



HISTORIC PRESERVATION COMMISSION MEETING AGENDA

Online via Zoom and In Person at
Tumwater Fire Department
Headquarters, Training Room, 311 Israel
Rd. SW, Tumwater, WA 98501

Thursday, February 16, 2023
6:30 PM

1. Call to Order
2. Roll Call
3. Changes to Agenda
4. Approval of Minutes
 - [a.](#) 10/20/2022 Meeting
5. Public Comment
- [6.](#) Brewmaster's House Arson
- [7.](#) Certificate of Appropriateness – Brewery Park at Tumwater Falls
- [8.](#) Old Brewhouse Tower Phase 2 Seismic Improvements
9. Next Meeting Date - 03/16/2023
10. Adjourn

Meeting Information

The public are welcome to attend in person, by telephone or online via Zoom.

Watch Online

<https://us02web.zoom.us/j/83146050271?pwd=NEsydVVhT1BTZ3gwbFhWWnQ3bTlsZz09>

Listen by Telephone

Call (253) 215-8782, listen for the prompts and enter the Webinar ID 831 4605 0271 and Passcode 364201.

Public Comment

The public may submit comments by sending an email to sklein@ci.tumwater.wa.us, no later than 4:00 p.m. the day of the meeting. Comments are submitted directly to the Commission members and will not be read individually into the record of the meeting.

Post Meeting

Audio of the meeting will be recorded and later available by request, please email CityClerk@ci.tumwater.wa.us

Accommodations

The City of Tumwater takes pride in ensuring that people with disabilities are able to take part in, and benefit from, the range of public programs, services, and activities offered by the City. To request an accommodation or alternate format of communication, please contact the City Clerk by calling (360) 252-5488 or email CityClerk@ci.tumwater.wa.us. For vision or hearing impaired services, please contact the Washington State Relay Services at 7-1-1 or 1-(800)-833-6384. To contact the City's ADA Coordinator directly, call (360) 754-4128 or email ADACoordinator@ci.tumwater.wa.us.

**TUMWATER HISTORIC PRESERVATION COMMISSION
MINUTES OF HYBRID MEETING
October 20, 2022 Page 1**

CONVENE: 6:31 p.m.

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

Absent: Commissioner Jeremy Barclay.

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

CHANGES TO AGENDA: A report on the Tumwater Fall Festival, the Oregon Trail resolution, the Olympia Tumwater Foundation new facility, the new City logo, and the Pioneer Union Cemetery was added to the agenda.

APPROVAL OF MINUTES OF APRIL 21, 2022 MINUTES:

APPROVAL OF JUNE 16, 2022 MINUTES:

MOTION: Councilmember Nicandri moved, seconded by Commissioner Slakey, to approve the minutes of April 21, 2022 and June 16, 2022 as presented. A voice vote approved the motion unanimously.

PUBLIC COMMENT: There were no public comments.

PARTNERSHIP UPDATE – OLYMPIA TUMWATER FOUNDATION Assistant Director Megan Ockerman, Olympia Tumwater Foundation, briefed the Commission on the five-year planning effort for the Brewmaster's House.

Next year, the focus is on *It's the Water – And a Lot More* exhibition. In 2024, efforts will focus on deaccession of items in the collection followed by temporary displays during 2025, semiquincentennial (250 years) exhibits in 2026, and temporary displays in 2027.

Current efforts include cleaning the interior of the house and assessing and removing damaged or unneeded archival materials, purchasing display cases, and preparing the house for exhibits in 2023.

Preparations for 2023 exhibits opening in June through July include a focus on the last 20 years since the brewery closed. Dependent upon the level of available volunteers, the house would be open on Fridays, Saturdays, and Sundays over an eight-week period.

Through some informal conversations, Ms. Ockerman advised that she

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has begun collaborating with different groups that could sponsor exhibits in the Brewmaster's House during 2026. Different themes from each organization would be featured. Other efforts include updating the mission statement for consideration by the Commission next year. The mission statement and the collections policy were last updated in 2008. The Brewmaster's House was previously known as the Henderson House. Additionally in conjunction with the update of the mission statement, a deaccession plan will be prepared to address duplicate archival materials or textiles from the 1950s that are not reflective of the history of Tumwater. Both updates will be presented to the Commission for its consideration, as well as finalization of a draft emergency preparedness/disaster recovery plan.

Ms. Ockerman presented the Commission with a budget proposal for the Brewmaster's House for the exhibition:

- 2 40" TVs & wall mounts - \$1,000
- iPad for oral histories + audio editing - \$1,500
- Archival materials - \$1,000
- Update outdoor interpretive sign - \$6,000
- Printing brochures - \$500

Director Denney noted that the Commission's budget includes \$10,000 of its annual allocation that would not be allocated to the old brewhouse. The City Council is scheduled to approve the Commission's annual budget allocation on December 6, 2022. The intent is not allocating the entire budget to the old brewhouse and to allocate some funds for other types of expenditures.

Commissioner Sinclair asked whether the *It's the Water* exhibition would be focused entirely on advertising. Ms. Ockerman explained that each room in the house would feature a different exhibit with the front room featuring a permanent display of the overall history of the brewery. The kitchen will feature an exhibit on how beer is produced. An upstairs room will focus on employees of the brewery and their reflective experiences. Another room will feature brewery advertising. A small room used currently as an office will serve as a place for visitors to document their memories of the brewery.

Commissioner Rossiter asked whether any of the exhibits feature interaction or hands-on opportunities. Ms. Ockerman advised that the exhibit of employees will feature an iPad and oral histories. The advertising exhibit would not be an interactive display other than a TV would be featured of rotating commercials. Another option includes a TV in the kitchen exhibit to play a 12-minute video produced by the brewery on how beer is produced. The one small office exhibit would

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include an interpretative feature enabling visitors to share memories.

Commissioner Rossiter inquired about the possibility of offering visitors a keepsake or some kind of token. Ms. Ockerman said she could include some options with the proposed budget for consideration by the Commission in January.

