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, November 19, 2026
6:30 PM

1. Call to Order
2. Roll Call
3. Changes to Agenda
4. Approval of Minutes
   a. Historic Preservation Commission Meeting - 10/15/2026
5. Public Comment
6. Olympia Tumwater Foundation Certificate of Appropriateness
7. Next Meeting Date - 01/21/2027
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/87396594172?pwd=yjNdSEKqxUgei2ozraIiDTRsqsaJ3K.1

Listen by Telephone
Call (253) 215-8782, listen for the prompts and enter the Webinar ID 873 9659 4172 and Passcode 514843.

Public Comment
The public may submit comments by sending an email to tumwaterparks@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
Video of this meeting will be recorded and posted on our City Meeting page: https://tumwater-wa.municodemeetings.com.

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's ADA Coordinator

directly, call (360) 754-4129 or email ADACoordinator@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.

MEETING MINUTES

TUMWATER HISTORIC PRESERVATION COMMISSION
October 15, 2026

CONVENE:	6:30 p.m.
PRESENT:	Chair Dave Shipley and Commissioners Rob Paylor, Marnie Slakey, Alex Rossiter, Paul Strickland, Don Trosper, and Dave Nicandri Staff: Parks and Recreation Director Chuck Denney, Recreation Manager Todd Anderson, Assistant City Administrator Kelly Adams, and Urban Forrester Brian Caughlan Others: Consulting Arborist Christine Johnson and Olympia Tumwater Foundation Executive Director Todd Cutts
CHANGES TO THE AGENDA:	No changes to the agenda.
APPROVAL OF MINUTES:	**Commissioner Slakey moved, seconded by Commissioner Rossiter, to approve the minutes of September 17, 2026, as published. A voice vote approved the motion unanimously.**
PUBLIC COMMENT:	Public comments were made by Brower Gleason, and Kramer.
OLYMPIA TUMWATER FOUNDATION UPDATE:	Director Cutts presented information regarding Brewery Park. Discussion included future building options of the History Nature Center, partnership opportunities, and the Olympia Tumwater Foundation strategic plan.
DAVIS MEEKER OAK UPDATE:	Assistant Administrator Adams and Arborist Johnson updated the Commission on the Meeker Oak Tree Evaluation and Risk Assessment. Discussion included possible future actions for the tree. The Commission was asked to recommend a mitigation plan regarding the Meeker Oak Tree.

MOTION:	**Commissioner Nicandri moved, seconded by Commissioner Slakey, that the city secure a new permit or revised permit for treatment of the Davis Meeker Oak Tree that would maximize structural pruning consistent with keeping the tree alive. The city will act with all alacrity for pruning to happen during the five-to-six-month window which starts in two weeks.**
MOTION AMENDMENT:	**Commissioner Nicandri moved, seconded by Commissioner Slakey, that the original motion be consistent with Option One as discussed by Assistant Administrator Adams.**
PROJECT DISCUSSIONS:	Director Denney updated the Commission on project discussions which included: Refurbishment of the Carlyon Bridge, Department of Transportation (DOT) frieze removal, 47th Parallel monument, and historic roadway markers project. Discussion followed for each of these items.
NEXT MEETING DATE:	The next meeting is scheduled for Thursday, November 19, 2026.
ADJOURNMENT:	**With there being no further business, Chair Shipley adjourned the meeting at 8:28 p.m.**

Prepared by Todd Anderson, Parks and Recreation Manager

TO: Historic Preservation Commission

FROM: Chuck Denney, Parks and Recreation Director

DATE: November 19, 2026

SUBJECT: Olympia Tumwater Foundation Certificate of Appropriateness

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1) Recommended Action:

Review the proposed History and Nature Center project at Brewery Park at Tumwater Falls and consider approval based on criteria outlined in the City's development regulations in the Historic District.

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2) Background:

The Olympia Tumwater Foundation (OTF) has been developing plans for many years to change the operations facility at Brewery Park into a public resource that supports educational programming, exhibits, visitor services and administrative functions.

