



## HISTORIC PRESERVATION COMMISSION MEETING AGENDA

Online via Zoom

Thursday, April 21, 2022  
6:30 PM

1. Call to Order
2. Roll Call
3. Changes to Agenda
4. Approval of Minutes
  - [a.](#) 08/19/2021 Meeting
  - [b.](#) 11/18/2021 Meeting
5. Public Comment
6. Meet & Greet with Mayor Debbie Sullivan
- [7.](#) Old Brewhouse Tower Rehabilitation Phase 2
- [8.](#) Crosby House Projects
- [9.](#) Partnership Update – Olympia Tumwater Foundation
10. Next Meeting Date - 05/19/2022
11. Adjourn

### Remote Meeting Information

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**CONVENE:** 6:30 p.m.

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

Excused: Commissioners Nicholas Oniskey and Renee Radcliff Sinclair.

Staff: Parks and Recreation Director Chuck Denney, Communications Manager Ann Cook, and Parks and Facilities Manager Stan Osborn.

**CHANGES TO AGENDA:** Commissioner Rossiter requested the addition of several discussion items at the end of the meeting.

**APPROVAL OF MINUTES – FEBRUARY 18, 2021:** The following correction was requested to the minutes of February 18, 2021:

- On page 2, correct the action under “Affirmation” to reflect Alex Rossiter was elected as Vice Chair.

**ACTION:** **The minutes of February 18, 2021 were unanimously approved as amended.**

**NEXT MEETING DATE:** The next meeting is scheduled on September 16, 2021.

**PUBLIC COMMENT:** There were no public comments.

**ITEMS FOR CONSIDERATION:**

**OLD BREWHOUSE TOWER REHABILITATION PHASE 11:** Manager Cook updated the Commission on the status of the Old Brewhouse Tower rehabilitation.

The COVID pandemic affected the renovation project in a variety of ways. The first impact was the delay of acceptance of Phase 1 by the City Council, which impacted the reimbursement of the Heritage Capital Projects grant because of the inability to conduct onsite inspections and close out the project. The pandemic also significantly affected fundraising efforts for a number of reasons. Many local and regional businesses have been and continue to experience financial impacts caused by the pandemic. Based on the status of economy, the City elected to reduce fundraising efforts in the short-term. The City eventually received reimbursement for the Phase 1 grant. The Phase II grant was reappropriated with a deadline of June 30, 2022 to complete the work. Phase II work was delayed until recently because of the impacts to the supply chain affecting the availability of materials, increasing material costs, and issues in securing consultant support. Many variables not under the control of the City have

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affected Phase II work.

The capital campaign is planned to relaunch gradually. Manager Cook invited Commissioners to consider contributing to the campaign. The entire City Council has contributed to the campaign. She offered to follow up with Commissioners by providing additional information or arranging a site tour of the Old Brewhouse Tower.

The 2019-2021 project grant was reappropriated to 2021-2022 for a total of \$507,000 for Phase II work. Emergency repairs were completed as well as Phase I work. Phase II includes seismic reinforcement to improve the existing foundation. The City hired a Capital Projects Manager who will serve as the primary contact with Cardinal Architecture. GeoEngineers was hired to complete the geotechnical work on September 6, 2021 to drill three borings to confirm soil composition around the building's foundation. No trenching near the building is planned based on previous work completed during emergency repairs and the earlier phase of work. Any additional borings or trenching could damage the building. Staff consulted with the Department of Archeology and Historic Preservation (DAHP). The City is required to hire an archeologist to be present on site during any drilling to monitor and produce a report. Swenson Say Fagét (SSF) is serving as the structural engineer. NW Vernacular will complete value engineering to ensure the work meets the standards of the Secretary of the Interior.

Manager Cook said she serves as the Project Manager and will review the status of the project with the Commission and work closely with DAHP, state grant officials, the Squaxin Island Tribe, and lead conversations on the future use of the Old Brewhouse Tower.

Manager Cook shared several illustrations depicting future renovation work produced during earlier studies. Future work could include structural engineering within the interior through bracing and repairs to the floors. An earlier geotech study was completed on the perimeter of the building resulting in an analysis of foundation materials. Following the receipt of the current geotech studies, the concepts will be refined as well as conversations on the future use of the building. Building uses are under discussion with the City's Building Official, architect, Project Manager, and with Community Development Department staff. The intent is to identify building occupancy, as occupancy will drive the work in Phase III and some of the required seismic upgrades.

The City Council authorized \$200,000 for the architect to complete preliminary design, project bid documents, and estimates. The information will be presented to the Council to determine if the project moves forward. The decision will be based on the budget as seismic upgrades were estimated to cost \$1.5 million in 2015 dollars. Because of the lapse of

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time, the estimate is anticipated to be higher because of current market conditions. It may be necessary to place the project on hold. In the event the Council determines bidding conditions are too expensive, the City could utilize some of the remaining grant funds to begin window rehabilitation. Staff contacted DAHP to obtain preliminary approval to amend the grant contract to enable the City to begin work on the window frames.

Manager Cook invited questions.

Commissioner Rossiter inquired as to the timing of the conversations on future uses within the building. Manager Cook said she anticipates providing the Commission with an update each month. The conversations on uses will not center on programming but rather on the facility and determining the type of occupancy permit that would be required.

Commissioner Nicandri asked about the mechanics of the capital campaign and how cash donations are managed. Manager Cook advised that the Olympia Tumwater Foundation is serving as the City's fiscal agent as a not-for-profit 501(C3) and all contributions should be directed to the Olympia Tumwater Foundation.

Commissioner Slakey asked staff to forward information on how donations can be submitted.

Commissioner Nicandri mentioned his ongoing interest in the outcome of the Capitol Lake-Deschutes Estuary Environmental Impact Statement (EIS) Study. He reviewed the 3,000-page study and provided comments to the project team. Mayor Kmet appointed him, as well as Joel Hansen and Nancy Stevenson as the City of Tumwater's representatives serving on the Study's Community Sounding Board. Commissioner Nicandri said his comments are building up to a question to staff as he believes, unless the City has already responded to the EIS, that there is an opportunity conceivably at play for additional state funding through a separate funding source for brewery restoration purposes. However, in classic Thurston County fashion, the EIS entirely privileges the City of Olympia's perspective and treats the Tumwater south basin as a "stepchild." There is a pitiful amount of proposed recreational improvements, such as washing stations for invasive species and several woodland trails, and no dredging while the City of Olympia (middle and north basins) received tens of millions of dollars of perspective improvements. He provided comments to the consultants hired by the Department of Enterprise Services and he shared a copy of his letter with Mayor Kmet, who he believes has shared it with City staff. His particular point was that stunningly, the consultants in the EIS proposed detailed consideration for a new historic district with some obscure name, such as the Deschutes Capitol Lake Historic District, which is basically a study to determine whether the Fifth Avenue Dam and

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other appurtenances qualify as historic resources and should be listed as a national register property. There are tens of pages within the EIS discussing this historic district that does not exist, yet the Tumwater Historic District for which the old brewery complex is not only the signal building in this district, but is superseded in its singularity as an historic district in Thurston County solely by the State Capital Building. The Tumwater Historic District is not even mentioned in the EIS. Commissioner Nicandri suggested that if it is not too late, the City should give serious consideration to laying the groundwork for a request. The City should be more forthright in its stipulation of an interest and not having the brewery property marooned in any perspective of a rehabilitation scenario, including transportation linkage by a pedestrian bridge, as well as perhaps funding for the ongoing restoration of the Old Brewhouse Tower.

Chair Shipley said he reviewed the EIS and had similar concerns and supports Commissioner Nicandri's comments.

Commissioner Nicandri asked whether the City has responded to the EIS. Manager Cook reported a meeting was held with City Administrator Doan to discuss a number of items in the EIS that the City intends to respond to. One of the issues was the impact on the Old Brewhouse Tower regardless of the management option selected, as well as impacts to Tumwater Historical Park. Commissioner Nicandri noted the comments must be submitted no later than September 29, 2021.