Discussion ensued on the different kinds of archival items currently existing.

Commissioner Nicandri asked how the Foundation allocates funding from donors. Ms. Ockerman explained that if a donor specifies the donation for a particular project, the Foundation honors the donor's funding request.

Chair Shipley asked whether the Brewmaster's House would have consistent open hours or only during special exhibits. Ms. Ockerman advised that at this time, the house would only be open during exhibits. During 2024 deaccession activities, no exhibits have been planned at this time, which could change, such as including workshops or other types of activities that would be appropriate to host within the house. However, deaccession activities would likely require most of the house to complete.

Discussion ensued on efforts to decorate the Brewmaster's House for Halloween.

CROSBY HOUSE
PROJECTS UPDATE:

Director Denney reported staff identified a number of projects for the Crosby House as part of a budget request for 2023-2024. Of the three major projects over the next two years, staff bundled the projects as one budget proposal and received approval utilizing some reserve funds to allocate \$200,000 to complete the projects.

Manager Osborn reviewed details of the projects. He conveyed appreciation for the Commission's support in the department's request for funding some projects.

Staff is seeking bids from three companies to complete the work with a goal to commence work on the Crosby House in January. Because the house has been closed for nearly three years, facilities and maintenance staff did not focus on any interior repairs. The most important project is isolating the problems associated with the foundation of the house to prevent future cracking of walls. Approval was received to replace the gutters on the Crosby House. The City has installed security features to include cameras. The 160-year old house is a City landmark. Funds were also allocated for repairs to the Brewmaster's House, such as replacement of doors on the first floor, which have been vandalized as

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people attempt to enter the house illegally.

Manager Osborn reported projects planned at the Crosby House in 2023 include the selection of a foundation contractor to repair the foundation followed by replacement of the roof, gutters, siding, and painting. Landscaping will be installed away from the structure.

Commissioner Nicandri asked about the source of revenue for maintaining the structure. Director Denney replied that some funding is included in the City's Capital Facilities Plan. The City also has a reserve fund to address emergency repairs and other kinds of emergencies.

Manager Osborn reported on a volunteer group's efforts to complete landscaping of the hillside on the north side of the Crosby House facing the Historical Park picnic shelter. The three-phased plan included a selection of plantings attracting pollinators and butterflies to include adding several trails and benches. A girl scout troop is working on plantings to establish pollinator gardens around the house and the hillside.

Chair Shipley recommended formally thanking and recognizing different volunteers and organizations for their efforts. Staff advised of current efforts by the City to recognize volunteers. Director Denney shared information on the elimination of the Volunteer Coordinator position during the pandemic and assumption of those duties by Manager Anderson and staff. The City Council approved adding a new volunteer position within the 2023-2024 budget to expand volunteer programming. Manager Anderson acknowledged other staff members for their efforts to support the City's volunteer program.

**ARTS AND
PROGRAMS:**

Manager Anderson reported on the recent addition of a half-time Arts Specialist and a full-time Recreation Coordinator. Following acceptance of the Arts Strategy by the City Council, the Commission will receive a presentation by the Arts Specialist.

The Tumwater Falls Fest was organized from meetings between staff and Foundation representatives on the desire to host more events at Brewery Park at Tumwater Falls. The concept surrounded a community event focusing on salmon, history, and art. The first Falls Fest was held on Saturday, October 1, 2022 from 10 a.m. to 3 p.m. at Brewery Park. The event featured 13 art vendors, the Olympia Symphony, jazz and folk bands, art activities comprised of face painting, balloon making, relief print designs, fiber arts offered by the Tumwater Historical Association (bracelet making, loom craft weaving, printed quilt squares), and three food vendors. The City offered food compost and recycling through a partnership with the

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City's Water Resources and Sustainability Department. The Stream Team hosted a scavenger hunt along the river with 500 youths participating.

Commissioner Slakey asked about the number of visitors to the event. Manager Anderson said the best estimate is 1,500 to 2,000 people attended the fest.

Several Commissioners commented on the popularity of viewing returning salmon and the walkability of the trail system throughout the park and adjacent to the falls.

Manager Anderson shared some of the positive feedback received by vendors and community members after the event. Staff is considering scheduling the event in early September next year as the event conflicts with other community events.

The department is expanding adult recreation programming. The Tumwater Cornhole League is expanding into the summer season. Other adult programs include Kickin' It, a kickball league, and an Outdoor Sand Volleyball League at Pioneer Park in June. Additionally, in partnership with Collette Vacations, several trips both local and abroad will be offered to include Painted Canyons of the West and Spotlight on Tuscany. More information can be obtained about the trips during a meeting at the Old Town Center.

The Olympia Tumwater Foundation and the City of Tumwater have revamped the history talks program and are offering History Pubs at Heritage, a new series of history talks at the new Heritage Distilling Company. The talks are offered once a month. Registration for the talks is offered by the Olympia Tumwater Foundation and the City of Tumwater. The City plans to offer more history programs, tours, and events at the Brewmaster's House in cooperation with Olympia Tumwater Foundation. The goal is to offer one new event each quarter.

Manager Anderson reported he and Arts Specialist Brittany Bowman are working on the arts strategy. Once adopted by the City Council, the strategy will guide programs and events offered by the City. Specialist Bowman is also adding art components to existing programs and events by featuring an art tent at each City event. During a Screen on the Green event, youths were able to construct and decorate lamps using glass jars with flameless candles. Screen on the Green movies were featured at several City parks during the summer as well as at the golf course. Another art program to be offered is the Middle School Intramural Youth Sports & Fitness program at Tumwater Middle School.

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OTHER UPDATES:

Manager Anderson reported on a meeting with representatives from Mills & Mills Funeral Home & Memorial Park to discuss interest by representatives of offering offer tours of the Pioneer Cemetery. Representatives hosting the tours will dress in period clothing and offer tours. City staff authorized the representatives to begin offering tours.