Operating within the City's Historic District, changes and/or improvements to this facility will require a Certificate of Appropriateness from the Commission. Todd Cutts, OTF Executive Director and Tom Rieger, Carve Architects will be attending the meeting to speak to the project and answer questions from the Commission.

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3) Alternatives:

- ❑ Approve the Certificate of Appropriateness
- ❑ Approve the Certificate of Appropriateness with changes
- ❑ Do not approve, request changes and review at a future meeting

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4) Attachments:

A. Certificate of Appropriateness Application
B. Tumwater Municipal Code Chapter 18 – COA
C. Olympia Tumwater Foundation Drawings
D. History and Nature Center Information

"A"

CITY OF TUMWATER

555 ISRAEL RD. SW, TUMWATER, WA 98501
(360) 754-4180
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: Tom Rieger, Carve Architects

APPLICANT'S MAILING ADDRESS (COMPLETE): 510 Capitol Way S, Olympia, WA 98501

APPLICANT'S TELEPHONE(S): 360-226-1948 APPLICANT'S E-MAIL: tom@carvearch.com

PROPERTY OWNER

NAME OF PROPERTY OWNER: Olympia Tumwater Foundation, Attn: Todd Cutts, Executive Director

OWNER'S MAILING ADDRESS (COMPLETE): 110 Deschutes Way SW, Tumwater, WA 98501

OWNER'S TELEPHONE(S): 360-943-2550 (Todd Cutts) OWNER'S E-MAIL: tcutts@OlyTumFoundation.org

CONTACT PERSON

NAME OF CONTACT: Tom Rieger, Carve Architects

CONTACT'S MAILING ADDRESS (COMPLETE): 510 Capitol Way S, Olympia, WA 98501

CONTACT'S TELEPHONE(S): 360-226-1948 CONTACT'S E-MAIL: tom@carvearch.com

PROPERTY INFORMATION

PROPERTY ADDRESS (COMPLETE): 110 Deschutes Way SW, Tumwater, WA 98501

LOCATION OF PROPERTY (COMMONLY KNOWN AS...): Falls Park Administration Building

ASSESSOR'S PARCEL NUMBER(S): 09470001000

SECTION / TOWNSHIP / RANGE: S26182W CURRENT ZONE CLASSIFICATION: HC

GENERAL DESCRIPTION OF PROPOSAL (ATTACH ADDITIONAL SHEETS AND DOCUMENTATION, AS NEEDED):
See attached additional documentation for approach to rehabilitation of existing building.

CURRENT LAND USE AND IMPROVEMENTS: Proposed improvements to create a new history and nature center for public engagement and learning.

PAST LAND USE OR HISTORY: Administration and Maintenance facility for park operations.

Statement for development setting out detailed information concerning proposed ownership method, proposed operations and maintenance of the development and landscaping, and general timetable for development.

See attached additional documentation regarding ownership, operations, maintenance, and development schedule.

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 site plan showing existing uses on site, including, but not limited to
   - 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
   - M. A vicinity map

2. A written statement for development setting out detailed information concerning
   - A. Proposed ownership method
   - B. Proposed operations and maintenance of the development and landscaping, and
   - C. General timetable for development

IF APPLICABLE, PLEASE PROVIDE:
- A. Floor plan
- B. Building elevations
- C. 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 AND ARE CURRENT OWNERS OF THE PROPERTY WITHIN THE CITY OF TUMWATER.

Todd Curtis
SIGNATURE

TODD CURTIS
PRINTED NAME

SIGNATURE

PRINTED NAME

DATED THIS 5 DAY OF NOVEMBER, 2026.

An applicant shall file their building permit application with a request for review or issuance of a certificate of appropriateness with the department of community development. The building official or director of community development shall report any application for a permit to work on a designated Tumwater register property or in a Tumwater register historic district to the commission. If the activity is not exempt from review, the commission shall notify the applicant of the review requirements. The building official or director of community development shall not issue any such permit until a certificate of appropriateness or a waiver is received from the commission but shall work with the commission in considering building and fire code requirements.

The owner or his/her agent shall apply to the commission for a review of proposed changes on a Tumwater register property or within a Tumwater register historic district and request a certificate of appropriateness or, in the case of demolition, a waiver. Each application for review of proposed changes shall be accompanied by such information as is required by the commission established in its rules for the proper review of the proposed project.