Director Denney agreed with the points addressed by Commissioner Nicandri. Staff continues to address potential impacts of the management options for Capitol Lake with the Mayor, particularly the estuary option and the removal of the 5<sup>th</sup> Avenue Dam and potential impacts it could have to the Tumwater Historic District. During normal water flows, the district is located only several feet from water; however, during floods, some areas of Historical Park and walls of the brewhouse can be inundated with floodwater. Removal of the dam will result in tidal action in addition to flooding and without some mitigation it could destroy large parts of Historical Park and damage the Old Brewhouse. The City is exploring those issues and plans to include them within the City's response to the EIS.

Commissioner Nicandri pointed out that within the entire EIS, analysis is included on the impacts of the various management proposals to the City of Olympia, downtown commerce, and economic resources. The EIS does not include any information or consideration for the signature building within the region, which represents a grotesque oversight. He tried to be as pointed as he could in his comments submitted on the EIS but he lacks the portfolio as a private citizen that the City of Tumwater could or should have, which speaks to the importance of the City taking advantage of

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funding if the project is funded, as dollars will be included for mitigation efforts. It would be a travesty for the south basin and the brewery project in particular not to be able to participate within that funding stream.

Manager Cook acknowledged the Historic District and potential impacts of rising water level. She included those potential impacts within the scope of work for the seismic project because it could impact how the City scopes seismic improvements.

Commissioner Rossiter asked whether a letter from the Commission would be beneficial as well. Commissioner Nicandri recommended the letter should be from the City and the City Council.

Manager Cook said she would follow up and forward a pledge form to each Commissioner.

**OLD BREWHOUSE  
SECURITY UPDATE:**

Manager Osborn briefed members on recent security improvements to the Old Brewhouse.

One of the first steps was contacting some lighting design companies to seek some design options. Manager Osborn said he followed up with a local inspection company to obtain some cost estimates, as well as some temporary lights for testing. Staff visited the site and experimented with different light colors using blues, violets, and reds. Lighting options today are unlimited, but can also be more expensive. One available option is installation of a phone app to program colors and the timing of the lights. The City elected to use regular white lights for down lighting and three upright lights with a fourth light mounted near the sixth floor to illuminate the top floors of the building. The building is fully illuminated from dusk to dawn each day with the security downward lights illuminating the City's property around the building and all four corners of the building.

Manager Osborn displayed photos of the poles that were installed. The poles are powdered-coated black poles. A Wi-Fi reception antenna is mounted on one of the downward security lights for operating two cameras on each pole totaling 8 cameras surrounding the building pointing in each direction. Wi-Fi connection was possible by directing the signal to the Brewmaster's House. IT staff at the City assisted in connecting to the internet. The security system includes UPS backpack, an uninterrupted power source in the event power is interrupted to the building enabling the ongoing operation of the security cameras and lights up to 24 hours. Inside the building, motion sensors were installed along with all control panels.

Chair Shipley asked about the durability of the poles. Manager Osborn responded that the poles are embedded on pads at a depth of three feet.

Manager Osborn explained that the next security measure is permanent

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fencing around the building. Currently, the City is paying \$200 each month for temporary fencing. It has been difficult to find a fencing contractor willing to visit the site to prepare an estimate. The only bid he has received is a \$40,000 bid for an 8-foot metal fence.

Commissioners and staff discussed options for installing colored lights. Commissioners offered suggestions on using the lights to highlight different holidays during the year, such as Christmas and St. Patrick's Day. Manager Osborn advised that the old Brewhouse can no longer be viewed from the freeway. Views of the iconic structure are limited to the area of Tumwater Historical Park. The cost difference between colored and white LED lights is minimal. The LED lights are also aimed appropriately to avoid light contamination.

Commissioner Nicandri emphasized that the EIS does not include any projected dredging of the south basin to prevent obscuring the landmark and historic viewshed of the Old Brewhouse from I-5. That fact should be emphasized in the City's response to the Department of Enterprise Services.

Commissioner Rossiter said he supported the provision of Wi-Fi services in support of the security system and to provide a live feed for staff to monitor activity on the site. He asked whether staff has the capability of monitoring the site. Manager Osborn said City IT staff control internal cameras and security systems for the site. At this time public access is not available other than access by the City. Commissioner Rossiter advocated for offering live feed capability for the public on the City's website. Should the City develop a City app similar to other municipalities, it might be beneficial for the City as it would attract visitors to view the old Brewhouse.

**OTHER BUSINESS:**

Commissioner Rossiter shared some suggestions and ideas generated from the discussions during the last meeting following the Mayor's state of the City report. His first suggestion involves Well 24, which serves Shoebox Spirits. According to the minutes from the last meeting, the other remaining wells are being considered for connection to the City's system. He suggested exploring the option through an historical lens as it might be a better option to preserve the wells and lease them privately as a way of generating funds and keeping the resource active. Another option is replicating the City of Olympia's artesian well by adding a free-flowing well for community use.

Commissioner Rossiter asked for the Commission to receive a briefing on the kiosks at the Brewery Park at Tumwater Falls. Another important conversation that should include the Commission is planning for the City's new community center. He referred to a proposal to build the community center on Port property located off Center Street. Potential discussion



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topics could include the design of the building, building orientation, attractions, exhibits, uses, and placement and location geographically for historic benefits. He suggested developing a short list of ideas and suggestions to submit before planning is launched to ensure the Commission is included in planning efforts.

Another recommendation is inclusion within the planning process for the Trails End Park and the community room within the new facility. The site offers another opportunity to showcase the history of the City through the naming of the park or the community meeting room. He asked about options for including any historical features within the site because of the interested Trails End story. If the park is to have a theme, another option is considering Tumwater in the 1850s and the New Market theme.

Commissioner Rossiter referred to the historic significance of the brewery and options to have the site properly recognized as an historic site. He acknowledged that there are many uncertainties as to whether it would be possible to designate the site and whether the City would need to seek compliance by the owner. Additionally, he suggested the City should explore creating an historic overlay of the Brewery District as it speaks to the historic importance of the City and the brand equity the City is deriving from the Brewery District and its brewing history. According to information from the City, the owners have been fined and continue to neglect the property. If the City is to ever accomplish anything with the property, perhaps the suggestion would be a step in the right direction.

Commissioner Rossiter referred to the planned visitor center at the Brewery Park at Tumwater Falls. He suggested pursuing lease space at the visitor center for City exhibits in conjunction with the exhibits sponsored by the Olympia Tumwater Foundation and the tribes.

Director Denney addressed the ideas offered by Commissioner Rossiter. He explained how water acquired from the brewery properties is owned jointly by the cities of Lacey, Olympia, and Tumwater. A single use by Tumwater would require the approval of the City of Lacey and City of Olympia. While the City continues to pursue the potential purchase of the City of Lacey's share of water, utilizing the water continues to remain difficult as the wells are located on the golf course property and are not currently in production. The use of water by Shoebox Spirits requires the company to schedule usage of the water after the closure of the golf course at the end of the day by filling a water truck. The City installed a generator to enable the company to use the well pump to fill the water truck. Having a flowing well with access to the public would entail allowing people access to the golf course, which would be problematic for golfers and the golf course. Some of the wells do not produce potable water with the water used for cooling purposes at the brewery with only a few used to provide water for brewing. Actions are pending in terms of transferring

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some of the water rights and identifying which wells could be added to the City's water system. A free flowing well would also likely involve oversight by the Department of Ecology.

Commissioner Rossiter noted that his suggestion included installing a spigot on the well and possibly involving the marketing department to take advantage of photo opportunities.