Chair Shipley reported he had planned to attend a tour at 4:30 p.m. on October 1, 2022. Ms. Ockerman noted that also met with officials from Mills & Mills about the tour. The individual responsible for organizing the tour was not able to offer the tour and rescheduled the tour on October 29, 2022 at 4:30 p.m.

Chair Shipley said he arrived at the cemetery on October 1, 2022 with many other individuals arriving seeking information on the tour and the tour guide. At least 10 people arrived to participate in the tour. One of the individuals was employed by *Jolt*, who contacted Mills & Mills and was connected to an answering service.

Manager Anderson added that another tour of the other cemetery has been scheduled as well. Ms. Ockerman said the tour is scheduled on October 27, 2022 and is being promoted by the City.

Commissioner Nicandri inquired about the status of the Oregon Trail resolution. Director Denney advised that he forwarded the resolution for inclusion within the Council meeting agenda not realizing the resolution required a review by the City Attorney. Commissioner Nicandri recommended the Council consider and act on the resolution in either January or February 2023 when the Legislature is in session.

Commissioner Nicandri inquired about the status of the new facility design by the Olympia Tumwater Foundation at Brewery Park, as the Commission has not approved the design of the building although the Executive Director during his presentation inferred that the building design was approved. Director Denney shared that on several occasions he has expressed concerns to Foundation Executive Director Freedman about the lack of the Commission's approval to include reviewing some excerpts of the Commission's meeting minutes depicting the Commission's support of the design in concept while acknowledging the design of the facility does not meet current program standards. In this particular situation, the Commission has the authority to approve the design, which cannot be overruled by the Council. The Foundation should present a final design concept to the Commission for consideration early next year.

Commissioner Nicandri commented on the 100th anniversary in 2025 of the numeric federal highway naming system in the United States creating Old Highway 99. Many federal highways originated in the

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early 1900s and were named, such as the Pacific Coast Highway. In 1925, the federal system was adopted using the numeric naming system. He suggested an interesting display could be featured in 2025 to coincide with an historic Old Highway 99 marker to be installed at the south end of Capitol Boulevard during a major construction project.

Director Denney advised that he, City Administrator Doan, and Communications Manager Cook discussed the suggestion and recommended development of a plan depicting the benefits of the proposal.

Chair Shipley inquired on the status of developing a new City logo. Director Denney said the City is considering a draft of a new logo. The Communications Department recently briefed the General Government Committee on design options for a new logo. The existing logo is difficult to reproduce in printed materials and is not representative of Tumwater today. Some design principles include simplifying the logo and possibly pursuing the development of a line drawing. The General Government Committee suggested including depictions of the river, trees, and some type of reference to brewing (iconic brewery tower).

Commissioner Rossiter suggested consideration of a new tagline of “Gateway to the Olympics” as depicted on a freeway sign as a way to generate some design ideas. Director Denney advised that the Communications Department is spearheading design ideas. He encouraged Commissioners to contact Manager Cook with any input.

NEXT MEETING:

The next meeting is scheduled on Thursday, November 17, 2022.

ADJOURNMENT:

Commissioner Nicandri moved, seconded by Commissioner Slakey, to adjourn the meeting at 7:46 p.m. A voice vote approved the motion unanimously.

Prepared by Valerie L. Gow, Recording Secretary/President
 Puget Sound Meeting Services, psmsoly@earthlink.net

TO: Historic Preservation Commission
FROM: Chuck Denney, Parks and Recreation Director
DATE: February 16, 2023
SUBJECT: Brewmaster's House Arson

1) Recommended Action:

Information Item - Staff will provide the commission with information about the status of the house and contents and the timeline for repairs.

2) Background:

On January 21, 2023, the Brewmaster's House/Museum was the target of arson and sustained damage to the exterior, interior and some contents within the house. The Brewmaster's House, listed on the Tumwater Register of Historic Places and the National Register as part of the Tumwater Historic District, acts as a museum and archive for many irreplaceable historic Tumwater photographs, paperwork, and memorabilia.

The Declaration of Emergency signed by the Mayor on January 31, 2023, and ratified by the City Council on Tuesday, February 7, 2023. This declaration allows staff to immediately contract for the necessary repair and restoration services. Securing the property and repairing the house immediately is necessary to curtail further damage. Ratifying the Emergency Declaration and Waiver of Competitive Bidding Requirements allows staff to act quickly to enable a greater chance of renovation success.

2023 events that have been planned at the historic house have been cancelled.

3) Alternatives:

☐ N/A

4) Attachments:

None

TO: Historic Preservation Commission
FROM: Chuck Denney, Parks and Recreation Director
DATE: February 16, 2023
SUBJECT: Certificate of Appropriateness – Brewery Park at Tumwater Falls

1) Recommended Action:

Staff recommends approval of the Certificate of Appropriateness to install a gazebo at the Brewery Park at Tumwater Falls.

2) Background:

The Olympia Tumwater Foundation is applying for a Certificate of Appropriateness to install a gazebo at the Brewery Park at Tumwater Falls. The gazebo will contain and protect interpretive signage and a donation kiosk for the foundation. The gazebo will be a wooden structure with a cedar shake roof.

The interpretive signage will improve public education on the history of the park, historic district, and the brewery. The donation kiosk will provide a safe and manageable way for the foundation to accept and track monetary contributions and prevent theft. John Freedman, Executive Director, will be attending the meeting to discuss the project.

