

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

PRESENT: Chair David Shipley and Commissioners Don Trosper, Angela Jefferson, Alex Rossiter, and Marnie Slakey.

Excused: Commissioners David Nicandri and Renee Radcliff Sinclair.

Staff: Parks and Recreation Director Chuck Denney and Recording Secretary Valerie Gow.

Others: John Freedman, Olympia Tumwater Foundation.

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

APPROVAL OF MINUTES – OCTOBER 18, 2018:

MOTION: **Commissioner Rossiter moved, seconded by Commissioner Slakey, to approve the minutes of October 18, 2018 as presented. Motion carried unanimously.**

NEXT MEETING DATE: The next regular meeting is scheduled on January 17, 2019.

Chair Shipley and Commissioner Slakey advised that they would be unable to attend the March 21, 2019 meeting.

Commissioner Angela Jefferson arrived at the meeting.

Director Denney invited the Commission to attend the annual Christmas party at the River's Edge Restaurant on Wednesday, December 19, 2018 at 7:30 p.m.

PUBLIC COMMENT: There were no public comments.

SPECIAL ITEMS: There were no special items.

ITEMS FOR CONSIDERATION:

CERTIFICATE OF APPROPRIATENESS: TUMWATER FALLS PARK STORAGE: Commissioner Trosper recused himself from the discussion and any decision because of the conflict of interest as an employee of the Olympia Tumwater Foundation.

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Director Denney said the request is for the replacement of a maintenance shed. As the structure will be new, is valued over \$2,500, and is located within the Tumwater Historic District, the Foundation is required to obtain a Certificate of Appropriateness from the Commission. The City works closely with the Foundation on a variety of activities.

John Freedman, Executive Director, Olympia Tumwater Foundation, explained that the Foundation previously had an existing shed located adjacent to Deschutes Way that was removed for the right-of-way for the new Deschutes Valley Trail. At that time, replacement of the maintenance shed was considered as a simple task; however, he has since learned the replacement of the shed triggers a requirement to obtain a Certificate of Appropriateness. Initially, a maintenance shed over 200 square feet in size to accommodate the park's maintenance equipment was considered. However, it would require a building permit increasing the cost of the shed to \$7,047.00 and triggering a shoreline permit requiring another six months at a cost of over \$10,000 in fees and other incidental costs. To remain within the Foundation's budget, the proposal was scaled to replace the shed with a 192 square-foot maintenance shed to eliminate the requirement for a building permit, as well as not triggering a requirement for a shoreline permit. The shed is a simple A-frame building of approximately 16 feet in length. The site of the new shed will be in a location across from the Foundation's current garage for security purposes because of recent vandalism events at Tumwater Falls Park. The shed would have camera surveillance.

Mr. Freedman said the process was somewhat disconcerting as he was not aware that the replacement of a maintenance shed would trigger so many requirements. However, City staff members have assisted him in maneuvering through the process. He believes the Foundation has satisfied all the criteria. He asked the Commission to consider approval of the Certificate of Appropriateness.

Mr. Freedman responded to questions about the shed. The shed will have a wooden floor placed over a gravel base. The shed has two 8' doors for equipment access and asphalt roof shingles. An option was explored of using wood shingles; however, wood shingles increased the cost of the shed necessitating the requirement for a shoreline permit. The asphalt shingles are the same type of shingles currently located on another building constructed in 1962. The shed has six, 8" x 21" windows. The smaller size windows provide light but prevent access by individuals. Much of the shed is constructed with cedar, which cannot be painted. Other framing elements can be painted to match the existing building that is painted brown.

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Commissioner Slakey asked whether the reconfiguration and expansion of the fisheries facility would interfere with the placement of the shed or be incompatible with existing structures. Mr. Freedman said the Department of Fish and Wildlife's (WDFW) facility would be compatible with existing structures. The Commission also issued a Certificate of Appropriateness for the WDFW's project.