The commission shall meet with the applicant and review the proposed work according to the design review criteria established in rules. All such actions shall be made at regular meetings of the commission. The commission shall complete its review and make its recommendations within thirty days of the date of receipt of the application. If the commission is unable to process the request, the commission may ask for an extension of time.

The commission's recommendations shall be in writing and shall state the findings of fact and reasons relied upon in reaching its decision, including how the project addresses the Secretary of the Interior's Standards for the Treatment of Historic Properties (and as amended). Rehabilitation will be

the default Secretary of Interior standard used, unless the applicant and the commission mutually agree to use one of the other three types of Secretary of the Interior's standards: preservation, restoration, or reconstruction.

Any conditions agreed to by the applicant in this review process shall become conditions of approval of the permits granted. If the owner agrees to the commission's recommendations, a certificate of appropriateness shall be awarded by the commission according to standards established in the commission's rules.

The commission's recommendations and, if awarded, the certificate of appropriateness shall be transmitted to the building official or director of community development. If a certificate of appropriateness is awarded, the building official or director of community development may then issue the permit.

“B”

Chapter 18.26
HC HISTORIC COMMERCIAL ZONE DISTRICT

Sections:

18.26.010 Intent.

18.26.020 Permitted uses.

18.26.025 Accessory uses.

18.26.030 Density regulations.

18.26.040 Development regulations.

18.26.050 Exemptions to development regulations.

18.26.010 Intent.

SHARE

Recognizing that Tumwater was the first American settlement on Puget Sound, and one of the industrial and commercial centers of Washington Territory, the historic commercial (HC) zone district is created to help preserve the character of the built environment of the Tumwater historic district as it once existed. Development in this district should be consistent with the goals and general land use plan set forth in the 1993 City of Tumwater New Market Historic District Master Plan (and as amended), 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.

(Ord. O96-022, Amended, 12/17/1996; Ord. O95-035, Amended, 12/19/1995; Ord. 883, Added, 05/06/1984)

18.26.020 Permitted uses.

SHARE

Permitted uses in the HC district are as follows:

A. Parks, open space;

B. All uses which were legally established prior to January 1, 1996, except where there is a cessation of the use for three or more years;

C. Multifamily dwellings;

D. Personal and professional services;

E. General retail sales;

F. Offices;

G. Hotel/motel and conference facilities;

H. Restaurants, taverns, cocktail lounges;

I. Post office, library, museum, art gallery or cultural center;

J. The wholesaling, manufacturing, assembling, warehousing, storing, repairing, fabricating, or handling of products entirely within a building;

K. Support facilities;

L. Child day care center; child mini-day care center;

M. Adult family homes, residential care facilities;

N. Family day care homes;

O. Educational institutions;

P. Fish hatcheries, associated appurtenances, and related interpretive centers;

Q. Electric vehicle infrastructure;

R. Recreational facilities;

S. Community gardens;

T. Farmers markets.

(Ord. O2010-029, Amended, 06/07/2011; Ord. O2010-015, Amended, 09/07/2010; Ord. O2007-004, Amended, 09/04/2007; Ord. O96-022, Amended, 12/17/1996; Ord. O95-035, Amended, 12/19/1995; Ord. 1289, Amended, 06/04/1991; Ord. 1288, Amended, 06/04/1991; Ord. 883, Added, 05/06/1984)

18.26.025 Accessory uses.

SHARE

Accessory uses in the HC district are as follows:

A. On-site hazardous waste treatment and storage facilities;

B. Home occupations, as approved by the director of community development;

C. Accessory wireless communication antenna, subject to development regulations of TMC 18.26.040.

(Ord. O2011-002, Amended, 03/01/2011; Ord. O96-022, Amended, 12/17/1996; Ord. O95-035, Amended, 12/19/1995; Ord. 1166, Added, 09/20/1988; Ord. O97-019, Amended, 06/17/1977)

18.26.030 Density regulations.

SHARE

Density regulations in the HC district are as follows:

A. Site area: no minimum, except the lot shall be adequate to provide for required parking, yards and landscaping;

B. Lot coverage: no maximum, except adequate space shall be provided for required parking, yards and landscaping;

C. Structure height: subject to approval by the city council;

D. Yards.

1. Front: no minimum.

2. Side: no minimum.

3. Rear: no minimum.

(Ord. O96-022, Amended, 12/17/1996; Ord. O95-035, Amended, 12/19/1995; Ord. 883, Added, 05/06/1984)

18.26.040 Development regulations.

SHARE

Development regulations in the HC district are as follows:

A. No building or structure shall be erected, reconstructed, altered or restored within the Tumwater historic district unless and until an application for a certificate of appropriateness shall have been approved by the Tumwater historic preservation commission. An application fee shall be established by resolution of the city council.

B. No building or structure within the Tumwater historic district shall be razed without first obtaining a demolition permit approved by the commission. The commission shall be empowered to refuse such a permit for any

building or structure of architectural or historic interest, the removal of which in the opinion of the commission would result in adverse impact to the environment and be otherwise detrimental to the general welfare of the city.

C. 1. The commission shall review all plans, elevations, and other information made available by the applicants that is deemed necessary by the commission to determine the appropriateness of any building or structure, including signs, proposed to be erected, reconstructed, altered or restored within the Tumwater historic district.

2. The commission, in passing upon the appropriateness of any such proposal, shall consider, among other things, the extent to which:

a. The proposed building or structure helps recreate the ambience and landscape of the historic district as it existed from 1845 to 1906; and

b. The proposed building or structure is consistent with the 1993 City of Tumwater New Market Historic District Master Plan (and as amended).

c. Accessory wireless communication antennas shall be limited to attached devices camouflaged into approved architectural features of an existing structure on the property such that the presence of the device is not detectable, unless otherwise determined to be appropriate pursuant to subsection (C)(3) of this section.*

3. The commission shall make this determination based on the following criteria:

a. Placement;

b. General design, scale, gross volume, size and height; and

c. Exterior texture, color, and materials of construction.

d. Historical photographs in the possession of local or state historical repositories shall be the objective standard of what constitutes the ambience and landscape of the Tumwater historic district as it existed from 1845 to 1906.

D. Upon approval of the plans, the commission shall cause a certificate of appropriateness, dated and signed by the mayor, to be issued to the applicant.

E. The building inspector shall promptly stop any work attempted to be done without, or contrary to, a permit issued under this chapter, and shall promptly prosecute any person responsible for such a violation of this chapter or engaged in such violation.

*Use may also be subject to applicable provisions of TMC Chapter 11.20, Communication Antennas and Towers.

(Ord. O2010-017, Amended, 12/21/2010; Ord. O97-019, Amended, 06/17/1997; Ord. O96-022, Amended, 12/17/1996; Ord. O95-035, Amended, 12/19/1995; Ord. 1147, Amended, 12/15/1987; Ord. 883, Added, 05/06/1984)

18.26.050 Exemptions to development regulations.

SHARE

The following types of development are exempt from the requirements of TMC 18.26.040; provided, that the development is consistent with the 1993 City of Tumwater New Market Historic District Master Plan (and as amended):

A. Any development of which the total cost or fair market value, whichever is higher, does not exceed $2,500;

B. Normal maintenance or repair of existing structures or developments, including damage by accident, fire or elements. “Normal maintenance” includes those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition. “Normal repair” means to restore a development to a state comparable to its original condition after decay or partial destruction;

C. Emergency construction necessary to protect property from damage by the elements. An “emergency” is an unanticipated and imminent threat to public health, safety, or the environment which requires immediate action within a time too short to allow full compliance with TMC 18.26.040.