3) Alternatives:

- ☐ Approve the Certificate of Appropriateness
 - ☐ Approve the Certificate of Appropriateness with changes
 - ☐ Do not approve
-

4) Attachments:

A. Certificate of Appropriateness - Brewery Park at Tumwater Falls



CITY OF TUMWATER
555 ISRAEL RD. SW, TUMWATER, WA 98501
 (360) 754-4180 (360) 754-4126 (FAX)
 Email: cdd@ci.tumwater.wa.us
CERTIFICATE OF
APPROPRIATENESS
Application

TUM -

DATE STAMP

RCVD BY

Application fee: \$110.00

APPLICANT (please print neatly)NAME OF APPLICANT: Olympia Tumwater FoundationAPPLICANT'S MAILING ADDRESS (COMPLETE): PO Box 4098, Tumwater WA 98501APPLICANT'S TELEPHONE(S): 360.943.2550APPLICANT'S E-MAIL: otf@olytumfoundation.org**PROPERTY OWNER**NAME OF PROPERTY OWNER: Olympia Tumwater FoundationOWNER'S MAILING ADDRESS (COMPLETE): PO Box 4098, Tumwater WA 98501OWNER'S TELEPHONE(S): 360.943.2550OWNER'S E-MAIL: otf@olytumfoundation.org**CONTACT PERSON**NAME OF CONTACT: John FreedmanCONTACT'S MAILING ADDRESS (COMPLETE): PO Box 4098, Tumwater WA 98501CONTACT'S TELEPHONE(S): 360.481.0608CONTACT'S E-MAIL: jfreedman@olytumfoundation.org**PROPERTY INFORMATION**PROPERTY ADDRESS (COMPLETE): 110 Deschutes Way SW, Tumwater WA 98501LOCATION OF PROPERTY (COMMONLY KNOWN AS...): Brewery Park at Tumwater Falls, Tumwater Falls ParkASSESSOR'S PARCEL NUMBER(S): 09470001000SECTION / TOWNSHIP / RANGE: 26 18 2W

CURRENT ZONE CLASSIFICATION: _____

COMPREHENSIVE PLAN DESIGNATION: _____

GENERAL DESCRIPTION OF PROPOSAL (ATTACH ADDITIONAL SHEETS AND DOCUMENTATION, AS NEEDED): _____

install 10' x 10' prefab gazebo to house interpretive panels and donation kioskCURRENT LAND USE AND IMPROVEMENTS: Park landPAST LAND USE OR HISTORY: shingle mill

FULL LEGAL DESCRIPTION OF SUBJECT PROPERTY (ATTACH ADDITIONAL SHEET IF NECESSARY): _____

see attached

Recognizing that Tumwater was the first American settlement on Puget Sound, and one of the industrial and commercial centers of Washington territory, the HC (Historic Commercial) zone is created to help re-establish and preserve the built environment of the Tumwater historic district as it once existed, thereby promoting the general welfare of the citizens of Tumwater and the economy of Tumwater by developing and maintaining the city's commerce and vacation-travel industry.

THIS APPLICATION MUST BE ACCOMPANIED BY THE FOLLOWING INFORMATION:

1. A complete list of all property owners and addresses as listed on records of the Thurston County Assessor within a 300-foot radius of the external boundaries of the subject property.
2. A vicinity sketch showing the location of the site and its relationship to surrounding areas, including existing streets, driveways, major physiographic features such as railroads, lakes, streams, shorelines, schools, parks, and other prominent features.

The Council, in passing upon the appropriateness of any said proposal, shall consider among other things, the extent to which the proposed building helps recreate the ambience and landscape of the historic district as it existed from 1845 to 1906, based on the following criteria:

3. A map or maps of the site at a scale not smaller than 1"=100' showing at least, but not limited to, the following items:
 - A. Site boundaries
 - B. Streets abutting the site
 - C. Proposed buildings, including dimensions, identification of types, and the number of dwelling units in each residential type
 - D. Location and dimension of all common open space
 - E. Location, dimension, and design of off-street parking facilities showing their size and locations of internal circulation and parking spaces, and points of ingress to and egress from the site
 - F. Existing buildings and indication of future use or disposition
 - G. Existing and proposed structures, indicating setback lines, including fences, culverts, bridges, roads and streets
 - H. All proposed and existing landscaping, clearly indicating type of vegetation, location of plantings, rate of growth and height maturity
 - I. All existing and proposed easements
 - J. Existing and proposed storm water drainage systems
 - K. Proposed land use and densities
 - L. The location of all loading spaces including, but not limited to, loading platforms and loading docks where trucks will load or unload
4. A written statement for development setting out detailed information concerning the following subjects as they may be involved in the development, including, but not limited to, the following items:
 - A. Proposed ownership method
 - B. Proposed operations and maintenance of the development and landscaping, and
 - C. General timetable for development
5. A floor plan
6. Building elevations
7. Provide copies of historical photographs showing ambience and landscape of the Tumwater historic district as it relates to this specific application request

WE UNDERSTAND AND AGREE WITH THE ABOVE-EXPLAINED NEED FOR THE MAP CHANGE, AND ARE CURRENT OWNERS OF THE PROPERTY WITHIN THE CITY OF TUMWATER.

John Freedman

Digitally signed by John Freedman
Date: 2023.02.07 15:13:18 -08'00'

SIGNATURE

John Freedman

PRINTED NAME

ADDRESS (COMPLETE): PO Box 4098, Tumwater WA 98501

SIGNATURE

PRINTED NAME

ADDRESS (COMPLETE):

SIGNATURE

PRINTED NAME

ADDRESS (COMPLETE):

DATED THIS 7 DAY OF February, 2023.

ADJACENT PROPERTY OWNERS LIST

THURSTON COUNTY PROPERTIES ONLY: ADDRESSES ARE TO BE OBTAINED FROM OFFICE OF THURSTON COUNTY ASSESSORS, BUILDING II, FIRST FLOOR

CITY OF OLYMPIA PROPERTIES ONLY: ADJACENT PROPERTY OWNERS LIST SHALL BE PREPARED BY A TITLE COMPANY FOR PARCELS WITHIN THE CITY OF OLYMPIA

