

**TUMWATER HISTORIC PRESERVATION COMMISSION
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CONVENE: 6:31 p.m.

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

Excused: Commissioner Alex Rossiter.

Staff: Parks and Recreation Director Chuck Denney, Public Works Director Jay Eaton, Communications Manager Ann Cook, and Recording Secretary Valerie Gow.

Others: Councilmember Eileen Swarthout, James Cary, Cardinal Architecture, Spencer Howard, NW Vernacular Historic Preservation, and Karen Johnson, Olympia Tumwater Foundation.

CHANGES TO AGENDA: The agenda was revised to remove and defer the update on the Photo Use Policy until the next meeting.

MOTION: **Commissioner Slakey moved, seconded by Commissioner Jefferson, to approve the agenda as amended. Motion carried unanimously.**

**APPROVAL OF MINUTES:
SEPTEMBER 20, 2018:**

MOTION: **Commissioner Slakey moved, seconded by Commissioner Trosper, to approve the minutes of September 20, 2018 as published. Motion carried unanimously.**

NEXT MEETING DATE: The next meeting is scheduled on November 15, 2018.

PUBLIC COMMENT: There were no public comments.

SPECIAL ITEMS:

BREWERY FIRE UPDATE: Manager Cook updated the Commission on the recent 3-alarm fire at the brewery office building located off Custer Way. The 8,500 square-foot building included three stories in the front and two stories in the rear that were added later. The fire primarily was located in the two-story addition. The fire required over 1 million gallons of water to extinguish. The Department of Ecology sent representatives to the site to conduct air and water sampling. Significant asbestos cleanup will be supervised by three state regulatory agencies. There was no loss of life from the fire. The property has been returned to the property owner.

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**ITEMS FOR
CONSIDERATION:**

**CERTIFICATE OF
APPROPRIATENESS
APPLICATION:
HISTORIC
BREWERY TOWER
RENOVATION
PROJECT:**

Director Eaton requested the Commission's consideration to approve a Certificate of Appropriateness for the Historic Brew Tower Renovation Project - Phase 1.

Commissioner Nicandri arrived at 6:37 p.m.

Director Eaton referred Commissioners to supporting documentation and the application within the agenda packet. At the last meeting, the Commission approved forwarding the schematic design to the Washington State Department of Archaeology and Historic Preservation (DAHP) for final review. A copy of DAHP's concurrence letter is included in the materials. To ensure the proposed project meets the *Secretary of the Interior's Standard for Rehabilitation*, the schematic design was also reviewed by Spencer Howard with NW Vernacular Historic Preservation.

Mr. Cary reviewed some updates since the prior review. He introduced Spencer Howard. Mr. Howard is an expert in historic preservation. Mr. Howard reviewed project elements with the Secretary of the Interior Standards for Rehabilitation.

Phase 1 of the project focuses on roof construction, roofing, and masonry restoration. The team is utilizing historic drawings on a regular basis to ensure the proposed work is in the right direction. Historic photos have been reviewed more as the team developed the final details of the cornices. The lower cornices were constructed first with the upper roof completed last along with the cornice work. That order of work will come into play for the materials at the top, which is copper, and the materials and color at the lower level.

Masonry located under the cornices is in good condition while other areas of masonry not protected by a cornice have been damaged. Replacement of the cornices is an important aspect of the project.

New roof construction will ensure a watertight umbrella over the masonry. Within the lower left corner of the building, support for the gutter and steel cornice will be with a wood bracket rather than a steel bracket as previously presented. Details of the repair are under review by the structural engineer. The intent is to use pressure-treated wood ledger on the inside and bolt through to a steel angle with a steel bracket below with wood used as the support for each bracket location because it is lighter and it helps to support the metal face of the cornice. It is also less expensive to use wood, improves the ease of installation, and it supports metal better. The alternative is also a traditional method as many steel cornices on storefronts across the America used wood brackets.

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Mr. Cary displayed a 3-D picture the gutter and cornice details.

The upper copper roof will be maintained with the copper brackets repaired. Over the last month, the team has reviewed historic photos to decipher the color of the lower roof. The construction documents and the specifications appear to reflect a change in specifications as construction occurred as the documents reflect galvanized steel for the upper roof and upper cornice with the lower roof to be copper. However, actual construction was a lower roof of galvanized steel that was painted with copper on the upper roof. The issue was determining the color of the paint on the lower cornice. Photographic evidence of the color is missing. Mr. Cary shared that earlier while visiting the site he discovered several pieces of sheet metal on the ground. As he pulled apart the seams, he observed some remaining red pigment. The cornices may have been painted red. However, he recommends painting the new cornices green to match the upper cornices. The two choices at this point are matching the patina copper or using terra cotta red.