(Ord. O96-022, Added, 12/17/1996)

"C"

OLYMPIA TUMWATER FOUNDATION

HISTORY AND NATURE CENTER

VISION
THE PROPOSED REHABILITATION TRANSFORMS THE HISTORIC ADMINISTRATION AND MAINTENANCE FACILITY INTO THE HISTORY & NATURE CENTER, PRESERVING CHARACTER-DEFINING FEATURES WHILE CREATING A GATEWAY TO BREWERY PARK AND TUMWATER FALLS. COMPATIBLE NEW INTERVENTIONS SUPPORT PUBLIC ACCESS, INTERPRETATION, AND EDUCATIONAL OPPORTUNITIES WHILE MAINTAINING THE HISTORIC CHARACTER OF THE RESOURCE AND ITS RELATIONSHIP TO THE SURROUNDING LANDSCAPE.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

PRESERVE
RETAIN CHARACTER-DEFINING FEATURES, SPATIAL RELATIONSHIPS, AND THE HISTORIC SETTING.

REHABILITATE
SUPPORT THE CONTINUED USE AND LONG-TERM STEWARDSHIP OF THE BUILDING AND THE PARK THROUGH COMPATIBLE NEW PUBLIC HISTORY AND NATURE PROGRAMING.

ENGAGE
CONNECT VISITORS TO THE HISTORY, ECOLOGY AND STORIES OF BREWERY PARK AND TUMWATER FALLS.



PRESERVE **REHABILITATE** **ENGAGE**

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OLYMPIA TUMWATER FOUNDATION
HISTORY AND NATURE CENTER
FALLS PARK, 110 DESCHUTES WAY SW, TUMWATER, WA 98501
PROJECT NO. 25-133