PLEASE INCLUDE A LIST OF ALL PROPERTY OWNERS WITHIN 300 FEET OF EXTERIOR BOUNDARY OF THE PROPERTY INVOLVED

JACK SMITH
123 NORTH LANE
TUMWATER WA 98501

SAMPLE



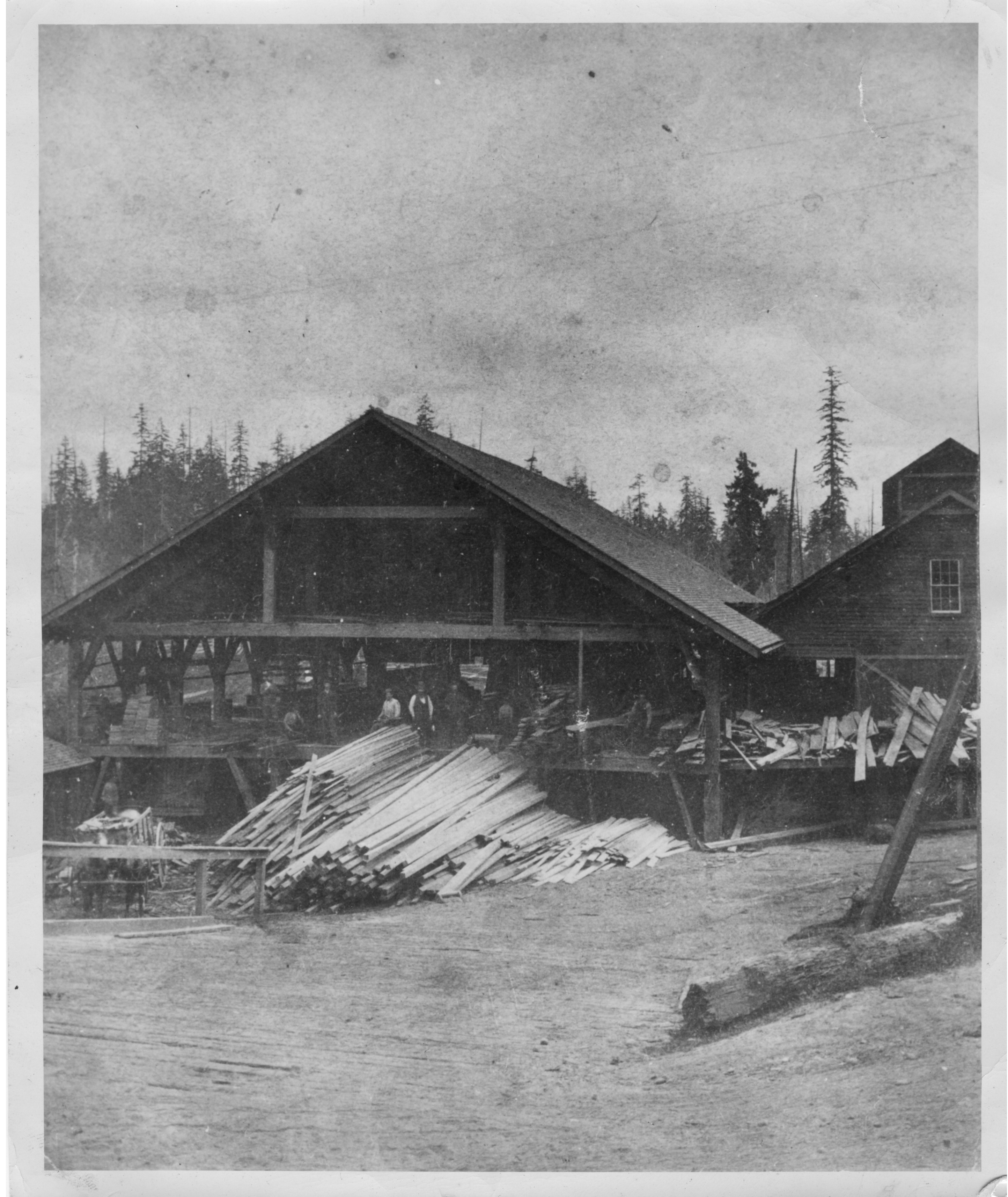
Owner(s):
OLY-TUMWATER FOUNDATION

Data for Parcel No. 09470001000

Address:	PO BOX 4098
City:	TUMWATER
State:	WA, 98501
Site Address:	
Site City:	
Site Zip:	
Section:	S26182W
Abbreviated Legal:	Section 26 Township 18 Range 2W Donation Land Claim HAYS, S #60 DLC 000000 & PT CROSBY DLC & PT SUPP PLAT OF CROSBY DLC DESC IN 358/220, 367/28, 443/224 EX ANY PTN TO BE EXCEPTED, TGW ANY PTNS TO
Usecode:	76
Tax Code Area:	440
Taxable:	Yes
Annual Tax:	View Property Taxes for Parcel
Property Type:	REC
Total Acres:	15.87
Land Value:	View Assessor's Data for Parcel
Building Value:	View Assessor's Data for Parcel
Total Value:	View Assessor's Data for Parcel
Current Use:	N
Exemptions:	None
Wetlands:	Unknown
Flood Zone:	Part of the parcel is in flood zone.
Flood of 1999:	Unknown
Winter Flooding of 1996:	Unknown
High Groundwater Flood Hazards:	High Groundwater Review Area
Zoning:	HC, Highway Commercial
Commissioner District:	Tye Menser - District 3
Historic Site:	Yes - Contact Your Permitting Jurisdiction
Permitting Jurisdiction:	TUMWATER
Jurisdiction of Influence:	Same as Permitting Jurisdiction
No Shooting Zone:	No
Animal Control:	Contact Animal Services (360-352-2510).
Weed Containment Zone:	No
Landslide Hazard Review Area - Slope A:	Yes - Check with Permitting Jurisdiction
Landslide Hazard Review Area - Slope B:	Yes - Check with Permitting Jurisdiction
Landslide Hazard Review Area - Slope C, D, E:	Not mapped by GeoData
Ground Water Sensitive Areas:	No
DNR Natural Heritage Data:	Unknown
Prairie Indicator Soils:	Yes
Mazama Pocket Gopher Soils:	More Preferred, Less Preferred
Mazama Pocket Gopher:	Unknown
Mazama Pocket Gopher Service Area:	Olympia Pocket Gopher, Yelm Pocket Gopher North
Oregon Vesper Sparrow:	Unknown
Taylor's Checkerspot Butterfly:	Unknown
Oregon Spotted Frog:	Unknown
Marine Riparian Review Area - 300':	Unknown
Stream Riparian Review Area - 300':	Yes - Check with Permitting Jurisdiction
Wetland Review Area - 300':	Yes - Check with Permitting Jurisdiction
Shoreline Master Program and 100' Review Area:	Yes
FEMA Panel No.:	0169
Wellhead Protection Area:	No
Area of Groundwater Concern:	No
Elevated Nitrates:	No
Soil Type:	Indianola loamy sand, 0 to 3% slopes