Chair Shipley asked about other historic buildings constructed during the same period that could possibly be examined. Mr. Cary replied that it appears from the available records, the decision was not carefully considered as the metal cornices were designed and used at that time as a cheaper alternative rather than constructing them from stone. An argument could be made that the red paint was selected to match the brick color. The team has conducted much research on those types of cornices. In many places, cornices were painted while on other buildings, the cornices were painted to resemble stone.

Mr. Howard added that it has become a building-specific issue as many of the earlier paints were a sacrificial layer in many ways as the paint wore off and weathered off. It is likely that splitting the seams of the metal found on the ground and comparing the photos is the closest way to identify the color of paint.

Ms. Johnson added that based on a review of the original specifications written in 1093, the original lower cornices were supposed to be made from brick. Later during the construction, the specifications were modified for cornices constructed from galvanized metal.

Mr. Cary noted that during the last month, the team has spent time on the details of the schematic design. The next step is preparing the construction documents for the contractor, which will include determining color selections.

Mr. Cary reported the team has spent some time determining methods to create the correct color blend of bricks for the project given the available

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sources to obtain bricks in the area. Bricks on the structure are not of a consistent color. The original bricks were produced in Centralia. He explained how the bricks were produced and fired in a kiln. The brick location relative to the fire created different brick colors. New bricks will be produced of the correct size and correct type (solid) by Mutual Materials. The company is capable of producing bricks that are fired differently to produce a variety of brick colors. Mr. Cary distributed samples of some of the bricks. Because of the special size of the bricks, Mutual Materials will produce the bricks using special equipment. Mutual Materials produces brick at its two plants in Gresham, Oregon and Mica, Washington (near Spokane). Using a brick mockup of 100 bricks of different brick colors of Autumn Blend and Columbia Red (produced by the Gresham plant), it was possible to achieve an 87% match from the bricks produced at the Gresham plant. A second mockup mixed Gresham plant bricks and Mica bricks resulting in a 43% match using Autumn Blend, Inca, Imperial Red, and Amber Rose. The third mockup used bricks from the Mica plant of Inca, Imperial Red, and Amber Rose achieving an 89% match but missing the clinker brick. A new batch of bricks was delivered to the office from the Mica plant using Ebony, Inca, Imperial Red, and Amber Rose achieving a 98% match of the 100-brick sample. Several mockups will be completed using 100 bricks in other parts of the building to determine the percentage of the four brick colors required to achieve a match as closely as possible.

Chair Shipley asked whether the exercise would be practiced on different parts of the building. Mr. Cary affirmed that the mock-up determines the appropriate selection of colors. Chair Shipley asked whether the brick is similar for the entire exterior of the building. Mr. Cary responded that the brick is similar but not a 100% match with some areas containing more red bricks, such as the front of the building with very few clinker bricks. More clinker bricks were used on the rear exterior of the building leading to the assumption that workers were selectively pulling bricks as the bricks were installed.

Mr. Cary reported the next step is advancing the drawings to provide contractors with quantities to assist in preparing bids. The new roof construction in plan form will be provided along with details on the construction method, new cornice details, and construction details. Three sets of building elevations depict the brick reconstruction without cornices, brick reconstructed with cornices and roofing, and other drawings with colors.

Mr. Howard said the City's ordinance defaults to the Secretary of the Interior's Standard for Rehabilitation. That approach works well for the building. As the team was aware of the requirement to seek a Certificate of Appropriateness, the standards for rehabilitation were used as a checklist. Mr. Howard reviewed the standards:

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1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, space, and spatial relationships. *This works well with rehabilitation as the long-term goal was to open the building recognizing that brewing was process-oriented and that the experience was about being inside the building to view the spaces and understand those processes.*
2. The historic character of the property will be retained and preserved. *Although this is the first phase of a multi-staged project to rehabilitate the building to a stable condition, the brick work will focus on in-kind replacement of the failed brick with special emphasis on targeting those locations where brick has failed to a point where it could no longer be reused or replaced. The new design of the roof/wall connections are not a visible detail and retention of the original design jeopardizes the integrity of the rest of the building. The original design is documented as part of the as-builts so there is a clear record of the original construction and the reason for the change.*
3. Each property will be recognized as a physical record to its time, place, and use. *The missing cornice will be replicated in sheet metal based on the original design, which was developed from measurements pulled from the salvaged cornice section found on site.*
4. Changes to a property that have acquired historic significance in their own right will be retained and preserve. *Exterior paint added as part of subsequent changes will be removed and does not rise to the level of having significance in its own right.*
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. *This relates to the mortar and the brick, which will be retained.*
6. Deteriorated historic features will be repaired rather than replaced. *This relates mainly to the brick work and that the brick cannot be repaired/reused and the new brick matching the old.*
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. *Exterior cleaning will use the gentlest methods possible to both protect the building and avoid impacts to the adjacent Deschutes River.*
8. Archeological resources will be protected and preserved in place. *No excavation will occur as part of this phase.*
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. *The new brick work as part of the rebuilding failed area will not compete visually with the original brick.*
10. New additions and adjacent or related new construction will be

