



CITY OF
TUMWATER

**HISTORIC PRESERVATION COMMISSION
MEETING AGENDA**

**Online via Zoom and In Person at
Tumwater City Hall, Council Chambers,
555 Israel Rd. SW, Tumwater, WA 98501**

**Thursday, November 16, 2023
6:30 PM**

1. Call to Order
2. Roll Call
3. Changes to Agenda
4. Approval of Minutes: 7/20/23 & 9/21/23 - Delayed
5. Public Comment
- [6.](#) Old Brewhouse Tower Phase 2 Seismic Improvements: Certificate of Appropriateness Application
7. Next Meeting Date - 01/18/2024
8. Adjourn

Meeting Information

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

Watch Online

<https://us02web.zoom.us/j/85181169677?pwd=MWZYbnc5Q2RPMTU4bVNXXKy90ODA1UT09>

Listen by Telephone

Call (253) 215-8782, listen for the prompts and enter the Webinar ID 851 8116 9677 and Passcode 459876.

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.

TO: Historic Preservation Commission
FROM: Ann Cook, Communications Manager
DATE: November 16, 2023
SUBJECT: Old Brewhouse Tower Phase 2 Seismic Improvements: Certificate of Appropriateness Application

1) Recommended Action:

Staff requests that the Commission consider approval of the Certificate of Appropriateness for the Historic Brewery Tower Renovation Project Phase 2 Seismic Improvements.

2) Background:

The scope of work included in the application for a Certificate of Appropriateness for Phase 2 of this Rehabilitation Project includes seismic retrofits.

The schematic design for the work has been presented to the Commission at previous meetings. The Commission had no requested changes to the schematic design and recommended that the design, as presented, be forwarded to the Washington State Department of Archaeology and Historic Preservation (DAHP) for final review.

DAHP's concurrence that the Rehabilitation Project complies with the Secretary of the Interior's Standards for Rehabilitation and will have no adverse impact on the Brewhouse Tower is documented in the correspondence included as part of the packet.

3) Alternatives:

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

4) Attachments:

- A. Certificate of Appropriateness Application
- B. Department of Archaeology and Historic Preservation—Brewhouse Tower Rehabilitation Phase 2 Project Review



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

TUM -	DATE STAMP
RCVD BY	

Application fee: \$110.00

APPLICANT (please print neatly)

NAME OF APPLICANT: City of Tumwater
 APPLICANT'S MAILING ADDRESS (COMPLETE): 555 Israel Road SW, Tumwater, WA 98501
 APPLICANT'S TELEPHONE(S): (350) 754-4123 APPLICANT'S E-MAIL: acook@ci.tumwater.wa.us

PROPERTY OWNER

NAME OF PROPERTY OWNER: City of Tumwater
 OWNER'S MAILING ADDRESS (COMPLETE): 555 Israel Road SW, Tumwater, WA 98501
 OWNER'S TELEPHONE(S): (360) 754-4123 OWNER'S E-MAIL: lparks@ci.tumwater.wa.us

CONTACT PERSON

NAME OF CONTACT: Ann Cook
 CONTACT'S MAILING ADDRESS (COMPLETE): 555 Israel Road SW, Tumwater, WA 98501
 CONTACT'S TELEPHONE(S): (360) 754-4123 CONTACT'S E-MAIL: acook@ci.tumwater.wa.us

PROPERTY INFORMATION

PROPERTY ADDRESS (COMPLETE): 3201 Boston Street SW, Tumwater, WA 98501
 LOCATION OF PROPERTY (COMMONLY KNOWN AS...): Old Brewhouse Tower

ASSESSOR'S PARCEL NUMBER(S): Parcel Number 78100300000
 SECTION / TOWNSHIP / RANGE: 26 18 2W CURRENT ZONE CLASSIFICATION: HC COMPREHENSIVE PLAN DESIGNATION: Brewery District

GENERAL DESCRIPTION OF PROPOSAL (ATTACH ADDITIONAL SHEETS AND DOCUMENTATION, AS NEEDED):
Seismic improvements to stabilize and preserve historic structure required for future public access and adaptive reuse.

CURRENT LAND USE AND IMPROVEMENTS: Warehouse

PAST LAND USE OR HISTORY: Warehouse

FULL LEGAL DESCRIPTION OF SUBJECT PROPERTY (ATTACH ADDITIONAL SHEET IF NECESSARY):
Section 26 Township 18 Range 2W Plat CROSBYS C DONATION CLAIM BLK 3-4-5
Document 001/015 LESS RY EASE & PT BLK 4 & LESS 30 X 30F & LESS 30 X 30 L 5

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.

SIGNATURE

PRINTED NAME

ADDRESS (COMPLETE): _____

SIGNATURE

PRINTED NAME

ADDRESS (COMPLETE): _____

SIGNATURE

PRINTED NAME

ADDRESS (COMPLETE): _____

DATED THIS _____ DAY OF _____, 20_____.

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



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

October 18, 2023

Ann Cook
Communications Manager
City of Tumwater
555 Israel Road SW
Tumwater, WA98501

In future correspondence please refer to:

Project Tracking Code: 2018-09-07343

Property: Tumwater Old Brewhouse Tower Rehabilitation Phase 2 / Tumwater Brewery / Olympia
Brewery - HCPF 17-19 (19-13a)

Re: No Adverse Impact

Dear Ann Cook:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP) regarding the seismic improvements to the Brewhouse Tower. This action has been reviewed on behalf of the State Historic Preservation Officer under the provisions of Governor's Executive Order 21-02. Our review is based upon documentation provided in your submittal in an ongoing review of the rehabilitation of the Tumwater Brewhouse Tower.

It is our opinion that the Tumwater Old Brewhouse is eligible for listing in the National Register of Historic Places. It is also our opinion that the seismic retrofits to the tower will have no adverse impact on the tower as proposed and the work meets the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.

However, if new information about affected resources becomes available and/or the project scope of work changes significantly, please resume consultation as our assessment may be revised. Also, if any archaeological resources are uncovered during construction, please halt work immediately in the area of discovery and contact the appropriate Native American Tribes and DAHP for further consultation.

Thank you for the opportunity to review and comment. We look forward to the continued opportunities to provide input on this project, as needed. Please feel free to direct any questions to me.

Sincerely,

Jeronimo Roldan, M.S.
State Historic Architect
(360) 584-5900
Jeronimo.Roldan@dahp.wa.gov