Hydric Soil:	Unknown
Watershed:	BUDD/DESCHUTES
Water Service Area:	TUMWATER, CITY OF
Water Resource Inventory Area (WRIA):	13
School Attendance District:	TUMWATER
Elementary School:	TUMWATER HILL
Middle School:	TUMWATER
High School:	BLACK HILLS
School Taxing District:	View Assessor's Data for Parcel
Fire Response District:	Tumwater
Unconsolidated Fire Response District:	Tumwater
Fire Taxing District:	View Assessor's Data for Parcel
Medic Response District:	M5
Residential Outdoor Burning:	Residential outdoor burning is banned within the city limits and urban growth areas.
Planning Region:	3
Census Tract:	010400, 010800
Radio or Cell Tower:	No
Airport Zone:	No
Contamination:	Yes

© Thurston County Geodata Center 2023



HISTORIC MILL

NEW VISITOR CENTER

BREWERY PARK AT TUMWATER FALLS

10/22/20

Quantity	Product & Description	Unit Price	Total
1	10' x 10' Rough Cut Cedar Gable Ramada	\$13,899.00	\$13,899.00
1	Unstained	\$0.00	\$0.00
1	Cedar Shake Shingles	\$1,979.00	\$1,979.00
1	8' 8" x 8" Straight Post	\$0.00	\$0.00
1	7/12 Roof Pitch	\$0.00	\$0.00
1	Open Gable	\$0.00	\$0.00
1	No Drawings Required	\$0.00	\$0.00
0	Excluded: Ceiling, Cupola, Privacy Panel, Deck, Fan		



Subtotal	\$15,878.00
Non-profit Discount 3%	(\$476.34)
Shipping	\$1,880.00
Pre-Tax Total	\$17,281.66
Sales Tax	\$0.00
TOTAL	\$17,281.66

Billing Details

Company: Olympia Tumwater Foundation
Name: John Freedman
Address: 110 Deschutes Way SW
City: Tumwater
State: Washington
Zip Code: 98501
Phone: 360-481-0608
Email: jfreedman@olytumfoundation.org

Shipping Details

Company: Olympia Tumwater Foundation
Name: John Freedman
Address: 110 Deschutes Way SW
City: Tumwater
State: Washington
Zip Code: 98501
Phone: 360-481-0608
Email: jfreedman@olytumfoundation.org

Payment Terms

50% down payment to start production.
 Balance due prior to shipping

Notes

- *Includes Non-Profit Discount = 3% Off Base Cost
- *Footprint Drawings Available = Additional \$99
- *Spec Drawings Available = Additional \$399
- *Stamped Engineered Drawings Available = Additional \$1799

Shipping Notes

Shipping As a kit
 Method: Shipping by Motor Freight or Independent Truck
 Estimated shipping 2-4 Weeks after Order Confirmation.
 Estimated transit time 2-3 days.