Director Denney reported the City plans to hire a consultant to lead efforts on the community center, which will include a community process to design uses within the facility and develop the architectural design of the center. The City is engaged in discussions with the Port of Olympia on the Center Street property. However, the site is only tentative and is not finalized as the community center could be located at another location within in the City. The community center will entail an extensive community process. In addition, the City Council and the Parks and Recreation Commission will be part of the process. The Historic Preservation Commission is welcome to become involved both as a body and as individuals or by nominating a member to represent the Commission on the community center design study effort.

The Trails End Park is classified as a City neighborhood park. The planning process for neighborhood parks includes meetings with local neighborhoods to discuss the park, purpose of the park, and how they are used. Neighborhood parks are intended to serve the surrounding neighborhoods with regional attractions not included in neighborhood parks because parking is often limited. Community parks typically include the large sports facilities that are not surrounded by neighborhoods allowing for noise and activities. Neighborhood parks often feature small sports courts, picnic shelters, play structures, tennis or pickle ball, a trail system, or gardens. The surrounding neighborhoods typically select the design of the park with the plan approved by the Parks and Recreation Commission and forwarded for consideration by the City Council. Naming of City parks is guided by City ordinance and includes soliciting suggestions from all avenues for consideration by the Parks and Recreation Commission. The Commission selects three names and forwards those names to the City Council for consideration.

Director Denney referred to the suggestion to designate the brewery property as a historic district property. That action would restrict redevelopment of the property, as any property designated as a historic property requires a certificate of appropriateness process for any type of renovation/redevelopment. That process can be difficult as any improvement must resemble or continue the ambience of the original site from 1845 through 1905. The possibility exists of considering a different kind of district or an overlay with a different set of parameters.

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Chair Shipley inquired about the location of the kiosk. Commissioner Rossiter explained that the kiosk is an element of the Phase A1 trail extension recently completed. Director Denney affirmed the kiosk has been installed and is located in front of the existing building within the park. The City's historical and interpretive artwork is undergoing final design for features located along the trail.

Chair Shipley inquired about signage at the park as some of the signs have not been completed. Commissioner Trosper advised that installation of the signs is dependent upon completion of the artwork and text by the tribes and the Fish and Wildlife Department. Director Denney added that the signs were initially developed through a process involving state, local, and tribal interests that eventually transitioned to a sign committee.

Commissioner Nicandri agreed with the cautionary comments by Director Denney for adding the brewery property to any historic listing or register as it would entail much consideration; however, he believes Commissioner Rossiter's idea may have been misinterpreted as he believes the suggestion to add the post-prohibition facility to the 1845-1905 district was rather a proposal to add the facility to a separate stand-alone historic listing for the building. If that is correct, the case could stand that parts of the post-prohibition brewery are eligible and could easily stand on its own merits as a separate historic register listing. One reason for placing the property on the register would ensure that any rehabilitation of the property would qualify for tax credits from both the federal and state government. There is an element of the post-prohibition brewery complex that could be separated from the larger complex that is the most visible and aesthetically important portion of the building that is located directly adjacent to the 1930s bridge. The idea is an option to consider but it would be directed by the Council as it would complicate the property and redevelopment. He thanked Commissioner Rossiter for offering the idea.

Commissioner Nicandri referred to recent activities by the City to improve and upgrade the Capitol Boulevard corridor from Trosper Road to the airport. Vast stretches of Old Highway 99 in Oregon and in California contain trail markers and historic signage indicating those stretches of highway were once a part of historic Route 99. Route 99 disappears at the interstate bridge connecting Portland to Vancouver. There are no remnants of an interpretive nature located in the State of Washington along Old Highway 99. Although many in the region are familiar with the historic significance of Old Highway 99, there is no signage indicating to travelers that they are traveling on historic Route 99. He pointed out how truly amazing to contemplate as one drives from downtown Olympia into Tumwater that the stretch of road carried all the north/south commerce and passenger travel in the State of Washington until Interstate 5 was constructed. Not one person in 100,000 is aware of the history. When he viewed the announcement for the project at Trosper Road, it emboldened

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him to suggest that the Commission needs to get “its oar in the water” at least for that segment of the road that is entering into the realm of program development, as it should have historic signage included to the extent for that area of Old Highway 99 denoting that section as part of historic Route 99 in the State of Washington. He asked staff to insert themselves into the planning process as a representative of the Commission to ensure the Commission is involved in the final design to ensure that over time, trailblazer signs could be extended to future segments of Old Highway 99 in the City of Tumwater. Additionally, a more historic route is at play than Route 99 and it pertains to the Old Pacific Coast Highway, which was the predecessor to Route 99 and entered Tumwater near the Bush homestead and largely followed Route 99 but traverses to the west side of freeway along 2<sup>nd</sup> Avenue before crossing near the freeway into the Brewery Park at Tumwater Falls. He offered that the City must mark the trails before living memory of those sites are completely lost. He proposed starting with the Trosper Road and Capitol Boulevard intersection project and expanding the program.

Commissioners discussed and supported the suggestions offered by Commissioner Nicandri. Director Denney requested copies of images of some of the signs located along Route 99 in California and Oregon.

Commissioner Nicandri added that he and Commissioner Trosper have had similar conversations about Route 99 and he was remiss in not pointing out that Hazard Stevens at the dedication of the Pacific Coast Highway in 1916 mentioned that the Pacific Coast Highway was in large measure built over the path of the Oregon Trail from Cowlitz Landing to Puget Sound. He envisions some form of TripTik of the Oregon Trail, Pacific Coast Highway, and Historic Old Highway 99.

Manager Cook referred to an inventory tour of the Lewis and Clark Trail with representatives from several state agencies to inventory the facilities in preparation for the state’s bicentennial. As staff pursues the suggestion for signage for Old Highway 99, she recommended contacting Brian Moore, the Senate Ways and Means Analyst assigned to transportation, to request his contribution of time to help design the historic markers.

Commissioner Nicandri offered that some early graphics could likely be located that offers some delineation of the Pacific Coast Highway. Historic markers placed in the neighborhood would also serve to enlighten residents unfamiliar with the highway. Chair Shipley added that not many people know that the Pacific Coast Highway crossed the Deschutes River twice, as well as Old Highway 99 crossing Custer Way. Both of those iterations in the form of markers would be beneficial as most people are not aware of the old trails. The Oregon Trail is dotted with some signs in some areas in the state, such as the marker in Tenino and the Oregon Trail markers near Scatter Creek near Yelm, Sylvester Park, and two markers in Tumwater.

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Commissioner Nicandri clarified that his proposal is not intended to represent elaborate interpretive signage along the corridor, rather his recommendation is a trailblazer sign mounted on a post embedded in concrete that is part of the transit landscape along Capitol Boulevard beginning at Trosper Road and eventually extending along the corridor to the north and south City limits.

Commissioner Trosper reported on the completion of the design of his new book on the history of Tumwater. The book includes 40 short stories of Tumwater history. The design was completed by Gorham Printing. He shared an example of the proposed cover. The book is titled “The Tumwater We Never Knew for People Who love History But Don’t Realize it Yet.” The short stories cover the period from 1845 to 2021. The book also includes historic photographs. The book will be available by providing a small donation.

**ADJOURNMENT: Commissioner Nicandri moved, seconded by Commissioner Rossiter, to adjourn the meeting at 7:52 p.m. Motion carried unanimously.**

Prepared by Puget Sound Meeting Services, [psmsoly@earthlink.net](mailto:psmsoly@earthlink.net)

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**CONVENE:** 6:30 p.m.

**PRESENT:** Chair David Shipley and Commissioners Dave Nicandri, Alex Rossiter, Don Trosper, and Renee Radclift Sinclair.

Excused: Commissioners Nicholas Oniskey and Marnie Slakey.

Staff: Parks and Recreation Director Chuck Denney, Communications Manager Ann Cook, Parks and Facilities Manager Stan Osborn, and Capital Projects Manager Don Carney.

