

TUMWATER HISTORIC PRESERVATION COMMISSION

MINUTES OF MEETING

August 16, 2018 Page 1

CONVENE: 6:31 p.m.

PRESENT: Chair David Shipley and Commissioners Don Trospen, Alex Rossiter, Angela Jefferson, and Renee Radcliff Sinclair.

Excused: Commissioners Marnie Slakey and David Nicandri.

Staff: Parks and Recreation Director Chuck Denney, Public Works Director Jay Eaton, Assistant City Administrator Heidi Behrends Cerniwey, Communications Manager Ann Cook, and Recording Secretary Valerie Gow.

Others: Mayor Pete Kmet and James Cary, Cardinal Architecture.

CHANGES TO AGENDA: There were no changes to the agenda.

APPROVAL OF MINUTES – JUNE 21, 2018:

MOTION: **Commissioner Rossiter moved, seconded by Commissioner Trospen, to approve the minutes of June 21, 2018 as presented. Motion carried unanimously.**

NEXT MEETING DATE: The next meeting date is on September 20, 2018.

PUBLIC COMMENT: There were no public comments.

SPECIAL ITEMS:

Chair Shipley thanked new Commissioners Angela Jefferson and Renee Radcliff Sinclair for volunteering to serve on the Commission.

Chair Shipley expressed appreciation to staff for providing a tour of the Old Brewhouse. Additionally, the Mayor's annual report on the state of the City was appreciated by the Commission.

Chair Shipley requested an addition to the next meeting agenda on the naming of the Tumwater Post Office.

Chair Shipley asked to receive an update on activities surrounding the City's sesquicentennial celebration. Director Denney advised that he is meeting with Co-chair Councilmember Swarouth next week to receive an update.

TUMWATER HISTORIC PRESERVATION COMMISSION

MINUTES OF MEETING

August 16, 2018 Page 2

ITEMS FOR CONSIDERATION:

TUMWATER OLD BREWHOUSE TOWER REHABILITATION PROJECT – PHASE 1:

Director Denney advised the Commission of the requirement for the Commission to issue a Certificate of Appropriateness for any improvements completed within the Historic District. The next phase of improvements to the Old Brewhouse will require a Certificate of Appropriateness. The presentation will provide the Commission with some background on the next phase of work prior to requesting a Certificate of Appropriateness.

Director Eaton reported the presentation would cover Phase 1 of the rehabilitation project for the Old Brewhouse tower. James Cary with Cardinal Architecture was selected to move the project forward.

Mr. Cary said the project is the type of project the small architectural firm prefers. Initial efforts began with Assistant City Administrator Behrends Cerniwey in 2014 to complete some studies to assist in promoting the Craft Brewery & Distilling Center. The Old Brewhouse was a portion of the scope of work, which included spending time with the firm's structural engineer in the fall of 2014 examining the building.

The presentation will review the scope of the work for this phase of the project and the entire scope moving forward. The Old Brewhouse was constructed in 1905. Because of the deterioration of the building, temporary protection measures were completed over the winter to help protect and preserve the building until rehabilitation is completed to restore the building.

Mr. Cary displayed an undated historic photograph of the Old Brewhouse showing the building, surrounding site, and its location along the water. Other photographs depicted its current condition, north elevation of the building, and the interior of the building. The building's condition is amazing considering the weather and environment the building has endured throughout the years.

Mr. Cary reviewed a schedule of project phasing beginning with temporary protection through renovation of the structure. The two-year project cycles are dependent upon available funding through the state's Heritage Capital Grant funding cycles.

The first project was temporary protection completed last winter. The project included temporary roof protection, window coverings, and cleanup of the interior of the building.

Project #2 is the current project that began in summer 2018 and will

TUMWATER HISTORIC PRESERVATION COMMISSION
MINUTES OF MEETING
August 16, 2018 Page 3

continue through spring 2019. The design will be completed in the fall and includes temporary protection and limited renovation consisting of a permanent roof construction, roofing, and masonry restoration. Additionally, the intent is to include some cornice work associated with the roof construction.

Project #3 consists of two elements. The first element is a seismic retrofit. The building is an unreinforced masonry building. Unreinforced masonry buildings do not perform well during earthquakes. To ensure the building is safe for occupancy, seismic studies will be completed in conjunction with modeling of the building to develop a steel framework that would be installed internally to support masonry in the event of an earthquake.

The second element of Project #3 includes exterior windows, doors, interior doors, fittings, stair construction, interior finishes, elevator safety, basic electrical, furnishings, and interior and exterior cleaning. Scheduled completion is summer 2023. The building would be restored to the point close to occupation. Future uses in the building will be determined in the future.

Cardinal Architecture received much documentation on the structure from the City of Tumwater and Olympia Tumwater Foundation. The documentation includes original drawings of the building. Last week, the team spent time at the site inspecting and photographing the building. That information will lead to the production of AutoCAD documents as a base point for the project. Drawings of the building sections help to identify how the building was constructed. Other original documents are of the steel and concrete used for the floor systems and the interior structure attached to the masonry walls.

Mr. Cary identified several exterior areas of the building where masonry wall meets the roof. Those are places where the building failed at some point in its history. The building design was unusual as the building was used to produce beer. Those failing locations will be repaired during this phase of the project. A new roof will be installed with a new connection from the roof to the sidewall to waterproof the building and enable water to drain off the building. The deep cornices are essentially giant gutters designed to protect brick from water.

Chair Shipley asked whether additional gutters would be added to the building. Mr. Cary replied that all masonry has a cornice within the original design. The intent is replacing missing elements that protect the masonry from water. At this point, there is no intent to add any gutters.