• Fasteners: All Fasteners Included

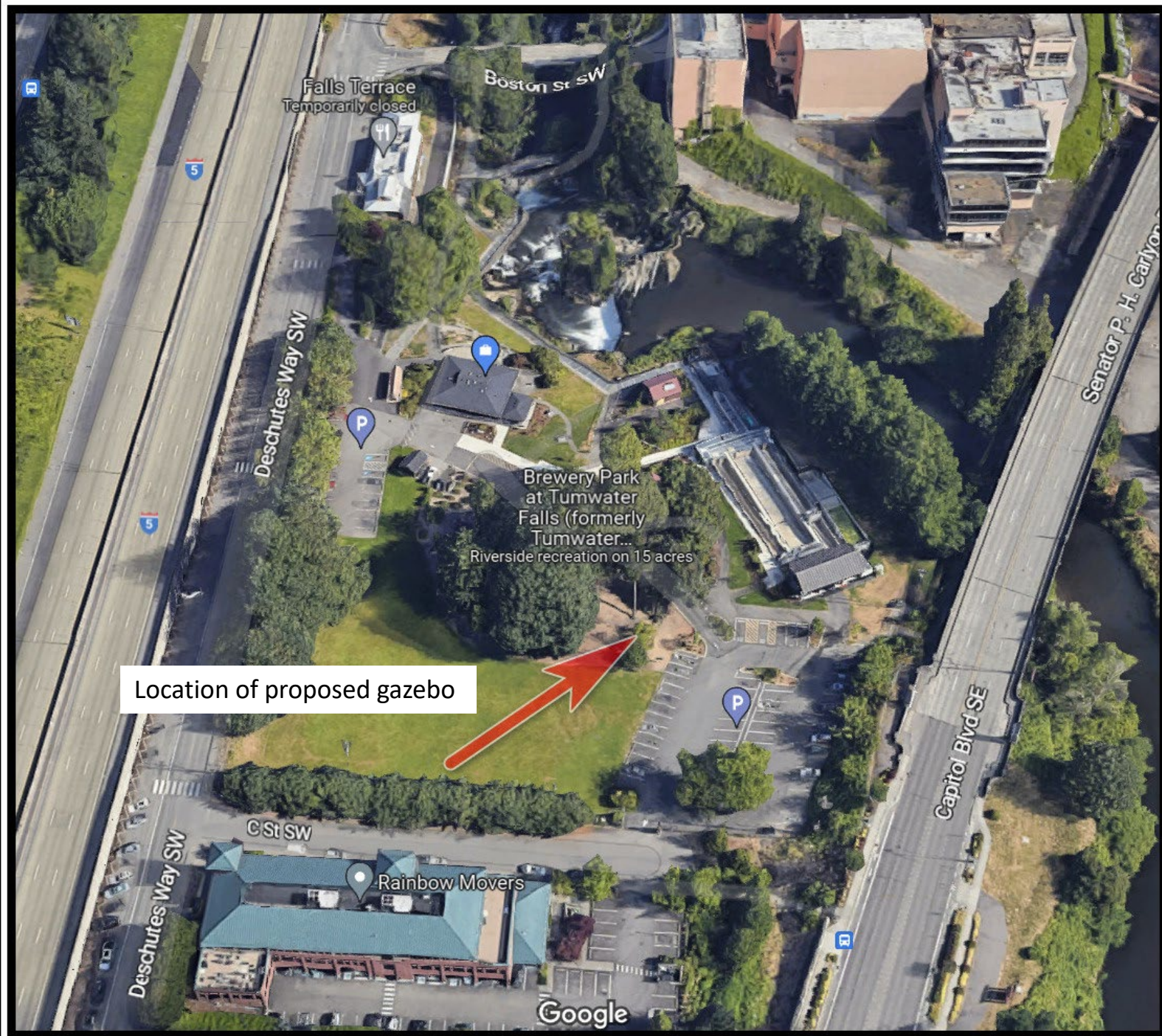
Donation Kiosk

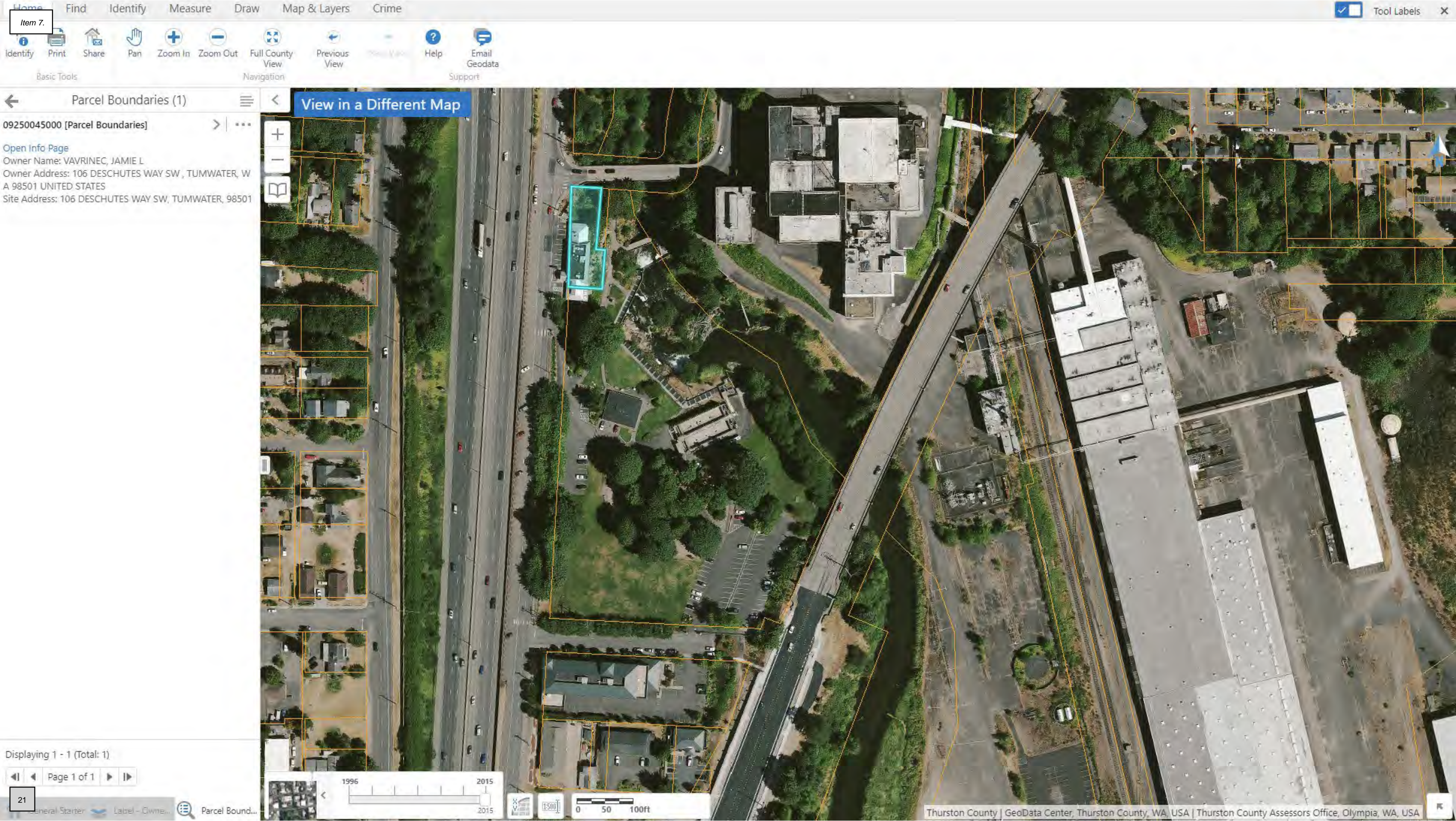
ITEM	COST	NOTES
Gazebo	\$17,300	10' x 10' rough cut cedar with cedar shingles
Concrete	1,000	12' x 12' pad, need permits
Electric	6,500	Reliable, power to kiosk and trail
Trenching	1,000	Jose with trencher
Labor	1,000	Gazebo construction outside labor
Permits	1,000	City of Tumwater
Donation Station	5,500	2% + \$.30 per swipe,
Total	\$32,300	
Obee donation	<10,000>	
WDFW contribution	<10,000>	
OTF cost	\$12,300	

250,000 park visitors / 3 per car = 83,300 cars per year

5% donate @ \$3 per visit = 4,200 x \$3 = **\$12,600 per year**







Item 7.