Chair Shipley asked whether the location of the shed was selected because of the proximity to the Foundation and the garage. Mr. Freedman affirmed that the site was selected because of the proximity to existing buildings and because of security. Chair Shipley asked whether the plan is to add lights to the shed. Mr. Freedman advised that at some time in future the Foundation would want to consider adding lights, but not at this time.

Commissioner Rossiter inquired about any landscaping planned around the perimeter of the shed. Mr. Freedman replied that landscaping is not planned at this time; however, he previously purchased a side panel from a 1960 Olympia Beer truck depicting a picture of the falls and the bridge. He would like to install the panels on the side of the shed.

Chair Shipley inquired as to the extent of ongoing vandalism and security issues. Mr. Freedman said the park experiences incidents of vandalism every day.

Mr. Freedman invited the Commission's input on the paint scheme for the shed. Chair Shipley recommended matching the paint color with the color on the existing building.

MOTION:

Commissioner Slakey moved, seconded by Commissioner Rossiter, to approve the Certificate of Appropriateness for the Tumwater Falls Park storage shed located across the driveway from the Olympia Tumwater Foundation building.

Mr. Freedman advised that the Foundation's Board of Directors voted to change the name of Tumwater Falls Park to Brewery Park at Tumwater Falls. City administration was advised of the name change. The name change supports the City's initiative for branding the brewery heritage of the City. The name change will be announced during a capital fundraising campaign by the Foundation. The City of Tumwater is also constructing the Deschutes Valley Trail segment through the park next year in conjunction with the fisheries facility by WDFW.

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Director Denney questioned whether the motion includes any conditions, such as inclusion of any interpretative signage or landscaping requirements.

Chair Shipley said the photograph depicting the painting scheme would be preferred.

Commissioner Rossiter commented on the possibility of planting an historic tree near the shed.

WITHDRAWAL OF MOTION:

The makers of the motion withdrew their motion.

MOTION:

Commissioner Slakey moved, seconded by Commissioner Jefferson, to approve the Certificate of Appropriateness for the Tumwater Falls Park storage shed located across the driveway from the Olympia Tumwater Foundation building with the following conditions: discretion to allow the Foundation to add appropriate historical signage and appropriate shrubbery in the future that is consistent with the farmhouse image as depicted within materials provided to the Commission. Motion carried unanimously.

Chair Shipley shared that when he moved to the community in the 1960s, the Tumwater Falls Park was a phenomenal park and a gem for the community. Renaming the park is very appropriate.

OTHER BUSINESS:

Chair Shipley reported on a request from a homeowner to display a marker at a 1920 house listed on the Tumwater Historic Register. The house was built from a Tumwater Mill precut house kit. Examples of other Tumwater Mill homes can be viewed on Rogers Street off Harrison Avenue in Olympia. The marker request will be a future consideration for the Commission.

Director Denney said the homeowner approached him about the possibility of purchasing a marker. The City previously had a marker program for historic structures. Not many homes listed on the register have a brass plaque. He was able to locate a company that produces the plaques. Staff is ready to move forward except for determining the text for the plaque. The homeowner has agreed to split the cost of the plaque with the City. Staff is also exploring the option of adding plaques to the City's two historic homes.

Chair Slakey asked about the probability of whether the former grange building (new Starbucks location) would qualify for a plaque. Chair Shipley advised that the Commission would need to receive a request from the owner to place a marker. The Commission would

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determine whether the recent improvements to the building would affect the historical character of the grange building. He added that the City of Olympia's Heritage Commission pays for all historical markers for register properties. Thurston County requires payment from the homeowner for markers. Sharing the cost with the homeowner is appropriate for the City as it encourages owners to add markers while reducing costs to the City.

Chair Shipley noted that several issues related to markers should be clarified, such as the location for placement of the plaque, as well as whether register homes should be open to the public occasionally. The historic Bigelow House in Olympia typically opens the house during the Christmas season.

ADJOURNMENT: Commissioner Trospen moved, seconded by Commissioner Jefferson, to adjourn the meeting at 7:01 p.m. Motion carried unanimously.

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