Commissioner Trosper asked whether the copper roof would remain.

TUMWATER HISTORIC PRESERVATION COMMISSION

MINUTES OF MEETING

August 16, 2018 Page 4

Mr. Cary replied that the copper roof would remain in place. The team is employing a drone next week to complete a better examination on the condition of the roof. However, the underside of the roof reflects an intact system with dry lumber and sheathing. It might cause more harm if the copper roof was removed and replaced.

Another elevation of the building features stone work. The building faces the water and would have been protected from the elements. Existing conditions of the building elevation have been documented to include the section of white paint that likely included a sign. Initial documentation is underway to identify areas of erosion and broken sills. The elevation features a combination of stone and brick masonry. Examination of the building identified a large amount of water streaming down the face of the building for many years. Areas of green on the building are likely algae that can be removed with cleaners. White areas are where brick masonry has been wet over time with the moisture penetrating the brick and drawing out salts. Dark lines represent dirt and more organic material, which can be removed with cleaners. The examination of the building identified areas of erosion and continual exposure to water.

Chair Shipley inquired about the wide band across the building. Mr. Cary said the team believes the white band was in a place where signage was placed on the building. Assistant City Administrator Behrends Cerniwey added that the owner previously removed an awning from the front of the building. The white paint was under the awning.

Mr. Cary displayed a series of photographs and described various degrees of damage on different elevations of the building. A series of rosettes serve as masonry anchors. The anchors are in an area of the building where grain was stored.

Mr. Cary reviewed a collage of photos of the north elevation of the building depicting vegetation and erosion. The building has two types of building mortar joints. Flush joints are located on the brick masonry, which are smooth and weather well. Beaded joints were used on the stone. The team will recreate both joints during the masonry work.

Chair Shipley inquired about the condition of the brick. Mr. Cary said in some places the brick is in good condition while in other places brick has been damaged severely. The issue is to determine the level of masonry and mortar repair necessary to restore the building to a functional use without entirely replacing with new masonry and mortar. The bricks were originally obtained from a Chehalis brickyard. The brickyard no longer exists and the intent is use new

TUMWATER HISTORIC PRESERVATION COMMISSION
MINUTES OF MEETING
August 16, 2018 Page 5

brick that are very similar in color and size. Most of the damage to masonry is from drainage from the roof. Much of the damage is near the top of the building in the areas of roof and gutter failures causing water to drain into the beam pockets creating expansion and contraction. On the eastside of the building where the building was less subject to weather, many bricks have failed and are falling from the building.

Mr. Cary responded to questions about the condition of the foundation. During a conversation with a former employee of the brewery, he was told the reason the building is still standing is because the foundation is located on bedrock. The firm's engineer provided soil samples from the initial Environmental Impact Statement (EIS) study completed for the site. The soil sample reflects approximately 20 feet of silt. The foundation, according to a recent inspection revealed no obvious settlement.

Commissioner Sinclair inquired about the condition of ground under the old brewhouse and whether any environmental mitigation might be required. Mr. Cary said the EIS study included many soil boring samples, which revealed no contamination.

Mr. Cary said during the next stage of work for the seismic retrofit, new seismic investigations will be required to include new soil borings to include borings through the slab of the tower.

Mr. Cary addressed questions on the process for removing and replacing bricks on the building. Many of the bricks replaced at the top of the building under the new roof structure would be hidden from view. The intent is to reuse as many of the bricks as possible.

The next step for the team is populating details on the technical drawings. Analysis of the floor plans reflects approximately 16,000 square feet of building floor space. The gross square footage of building elevation is 18,324. That area was calculated to help assess the size of the project.

Mr. Cary described his firm's role in the project. The project covers a six-year span. The first phase is important to secure the building in a mothballed status to avoid any more damage to the structure. The construction project will require a permit but occupancy is not anticipated because the building is not seismically protected. The firm's role is to design a project that does not harm the building and preserves the existing structure to the extent possible using current building practices and contractors to create a safe and protected building. The design of the building should reflect the use of best practices without harming the building while creating a benefit.

TUMWATER HISTORIC PRESERVATION COMMISSION
MINUTES OF MEETING
August 16, 2018 Page 6

Director Denney outlined the next steps. The Commission will receive a briefing on the status of the project at each meeting. The Commission will then consider a Certificate of Appropriateness at the appropriate time.

Chair Shipley suggested some assistance to the Commission on the appropriate standards to consider when considering the issuance of a Certificate of Appropriateness. He encouraged staff to assist the Commission in understanding the national standards as it has been some time since the Commission has reviewed the standards.

Director Denney affirmed the request to provide additional information to the Commission.

Mr. Cary referred to Historic Resources Report developed in 2014 as another good source of information. Spencer Howard supported the author of the report on the building and the materials within the building. Mayor Kmet noted the report is a 500-page document.

Commissioner Sinclair conveyed some concern about the quality of the soil under the foundation and possible impacts if an elevator is added to the building. Mr. Cary noted that the building includes an open basement located near the elevator bay. The elevator was essentially an elevated platform for transporting product and equipment. More information would likely be discovered during the analysis for the seismic study.

OTHER BUSINESS: Commissioner Trosper commented on some interest in whether the Commission plans to officially rename Henderson House as the Brewmaster House. Director Denney advised that the topic would be included on the next meeting agenda.

ADJOURNMENT: **Commissioner Rossiter moved, seconded by Commissioner Jefferson, to adjourn the meeting at 7:22 p.m. Motion carried unanimously.**