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

**APPROVAL OF MINUTES – AUGUST 19, 2021 - DELAYED:** Approval of minutes for August 19, 2021 was deferred to the next meeting. Commissioners requested receiving meeting agenda packets by the mail in the future.

**PUBLIC COMMENT:** There were no public comments.

**OLD BREWHOUSE TOWER REHABILITATION PHASE 2:** Manager Cook introduced Don Carney, Capital Projects Manager for the City. Managers Cook and Carney updated the Commission on the status of the Old Brewhouse Tower Rehabilitation Phase 2 project.

Manager Cook shared a video of a King 5 TV news segment featuring Mayor Kmet and the Old Brewhouse during construction activities replacing bricks on the building's exterior.

Manager Carney reported the City completed some geotech testing of soil samples and testing of subgrades to determine the feasibility of installing piling as part of the seismic retrofit of the building. Staff is working on the analysis and the report to inform the type of piles required and the building support system to shore up the building. Additionally, an archeologist monitored the work as boreholes were drilled. With the exception of several pieces of natural wood and some ceramic pieces, no other historical artifacts were discovered.

Manager Cook reported other work is focusing on future use of the building in terms of adherence to the building code and required improvements based on uses. The building is considered a Type III-B if the third level is classified as a mezzanine. Under the building code, the building could include levels 1-4 featuring a variety of uses, such as exhibit space, tasting rooms, or a restaurant. Level 5 would likely be restricted to office use requiring some additional improvements of a fire separation wall between levels four and five. Level 6 (top floor) would be

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restricted in the type of use because of space limitations and access.

Commissioner Rossiter asked about the possibility of including a museum. Manager Cook said it likely would not be possible. To afford public access to the building, the building would need to have the addition of a second set of stairs, replacement of existing stairs, and an upgrade of the elevator and elevator shaft. One renovation challenge of the building is determining available floor space for uses after assessing access requirements. Mechanical elements would also need to be added. The six-story building is approximately 12,000 square feet in size with limited floor size on each level because of how each floor is configured.

Chair Shipley asked whether the sixth floor could be used as an observation deck. Manager Cook replied that accommodating an observation deck would be on a limited basis as there would be no ADA access. The top floor could accommodate approximately 15-20 people at one time.

Manager Cook advised that current work includes researching similar buildings, such as the Rainier Brewery, which has a similar tower. That building was converted to office space and residential uses requiring significant improvements to the building.

Commissioner Rossiter asked for additional information as to the classification of Type III-B. Manager Cook said the classification enables museum, restaurant, and interpretive space uses with some office space but no retail or residential uses. Adding a restaurant use requires the addition of mechanical and utilities. Interpretive space is a possibility, as museum space requires climate control. Commissioner Rossiter asked whether the classification is a state rating. Manager Cook explained that the rating is under the 2018 International Building Code, which drives occupancy and uses. Staff is calculating the number of occupants allowed on each floor based on square footage and has explored numerous interior models to determine configurations to increase the amount of floor space. By January, an update could be available by the architect.

Commissioner Sinclair asked about the depth of the water table. Manager Cook said the drilling did not measure the water table because the intent was to identify the depth to bedrock. Bedrock was located at a depth of 25 to 30 feet dependent upon the location. Three boring sites were drilled.

Manager Carney added that the water table was approximately a depth of eight feet from the ground surface.

Manager Cook displayed several architectural drawings developed by the architects. The architects worked with Paul Knight, the last brewer. Mr. Knight assisted the architects in identifying different pieces of equipment and its location when the brewery was operating. The illustration assisted

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in visualizing different placement schemes for each floor and identified areas of the drains. The brewing process only required approximately eight individuals because the building contained so much equipment with no HVAC systems to provide comfort. Brewing was a gravity-based process within the building.

Manager Cook reported next steps are a review of the geotech reports by the structural engineers and the architect. More information on future uses in the building may be presented at the Commission's January meeting.

Commissioner Rossiter asked whether the project would be required to meet specific standards for access. His interest is learning how the Secretary of Interior Standards for the building interplays with International Building Code Standards and which set of standards prevail. Manager Cook advised that the Secretary of Interior Standards prevail. During staff meetings with the consultant on building use, each type of use positioned on each floor was reviewed by the consultant to determine its viability as an option. One out of five proposals did not meet the standards. The consultant, Spencer Howard, has been instrumental and helpful in assisting to identify potential uses.

Commissioner Rossiter commented about ADA access and that one of the standards waives the requirement if necessary to preserve historic features of a building. He asked how ADA access has been factored within all the standards that are applicable to the building as the team identifies potential uses in the building. Manager Cook affirmed that it is possible to waive ADA access requirements and one example is the sixth floor because of the limited ability for access. However, the intent and goal of the City is to provide public accessibility to the building on as many levels as possible. During the reviews, one of the easiest options for accessibility is only opening levels 1 through 4. Because of the design of the building, level 5 is the most difficult for positioning stairs. Staff is relying on Mr. Howard's expertise to provide guidance. Essentially, the type of construction classifies the type of building. The City has some latitude to work because it is a historic building while also recognizing strict standards are necessary as well.

Commissioner Trospen asked about the status of access in terms of the single-lane driveway to the structure or a bridge across the river. Manager Cook said access to the building is one of the largest challenges. In some respects, the pedestrian bridge from the park could be the easiest way to access the structure in the short-term (10 years). The City is hopeful that within the federal infrastructure bill, some options might exist for providing access to the site. Senator Cantwell's assistant is scheduled to visit the building next week.

Commissioner Nicandri asked about the City's response to the Capitol Lake-Deschutes Estuary Environmental Impact Study (EIS) relative to the



**TUMWATER HISTORIC PRESERVATION COMMISSION**  
**MINUTES OF VIRTUAL MEETING**  
**November 18, 2021 Page 4**

property. Director Denney recalled that the response by the City was framed more in a nature of support with other partners to work cooperatively to resolve a decades-long issue on how to manage Capitol Lake. Commissioner Nicandri conveyed that the response was unfortunate because the emphasis of the project could have been part of a major mitigation plan for Capitol Lake rather than pursuing infrastructure funding.

Manager Cook added that although infrastructure funding might be more readily available than mitigation funding, the case for mitigation is compelling and that another opportunity to revisit the concerns exists when the Final EIS is issued.

Commissioner Rossiter asked about the City's position with respect to the Capitol Lake-Deschutes Estuary EIS and the three options under consideration for managing the lake. Manager Cook explained that the City did not select a preference other than Mayor Kmet submitted comments on the EIS. She offered to provide the Commission with a copy of the City's letter. The process includes additional opportunities for submittal of comments.

Commissioner Nicandri advised that the final EIS is scheduled for completion by summer 2022, which would be the time to review the issues associated with the historic structure and surrounding property.

Manager Cook requested the Commission's consideration of contributing its unspent budget of \$20,000 to support the Old Brewhouse Rehabilitation project.

**MOTION:**

**Councilmember Nicandri moved, seconded by Commissioner Sinclair, to approve allocating \$20,000 to support the Old Brewhouse Rehabilitation project. A visual vote unanimously approved the motion.**

**OTHER BUSINESS:**

Manager Cook advised the Commission of Mayor Kmet's retirement celebration and invited them to sign his retirement card. She asked Commissioners to search for any pictures they may have of Mayor Kmet from the 80s, 90s, and 2000s.

Commissioner Nicandri asked about the status of the Olympia Tumwater Foundation event center design. Commissioner Trosper reported the Foundation met with its consultant at the Schmidt House to determine the feasibility of the proposal. The consultant is anticipated to provide a report on the proposal within the next several months.