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undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. *No new additions will be constructed as part of this phase.*

Commissioner Nicandri asked about the other standards established by the Secretary of the Interior. Mr. Howard replied that the other standards are *Preservation, Reconstruction, and Restoration*. Commissioner Nicandri inquired as to the differences if the other three standards had been utilized. Mr. Howard said the main difference is the way the standards relate to new programming for a building. As the building currently exists, *Reconstruction Standards* would not apply. *Restoration Standards* apply if a specific period of significance is targeted, such as the date of original construction and the intent is to restore the building exactly for that period in time. That standard is the least conducive to changes in interior programming. *Preservation Standards* apply to buildings where the goal is not to change the building but repair, stabilize, and retain any later alterations or additions, while maintaining the interior and other elements in its current condition. Similar to *Restoration*, *Preservation Standards* are less conducive for programming-driven modifications for public access.

The *Rehabilitation Standards* provide the framework for any changes in use and how it might impact the building.

Mr. Howard shared information on the standards applied to the Legislative Building and Union Station in Tacoma.

Director Eaton requested the Commission's consideration to approve the Certificate of Appropriateness.

MOTION:

Commissioner Slakey moved, seconded by Commissioner Jefferson, to approve the Certificate of Appropriateness for the Historic Brewery Tower Renovation Project – Phase 1. Motion carried unanimously.

Manager Cook explained the phasing approach for the project. The City has committed to providing interpretative space within the structure as part of the grant requirements. Staff is working on whether the information will expand beyond the history of brewing and include indigenous people who lived along the Deschutes River.

**TUMWATER
SESQUICENTENNIAL
PLANNING UPDATE:**

Councilmember Swarthout reported the planning committee continues to explore activities for next year's sesquicentennial celebration. Members recently met with Manager Cook on story mapping the City plans to offer on its website. The committee plans to work with staff to tag into story mapping to promote sesquicentennial events and activities.

In other meetings with Director Denney and Manager Cook, some options

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were discussed about creating an activity at the Union Calvary/Pioneer Cemetery in October.

Councilmember Swarthout acknowledged the assistance of Commissioner Sinclair and her team at TVW. The sesquicentennial celebrates the history and the government of Tumwater. TVW works with high school and middle school students on civics. TVW presented a proposal to the committee for celebrating Tumwater's 150th year of its incorporation. In recognition of the event, TVW will partner with the City of Tumwater and the Tumwater School District to encourage middle and high school students to create short videos that engage Tumwater's history and/or the function of local government in Tumwater. TVW proposes to work with middle and high school students to create 5-7 minute videos that will explore an aspect of Tumwater's history or purpose or function of Tumwater's local government.

The committee is in the process of obtaining photographs and planning an event. Paperwork was submitted to the U.S. Congress to rename the Tumwater Post Office.

Commissioner Slakey suggested working with the local artist community to create some historical murals.

Commissioner Nicandri inquired as to whether next year's 4th of July celebration could center on a theme for the sesquicentennial. Director Denney affirmed the theme of the parade would focus on the sesquicentennial.

Councilmember Swarthout added that the committee has completed notes for each meeting, which could be provided to the Commission. The committee is currently meeting once a month and is finalizing its meeting schedule.

Chair Shipley asked about the timing of the events. Councilmember Swarthout said the committee plans to tie into existing events and add new events. The new events at this time include the renaming of the Post Office and a cemetery event. Other events include tours of the Brewmaster's House, as well as featuring information about the sesquicentennial during the History Talks in 2019.

The sesquicentennial will be celebrated on November 25, 2019.

OTHER BUSINESS:

Chair Shipley recommended forwarding a letter from the Commission to the owner of the grange off Yelm Highway for his efforts to preserve the building and converting the structure to a modern use. The owner reused floor materials and restored the internal wood structure. He suggested displaying some photographs and information about the history of the

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grange. He recommended the Commission approve sending a letter of commendation to the owner of the grange for his historic preservation of the structure.

MOTION:

Chair Shipley moved, seconded by Commissioner Nicandri, to approve sending a letter of commendation to the owner of the grange for his historic preservation of the structure. Motion carried unanimously.

Chair Shipley also encouraged the City Council to send a letter of commendation.

Director Denney reminded Commissioners of the ballot measure on November 6, 2018 to create a Tumwater Metropolitan Park District. A fact sheet is available on the proposal.

ADJOURNMENT:

Commissioner Nicandri moved, seconded by Commissioner Slakey, to adjourn the meeting at 7:34 p.m. Motion carried unanimously.