CHARACTER DEFINING ELEMENTS

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OCTOBER 21, 2026

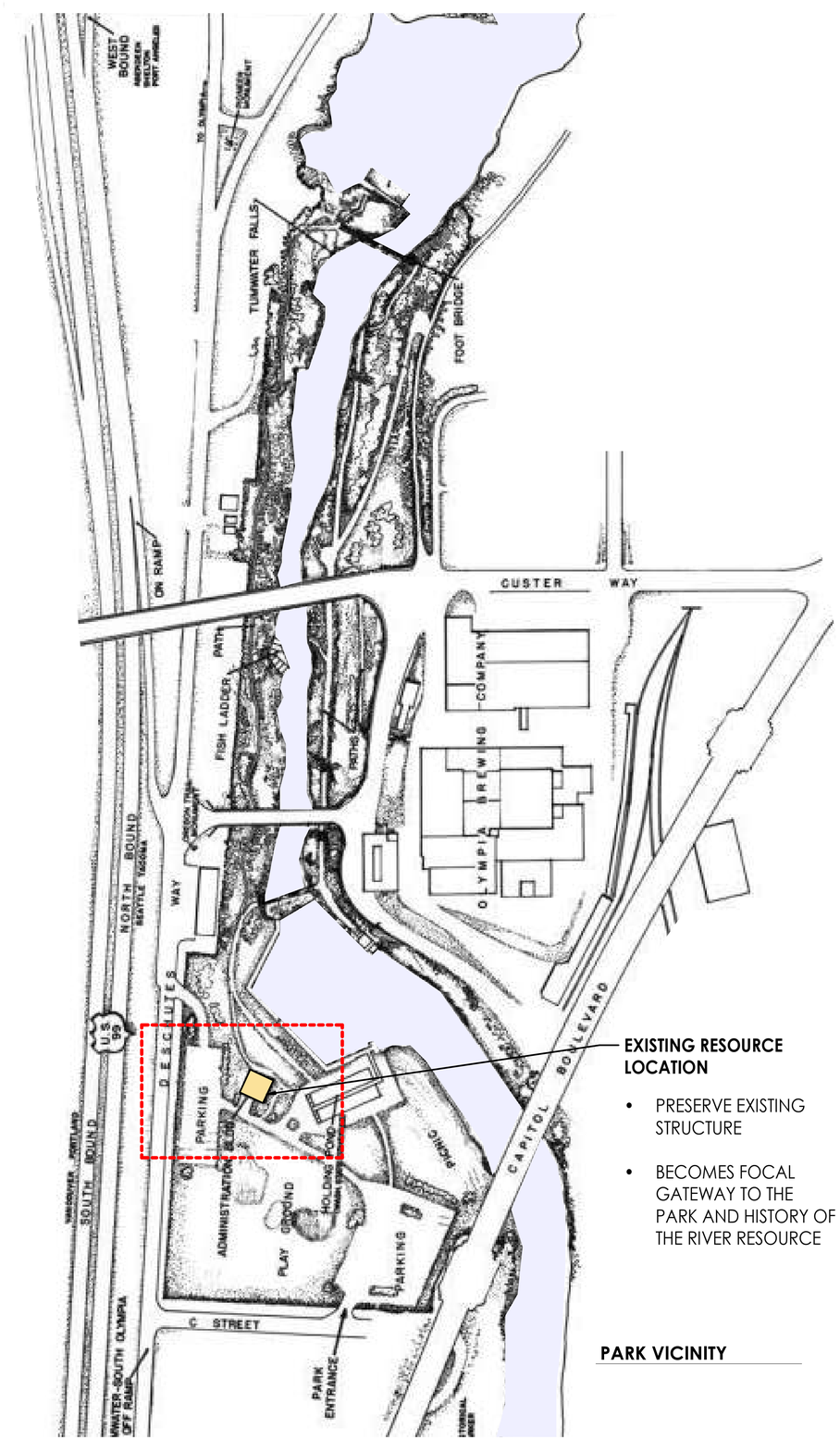
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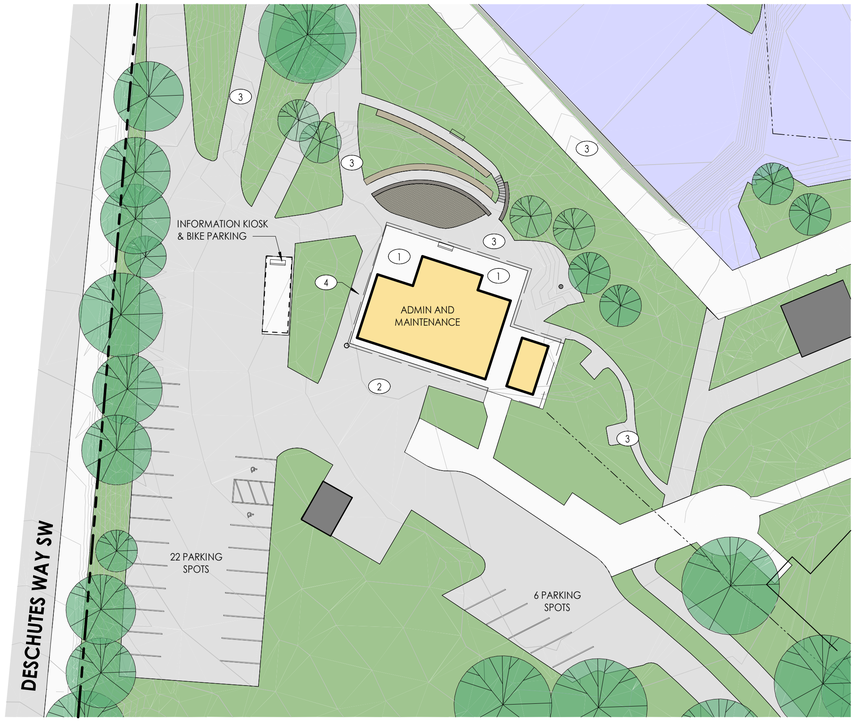
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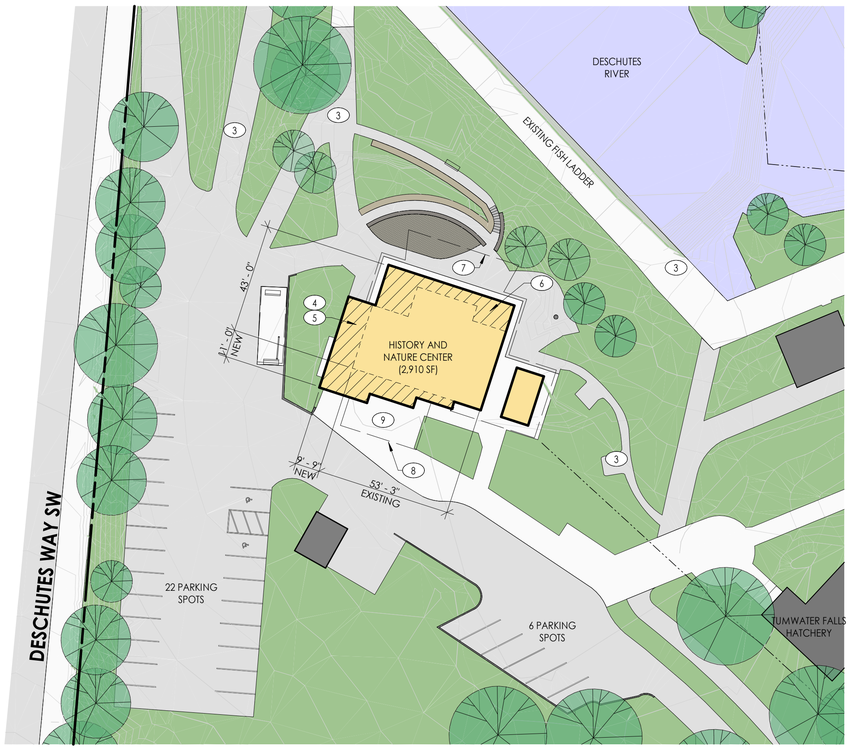
EXISTING RESOURCE LOCATION