Commissioner Nicandri asked whether the City has identified the timing of the Commission's consideration for a Certificate of Appropriateness for the event center. Director Denney advised that at this time, he is not aware

**TUMWATER HISTORIC PRESERVATION COMMISSION**  
**MINUTES OF VIRTUAL MEETING**  
**November 18, 2021 Page 5**

of any potential date other than he meets with the Executive Director quite frequently. It is likely the design of the facility will evolve through the design process because of parking requirements, the location, and space limitations on the site. Staff will update the Commission when more information becomes available.

Commissioner Nicandri offered that he is hopeful the Commission's review is prior to any final design to ensure adherence to the spirit of the review for issuing a Certificate of Appropriateness. Director Denney acknowledged the request.

Director Denney reported a future request for a Certificate of Appropriateness for work on the Crosby House. The City received a grant to complete a structural assessment of the house. The City hired a company to complete the assessment. The company measured movement of the house over many months. Staff is analyzing the report, which documents movement occurring in the house to some extent. Manager Osborn is working with a foundation consulting group with experience on historic structures. The company is preparing a proposal based on the engineering report.

Director Denney referred to the Halloween decorated Brewmaster's House by Manager Osborn. The City received many positive comments on the decorations during Halloween. Manager Osborn worked over the course of many evenings to set up the Halloween displays.

Commissioner Nicandri announced the dedication of the George Bush memorial on Capitol Campus on Friday, November 19, 2021 at noon.

Commissioners and staff discussed the scheduled release of Commissioner Trospen's new book. Commissioner Trospen invited everyone to visit the Schmidt House the next day between 9 a.m. and 4 p.m. to secure a copy of the book. The Commission discussed Commissioner Nicandri's previous suggestion to install signage along Capitol Boulevard recognizing historic Highway 99 through the City.

**NEXT MEETING  
DATE:**

The next meeting is scheduled on December 16, 2021. Director Denney advised he would follow up with Commissioners on the necessity of meeting in December.

**ADJOURNMENT:**

**Commissioner Nicandri moved, seconded by Commissioner Trospen, to adjourn the meeting at 7:17 p.m. Motion carried unanimously.**

TO: Historic Preservation Commission  
FROM: Ann Cook, Communications Manager  
DATE: April 21, 2022  
SUBJECT: Old Brewhouse Tower Rehabilitation Phase 2

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1) Recommended Action:

Staff will provide an update on the Old Brewhouse Tower crawl space assessment conducted in March 2022 as part of Phase 2 Rehabilitation – Seismic Upgrade work.

2) Background:

Geotechnical drilling and testing was completed in September and the data was provided to the structural engineer and architect. Seismic improvements are required for any future interior public access to or use of the Old Brewhouse Tower. Improvements to the unreinforced masonry structure has begun. This work includes schematic design, structural engineering, probable construction costs, construction drawings, and project bid documents.

3) Alternatives:

Information Only

4) Attachments:

A. Photo of Brewhouse Tower crawl space assessment.



TO: Historic Preservation Commission  
FROM: Stan Osborn, Parks and Facilities Manager  
DATE: April 21, 2022  
SUBJECT: Crosby House Projects

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1) Recommended Action:

Information item to update the Commission.

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2) Background:

In 2020, the Commission reviewed the improvements that had been completed at the Old Brewhouse. Staff updated the Commission on security issues and concerns and future plans for securing the facility.

Staff will present information on the installation of lighting, cameras, fencing, Wi-Fi, and the security monitoring that is now in place.

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3) Alternatives:

☐ Discussion Item

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4) Attachments:

A. Structural Report



# CROSBY HOUSE

## STRUCTURAL OBSERVATION & ASSESSMENT



# **SARGENT**

Sargent Engineers, Inc.  
320 Ronlee Lane NW  
Olympia, WA 98502  
Tel 360-867-9284

For: City of Tumwater

Observation Dates:  
Feb. 9<sup>th</sup>, 2021 & July 7<sup>th</sup>, 2021

## INTRODUCTION

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### STRUCTURE DESCRIPTION

The Crosby House was built by Nathaniel Crosby III circa 1860 and is located at 702 Deschutes Way, Tumwater, WA. The house is currently owned by the City of Tumwater and is listed on the Tumwater Register of Historic Places. In 2007, foundation repairs were made to the structure, including the installation of a perimeter strip footing and CMU stem wall.

### SCOPE OF WORK

The Crosby House is exhibiting signs of settlement in the form of cracking and distress to the interior finishes of the house. Sargent Engineers Inc. has been contracted to perform a structural assessment of the house in order to determine if structure movement is on-going.

A site visit to the house to observe the visible structural framing systems and areas exhibiting signs of movement was conducted on February 9<sup>th</sup>, 2021. We performed an initial elevation survey of the structure using a liquid level, which gives relative elevations of the features surveyed. A follow-up site visit was performed on July 7<sup>th</sup>, 2021 to repeat the elevation survey and determine if the framing systems had moved since the initial survey.

## OBSERVATIONS

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During the initial site visit, we visually observed the first and second floors, perimeter foundation, crawl space, and attic space looking for anything which could be contributing to the cracking and distress to the interior finishes. We then used a manometer water level to take relative elevation measurements throughout the first and second floors.

During the follow-up site visit, we again observed the perimeter foundation and crawl space then repeated the relative elevation measurements looking for any additional settlement.

### INITIAL SITE VISIT

#### VISUAL OBSERVATION:

The first and second floors living spaces show signs of settlement which include cracks in the wall and ceiling finishes, sloped floors, sagging doorways, and areas of springy floors.

The second-floor attic space which is accessed through a hatch in the store room revealed evidence of a previous fire near the chimney. This chimney had been repaired and while doing so a section of one of the roof joists had been cut out. The section of joist remaining below the chimney is now supported by a vertical 2x4 placed between the roof joist and floor joist. The portion of cut roof joist above the chimney is being supported by a 4" wide strip of plywood which spans to the adjacent joists on either side.

The exterior of the perimeter foundation was visually observed; however, no obvious signs of differential settlement, such as significant cracks, were observed.

The crawl space was entered through the access hatch at the northeast corner of the house. There is a plastic vapor barrier covering the ground, no insulation between the floor joists, and insulation wrapped duct work running throughout. The perimeter foundation consists of a CMU stem wall supported by a continuous concrete footing, that was not visible for inspection, constructed in 2007. Scattered throughout the crawl space are several intermediate support points that consist of timber posts attached to 11"x11"x8" precast concrete blocks that support beams of varying span lengths that act to support the floor joists. These concrete blocks and timber posts are assumed to be part of the 2007 repairs. Additions were made to this building over time and as a result the location and spacing of the interior support blocks is rather inconsistent throughout the crawl space.

The grout pad on top of the CMU stem wall is missing sporadic sections with a few areas where the reinforcing is exposed. There were no obvious signs of differential settlement in the perimeter foundation or CMU stem wall.

Several of the intermediate support blocks are buried to the point that the bottom of the untreated timber post is several inches below ground. Along the western most perimeter wall below the kitchen, the excavation that was done when the perimeter foundation was installed left a few interior post footings nearly undercut (see photo to right).



The original floor joists are in generally poor condition. There are many that are very soft and crumble when touched. These joists are also peppered with small pin holes which may be an indication of insect infestation. The ends of the joists were notched up to 1.5 inches when the perimeter foundation was replaced.

As we progressed through the crawl space from the northeast corner to the west side the ground became looser and looser. There is an abandoned well located in the northwest corner under the kitchen. A significant amount of rodent activity is present throughout the crawl space. Rodent activity includes excrement, chew holes in the insulation of the duct work, dead rodents, and live rodents running about.

