Chair Shipley acknowledged the work and assistance of Commissioners Nicandri and Sadlier on amendments to the ordinance.

Planner Ginther reported the subcommittee comprised of Commissioners Nicandri and Sadlier met on January 26 with staff to review the ordinance and the Bylaws. After reviewing all sections, the subcommittee and staff agreed on the proposed changes. Staff is seeking approval to move the ordinance forward to the Planning Commission to conduct a public hearing. Staff is also seeking approval of the proposed changes to the bylaws.

Manager Medrud noted other revisions throughout the document were initiated by staff during a review of the ordinance.

Planner Ginther reviewed two proposed amendments to the ordinance by the subcommittee:

- Page 9 – Added language to reflect how the Commission’s findings of fact and reasons rely on the Secretary of the Interior’s Standards for the Treatment of Historic Properties. Commissioner Nicandri requested including the reference. The Secretary of the Interior has four different standards with the restoration standard applied by default unless the Commission and the applicant mutually agree another set of standards should be applied for the project.
- Page 17 – Similar language was included with the inclusion of

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language that speaks to documentation found in the historic register designation report. The intent of the section adds the existing historic register designation report for the Tumwater Historic District to help the Commission during its review of a property.

Commissioner Rossiter commented that the inclusion of the reference to the Secretary of Interior's Standards for the Treatment of Historic Properties would be very helpful to an owner of an historic home who may be considering some changes or improvements.

Commissioner Slakey asked about the purpose of the proposed change to *Section 18.26.050 Exemptions to development regulations* eliminating the provision that any development of which the total cost or fair market value, whichever is higher does not exceed \$2,500. Manager Medrud replied that the elimination of the language speaks to the value because any type of change or renovation would likely exceed \$2,500. The provision focuses more on exempting ordinary repair and maintenance and emergency repairs.

Chair Shipley said he was impressed by changes recommended by staff and the subcommittee. He expressed appreciation to the subcommittee and staff for providing a high level of support.

Commissioner Rossiter asked whether staff plans to include *Frequently Asked Questions* information when the ordinance is published on the website to help clarify the ordinance. Manager Medrud replied that the suggestion is worth exploring and staff would discuss the option with Director Denney.

Commissioner Trospen said the intent would be to help clarify the ordinance to the public. Any additional information that could assist an owner who might be contemplating changes to a historic structure would be beneficial. Director Denney acknowledged the suggestion as it would increase the ease and usability of the document by the community.

MOTION:

Chair Shipley moved, seconded by Commissioner Slakey, to approve the proposed changes to Ordinance No. O2017-015, Historic Commercial, and forward to the Planning Commission for a public hearing.

Planner Ginther reviewed proposed changes to the Bylaws. The proposed changes complement the changes to the ordinance. Most of the changes are on pages 3 and 4 and speak to when design review is required, references sections to Tumwater Municipal Code 2.62 and 18.26, and includes the standards for Rehabilitation, which would

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likely apply in most situations. Other changes are minor or housekeeping in nature.

Commissioner Slakey asked whether recent preservation actions for the Old Brewhouse align with the criteria. Planner Ginther affirmed the protective measures to stabilize the roof and protect the structure were reviewed against the criteria to ensure compliance.

Director Denney added that Assistant City Administrator Behrends Cerniwey also received a Certificate of Appropriateness from the Commission for the emergency stabilization project. Emergency measures have been completed. The next phase is rehabilitation of the structure. The City will be seeking another certificate for that phase of work.

Commissioner Trospen questioned the benefits a person received to include an historic structure on the register in lieu of all the restrictions the owner encounters. Chair Shipley replied that he believes a structure listed on the City's historic register that has been properly rehabilitated would receive a tax reduction for 10 years.

Commissioner Trospen commented on his desire to inspire citizens to preserve their historic buildings. However, many owners resist because of the regulations and cost. Many owners question whether the reduction in taxes would be worthwhile.

Chair Shipley said many owners are also concerned about restrictions to the property. He suggested the Commission should strive to educate the public because of the many misconceptions surrounding register properties. A home listed on the register doesn't prevent the owner from changing the structure. In some cases, the structure could be removed from the register because it no longer reflects historic significance. A property on the register requires the owner to follow specific steps to ensure the structure retains historic value.

Commissioner Rossiter suggested the possibility of including an accompanying narrative to help explain and clarify the ordinance, as well as answer questions. He offered to participate in a subcommittee to assist in drafting a narrative.

MOTION:

Commissioner Rossiter moved, seconded by Commissioner Slakey, to approve the Bylaws of the Historic Preservation Commission as revised. Motion carried unanimously.

OTHER BUSINESS:

Director Denney provided an update on the status of the emergency stabilization of the Old Brewhouse. The first stage of the project was focused on sealing the building from the elements. Three temporary

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roofs were constructed and placed on the structure with a crane to prevent rainfall from entering the building. Over the last several months, volunteers have worked to seal the windows to protect the building.

Commissioner Slakey asked about the status of the Craft Brewery District along Capitol Boulevard, as it appears construction activity has ceased. Director Denney said the owner is currently seeking permits. Because of the proximity of the site to the Deschutes River, shoreline permits are required from the Department of Ecology and the City. All permits require a public comment period. The owner continues to negotiate with potential tenants.

Chair Shipley asked about necessary next steps to open Henderson House to the public. Director Denney said staff is working with the Olympia Tumwater Foundation. Currently, work is underway to inventory City computer files and items stored in the house.

Chair Shipley inquired about the process for loaning or securing permissions for re-publication of historic photographs. Director Denney responded that staff is working closely with the Olympia Tumwater Foundation. Language has been drafted for review by the Commission at a future meeting.

Director Denney referred Commissioners to the latest edition of the *Thurston County Historical Journal*.

The City recently installed and opened the newest play structure at Tumwater Historical Park. The former play structure was 24 years old and was donated to the City by Big Toys. Big Toys was subsequently purchased by another company and moved to South Carolina. Replacement parts for the toy are no longer available. The condition of the toy reached a point where it posed a safety risk to children. The new toy serves all ages and is accessible to all children with mobility issues.

Director Denney responded to inquires about the status of the fishery project at Tumwater Falls Park. The state continues to move forward with the project. He received an email from the Department of Fish and Wildlife Assistant Director requesting final negotiations on the fishery project at Pioneer Park.

Commissioner Trospen asked about the status of the trail system. Director Denney advised that the next segment of Deschutes Valley Trail has been funded and the design has been completed. Currently, staff is negotiating right-of-way acquisition. Permits should be secured by mid-summer with construction expected to start in one

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year.

ADJOURNMENT: Commissioner Slakey moved, seconded by Commissioner Trospen, to adjourn the meeting at 7:11 p.m. Motion carried unanimously.

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