Tool Labels

Identify Print Share Pan Zoom In Zoom Out Full County View Previous View Help Email Geodata

Parcel Boundaries (1)

09250045000 [Parcel Boundaries]

Open Info Page
Owner Name: VAVRINEC, JAMIE L
Owner Address: 106 DESCHUTES WAY SW, TUMWATER, WA 98501 UNITED STATES
Site Address: 106 DESCHUTES WAY SW, TUMWATER, 98501

Displaying 1 - 1 (Total: 1)

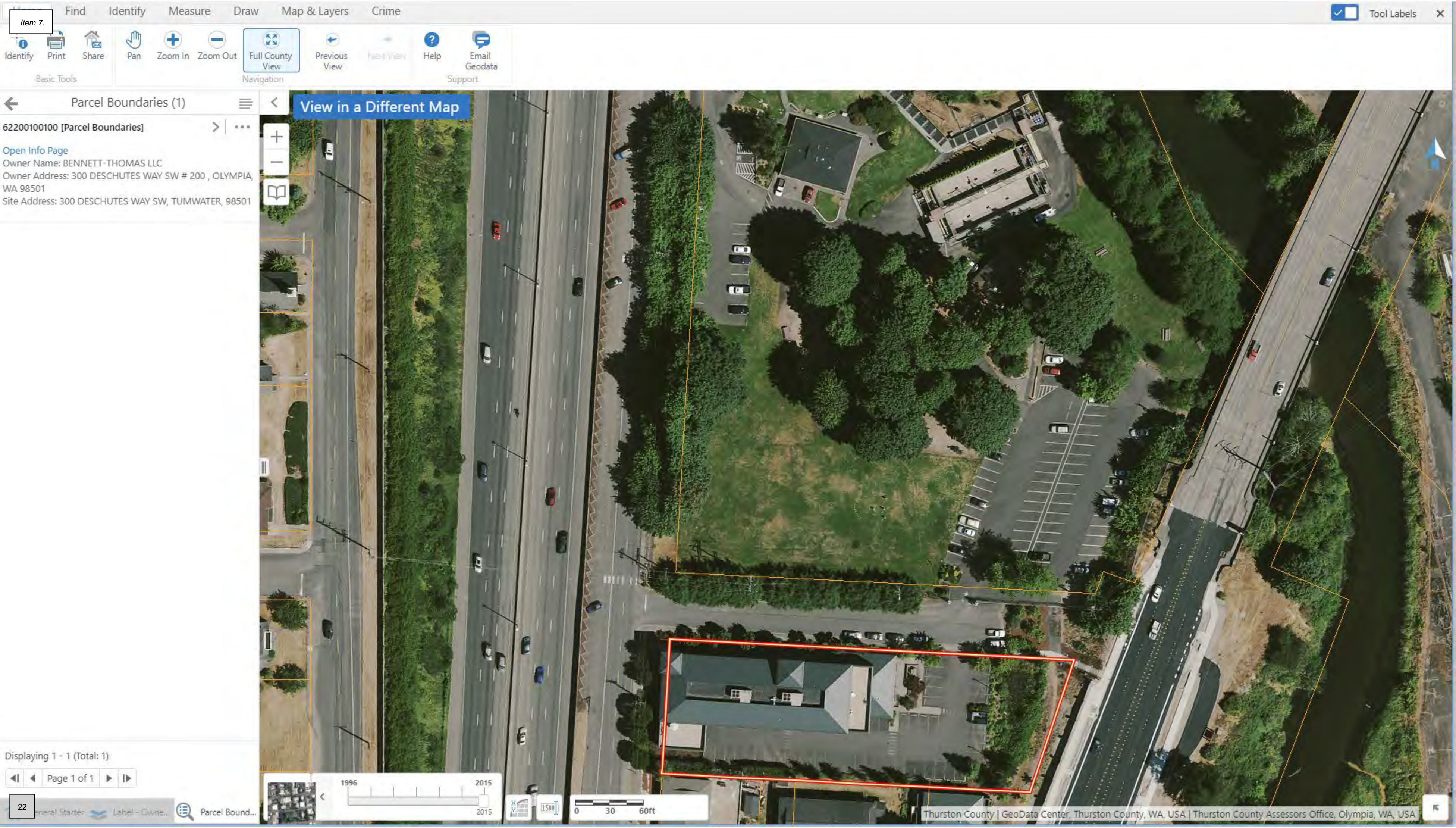
Page 1 of 1

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General Starter Label - Owner Parcel Bound...

View in a Different Map

Thurston County | GeoData Center, Thurston County, WA, USA | Thurston County Assessors Office, Olympia, WA, USA



Item 7.

Tool Labels

Identify

Print

Share

Pan

Zoom In

Zoom Out

Full County View

Previous View

Next View

Help

Email Geodata

Basic Tools

Navigation

Support

Parcel Boundaries (1)

62200100100 [Parcel Boundaries]

Open Info Page

Owner Name: BENNETT-THOMAS LLC

Owner Address: 300 DESCHUTES WAY SW # 200 , OLYMPIA, WA 98501

Site Address: 300 DESCHUTES WAY SW, TUMWATER, 98501

Displaying 1 - 1 (Total: 1)

Page 1 of 1

TO: Historic Preservation Commission
FROM: Ann Cook, Communications Manager
DATE: February 16, 2023
SUBJECT: Old Brewhouse Tower Phase 2 Seismic Improvements

1) Recommended Action:

Information Only - Staff and project architect Jim Cary, Cardinal Architecture PC, will provide a progress update on architecture and engineering work for seismic improvements to the Old Brewhouse Tower.

2) Background:

Architecture and engineering for Phase 2 Seismic Improvements to the unreinforced masonry structure include the schematic design, structural engineering, probable construction costs, construction drawings, and project bid documents.

Geotechnical assessment and structural engineering has been completed, and staff have considered scenarios for future use of the Brewhouse Tower as defined by the building code.

Seismic improvements are required for any future interior public access to or use of the Old Brewhouse Tower.

3) Alternatives:

☐ N/A

4) Attachments:

None.