#### RELATIVE ELEVATION MEASUREMENTS:

The manometer water level works on the principle that water will equalize to the same level across a connected conduit, whether in the natural environment or a tube. The manometer applies this principle to measure elevation differentials across horizontal surfaces. The manometer base unit was placed on the front porch concrete slab for the first-floor measurements. The entire first floor was surveyed by taking multiple measurements around the perimeter and interior spaces of each room. The highest point was found near the midpoint of the north wall in the sitting room. This point was labeled as 0.0" causing all remaining points to read as a negative value. The lowest point was found in the southwest corner with a relative elevation of -7.9" (see Appendix). The manometer base was then moved to the second floor and placed near the top of the stairs. The second floor was surveyed in a similar fashion as the first floor. The highest point of the second floor was found at the midpoint of the north wall directly across from the stairs. The lowest point was found in the southeast corner of bedroom 3 with a relative elevation of -4.7".



## FOLLOW-UP SITE VISIT

### VISUAL OBSERVATION:

The exterior of the perimeter foundation was visually observed again but still no obvious signs of differential settlement were observed.

The follow-up observation of the crawl space found no noticeable changes to the structure. The floor joists are still peppered with holes and in generally poor condition (see photo to right). The bottom 1/3 of multiple floor joists have severe deterioration such that you can squeeze and crush the wood with your hand. This is most noticeable along the south wall below the stairs. It's evident that a pest specialist had been in the crawl space since the initial visit with the presence of rodent traps and vent screen repairs.



### RELATIVE ELEVATION MEASUREMENTS:

The relative elevation measurements for the entire first and second floors were repeated. Great care was taken to utilize the same locations for all monometer measurements in order to get the most accurate comparison between the two visit's measurements. The highest point was found at the same location as on the initial visit and found to be 0.1" lower than previously measured. The lowest point was found in the southwest corner just as before with a relative elevation of -8.1" (see Appendix).

## COMPARING DATA FROM THE TWO VISITS

### RELATIVE ELEVATION MEASUREMENTS:

The front porch of the Crosby House is a concrete slab on grade and this is the location we chose for the monometer base unit. All measurement comparisons are based off the assumption that this porch slab did not settle during the 5 months between visits. If this slab settled even 0.10", it would have a big impact on our findings.

After comparing the relative elevation measurements from the first visit to the second, it appears that there is significant active settlement occurring (see Appendix). The first floor has areas that settled as much as 0.20" with most areas settling an average of 0.11".

The location of the base unit for measuring the second floor (at the top of the stairs) is likely to have settled at least 0.10", looking at the amount of settlement directly below it on the first floor. This makes comparing the measurements of the second floor unlikely to give us an accurate picture of where the movement is occurring.

## CONCLUSION AND RECOMMENDATIONS

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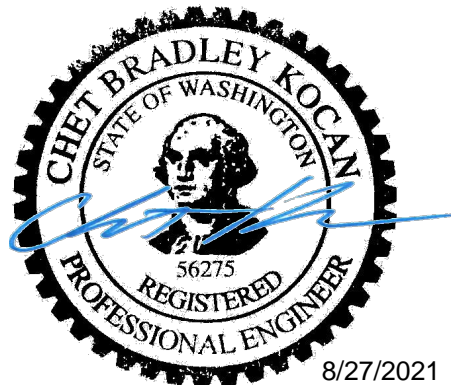
The fact that we were able to measure up to 0.2" of new settlement over a five-month time period indicates that some significant movement is actively occurring. The house is significantly out of plane with up to 8" of difference from the highest point to the lowest on the first floor. Approximately two inches of that difference is presumably as-built as the kitchen was originally a porch that had a sloped floor which was likely never corrected prior to it being enclosed and converted to living space. Another contribution to the unlevel floors likely occurred prior to the construction of the new perimeter foundation in 2007. Any of the slope in the floor would have been locked into place with this new foundation. This could explain why there are no significant cracks in the exterior CMU stem walls. The 2007 foundation plans called for 24"x24"x7.5" footings at the intermediate support points scattered throughout the crawl space. The currently in place 11"x11"x8" precast concrete blocks are likely inadequate and can possibly be settling. The 0.2" of new settlement we measured is likely the result of multiple factors. In order of likelihood of being a significant contributor of the settlement, these factors include:

- Damaged/decayed wood crushing
- Interior support posts settling
- Perimeter foundation settling
- Seasonal swelling and shrinkage

Any attempt to make this house level would likely cause more damage and issues than it would solve. On that same note, allowing it to continue to settle at this rate is even worse for the structure. The highest priority for repair recommendations is to stop the insect activity as much as possible within the framing of the house and have a more in-depth inspection of the wood members of the house. After that is complete, we recommend the house be monitored every 6 months, including ongoing elevation measurements, until a plan to strengthen the compromised floor framing and foundations is implemented. The next set of elevation measurements should include a mapping of all interior posts and beams and special care taken to get measurements directly above supporting element. This will allow for a better understanding of what elements are causing the most movement.

Respectfully,  
Sargent Engineers, Inc.

Chet Kocan, PE  
Project Engineer



CBK

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## APPENDIX

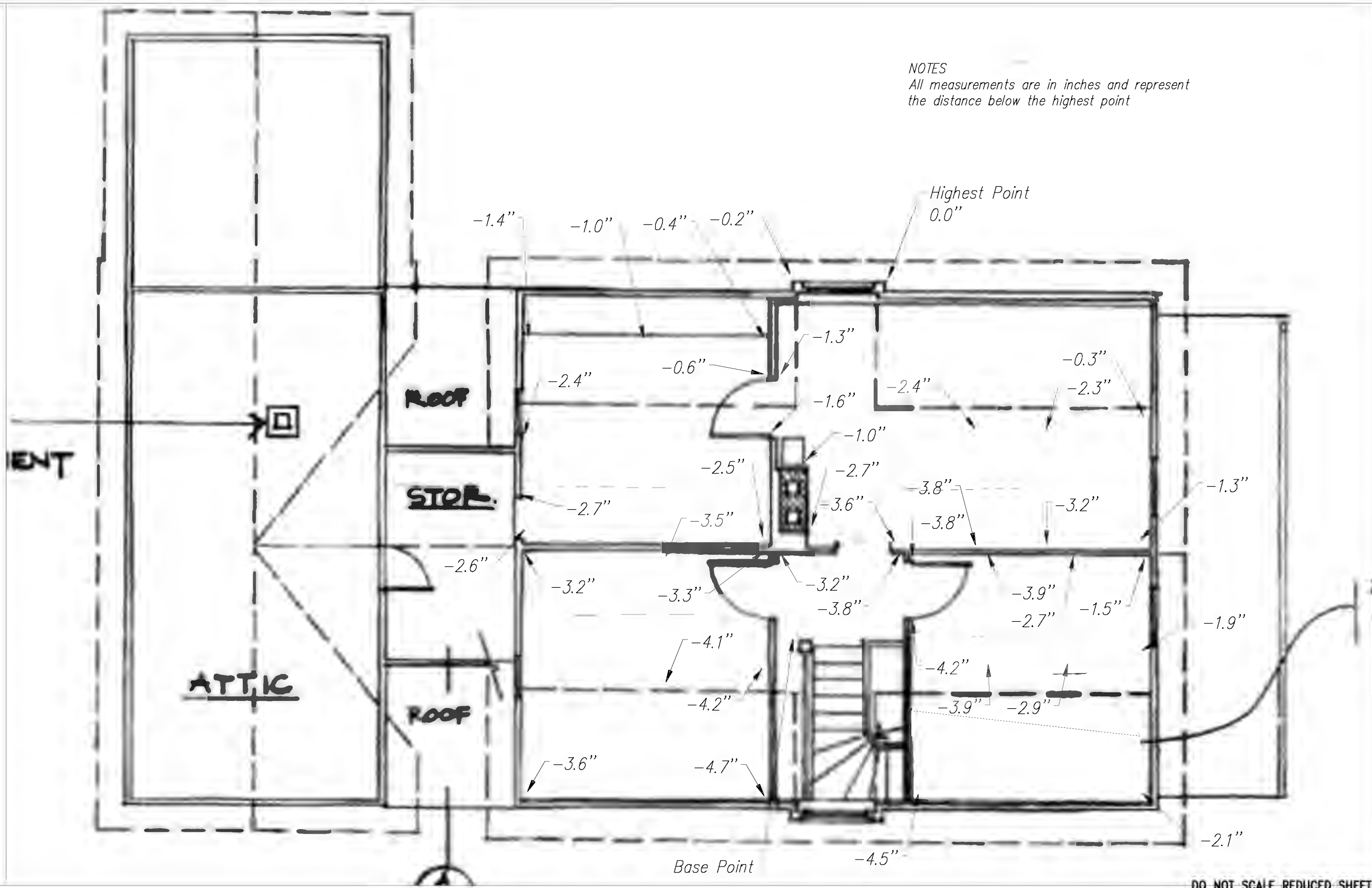
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### RELATIVE CHANGES IN ELEVATION LAYOUTS

A19101.03

FIRST FLOOR INITIAL VISIT

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|---|------|-----------|------|-----|----------|
| 3 | JED: | 7/30/2021 | DATE | NO. | REVISION |
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NOTES  
All measurements are in inches and represent  
the distance below the highest point

DO NOT SCALE REDUCED SHEETS

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| PLAN CHECK               | DATE |     |          |    |  | FEDERAL AID PROJECT NO. |
| DESIGNED BY: R.W. Larsen |      |     |          |    |  |                         |
| CHECKED BY: C.B. Kocan   |      |     |          |    |  |                         |
| PRJ DRAFTER: R.W. Larsen |      |     |          |    |  |                         |
| DETAILED BY:             |      |     |          |    |  | C.R.P. NO.              |
| DETAILED BY:             |      |     |          |    |  |                         |
| 29                       | DATE | NO. | REVISION | BY |  |                         |

**SARGENT**  
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320 Ronlee Lane NW • Olympia, WA 98502  
Tel. 360 867-9284 • Fax 360 867-9318

CITY OF TUMWATER

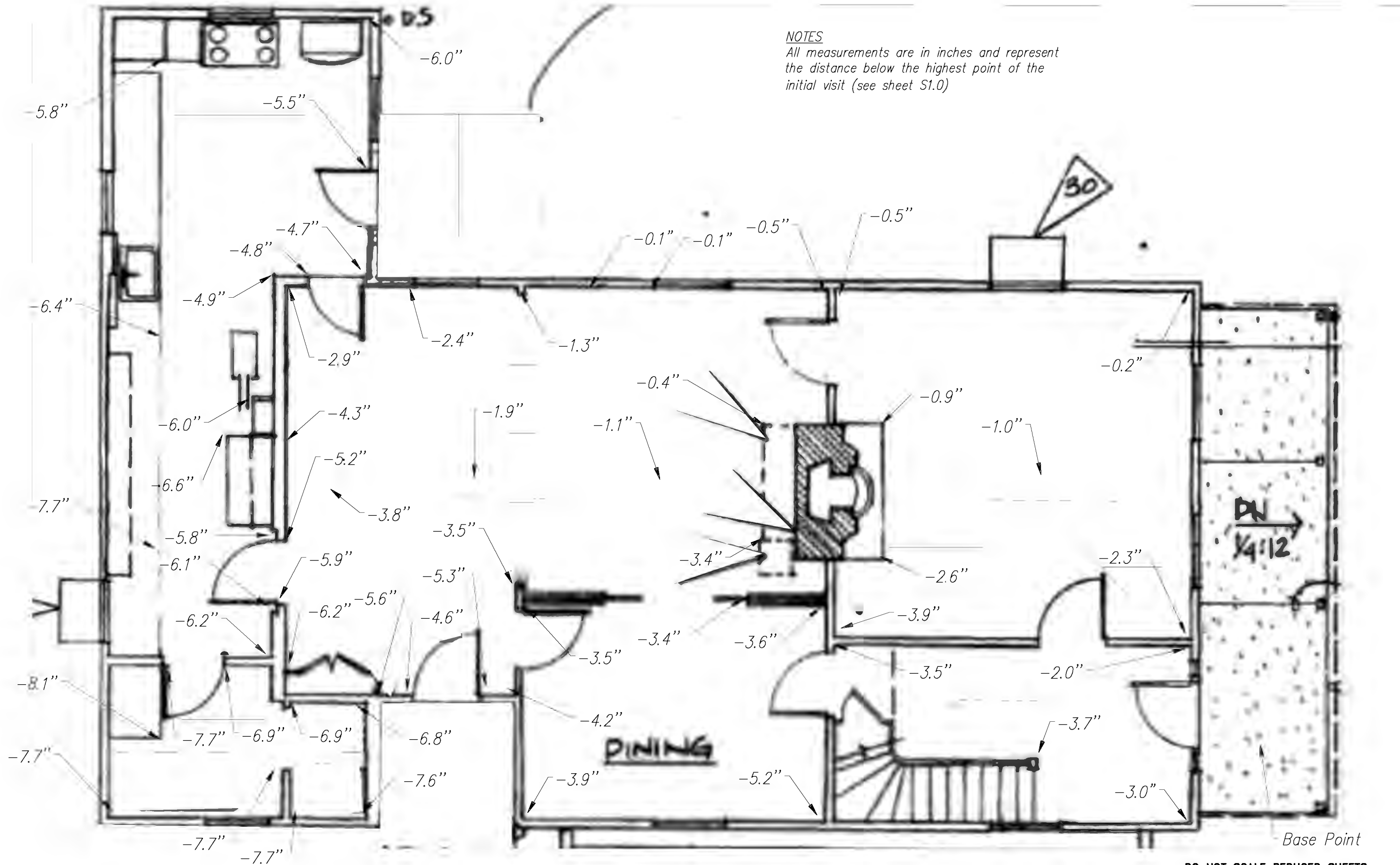
SECOND FLOOR INITIAL VISIT

CROSBY HOUSE ASSESSMENT

THURSTON COUNTY, WA

|           |
|-----------|
| S1.1      |
| S1.5      |
| A19101.03 |





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CITY OF TUMWATER

FIRST FLOOR FOLLOW UP VISIT

CROSBY HOUSE ASSESSMENT

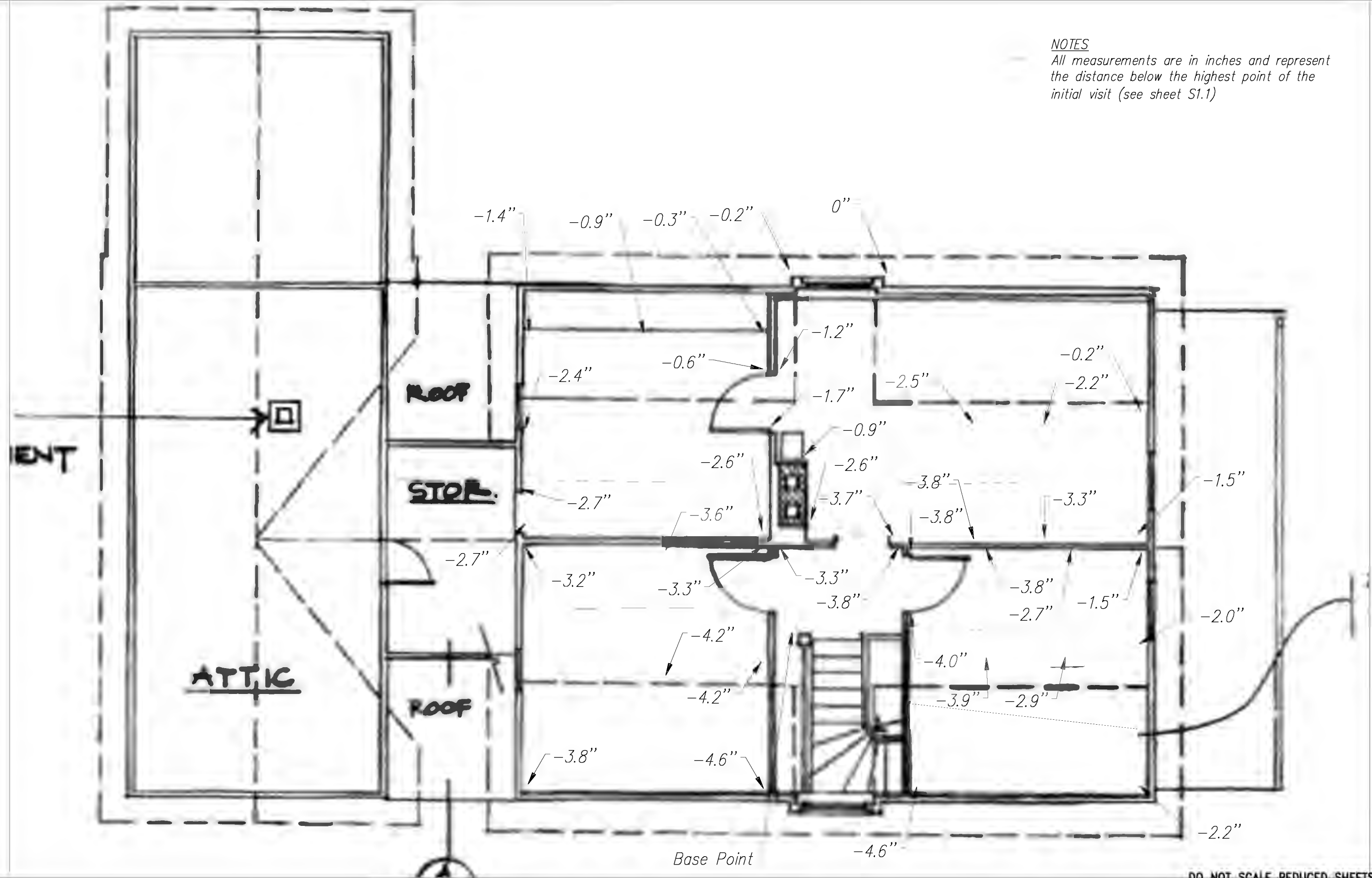
THURSTON COUNTY, WA

S1.2

S1.5

A19101.03

NOTES  
All measurements are in inches and represent the distance below the highest point of the initial visit (see sheet S1.1)



DO NOT SCALE REDUCED SHEETS

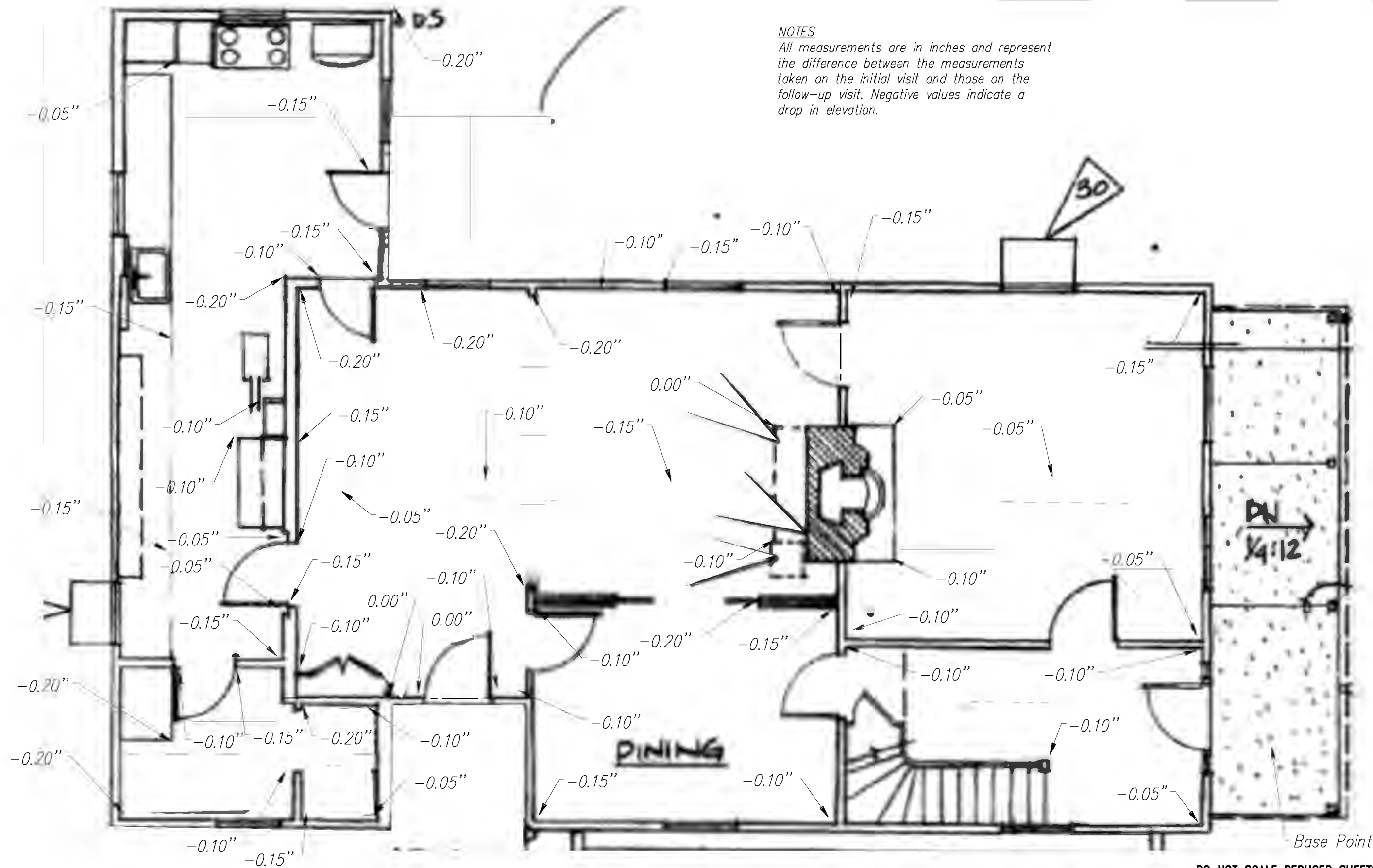
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| PLAN CHECK               |  | DATE      |     |          |    | FEDERAL AID PROJECT NO. | CITY OF TUMWATER             | CROSBY HOUSE ASSESSMENT | THURSTON COUNTY, WA | S1.3<br>S1.5<br>A19101.03 |
| DESIGNED BY: R.W. Larsen |  |           |     |          |    |                         |                              |                         |                     |                           |
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| DETAILED BY: |             |           |      |     |          |    |                         |
| 32           | DED:        | 7/30/2021 | DATE | NO. | REVISION | BY |                         |

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CITY OF TUMWATER

FIRST FLOOR COMPARISON

DO NOT SCALE REDUCED SHEETS

CROSBY HOUSE ASSESSMENT

THURSTON COUNTY, WA

S1.4

S1.5

A19101.03



33

19101.03

TO: Historic Preservation Commission  
FROM: Chuck Denney, Parks and Recreation Director  
DATE: April 21, 2022  
SUBJECT: Partnership Update – Olympia Tumwater Foundation

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1) Recommended Action:

Information item to update the Commission.

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2) Background:

The Olympia Tumwater Foundation (OTF) works in partnership with the City of Tumwater to provide support for historical services, programs, research, and planning. A focus for this work has centered on the Brewmaster's House and the City's historical archive for the last two years.

Progress has been made on the historical archive and photo collections and staff are working on events for public access to the Brewmaster's House in 2023.

New staffing changes at the OTF and in Parks and Recreation will enhance programming beginning in the fall of 2022.

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3) Alternatives:

- ☐ Discussion Item – discussion may also include recognition of the Cowlitz Trail segment in the National Historic Trail system.
- 

4) Attachments:

None