- PRESERVE EXISTING STRUCTURE
- BECOMES FOCAL GATEWAY TO THE PARK AND HISTORY OF THE RIVER RESOURCE

PARK VICINITY



SITE - RESOURCE AS EXISTS



SITE - RESOURCE REHABILITATION

SITE NOTES (#)

SITE IMPROVEMENTS SUPPORT THE PROJECT GOALS TO PRESERVE, EXPAND ACCESS, AND ENGAGE WHILE MAINTAINING CHARACTER-DEFINING SITE FEATURES, CIRCULATION PATTERNS, AND VIEWS TO TUMWATER FALLS.

1. EXISTING COVERED PUBLIC OUTDOOR SPACE UNDER EXISTING ROOF STRUCTURE
2. MAINTENANCE DRIVEWAY AND ACCESS TO MAINTENANCE FACILITY
3. PRIMARY CIRCULATION PATHS PRESERVED
4. SECONDARY CIRCULATION PATH ROUTE ADAPTED TO SUPPORT CONTINUED USE OF THE RESOURCE
5. NEW OFFICE INTERVENTION ADDED TO SOUTHWEST CORNER COVERING EXISTING SECONDARY PATH AND MAINTENANCE DRIVEWAY
6. NEW EXHIBIT AND VIEWING INTERVENTION ENCLOSES SPACE UNDER EXISTING ROOF STRUCTURE
7. NEW COVERED FALLS TERRACE ROOF UTILIZING EXISTING STRUCTURAL SYSTEM TO ENHANCE VISITOR ENGAGEMENT
8. NEW ENTRY ROOF INTERVENTION MARKING PRIMARY PUBLIC ENTRANCE
9. NEW ENTRY PLAZA REPURPOSES MAINTENANCE PARKING AREA TO CREATE A WELCOMING ARRIVAL SEQUENCE AND FOCAL GATHERING SPACE FOR PARK VISITORS BEFORE ENGAGING IN THE HISTORY AND NATURE TRAILS.

PRESERVE
(STANDARDS 2 & 5)

- RETAIN HISTORIC RELATIONSHIP BETWEEN THE BUILDING, TUMWATER FALLS, FISH LADDER, STONE WALLS, AND SURROUNDING PARK LANDSCAPE.
- PRESERVE EXISTING VIEW CORRIDORS TO THE FALLS.
- MAINTAIN HISTORIC CIRCULATION PATTERNS AND PRIMARY SITE ORGANIZATION.

EXPAND ACCESS
(STANDARDS 1, 2 & 5)

- IMPROVE PUBLIC ACCESS TO THE FALLS THROUGH EXPANDED GATHERING, EDUCATIONAL, AND INTERPRETIVE SPACES.
- ENHANCE ACCESSIBILITY WHILE MAINTAINING CHARACTER-DEFINING SITE RELATIONSHIPS.
- CONTINUE PUBLIC USE TO SUPPORT LONG-TERM PRESERVATION OF THE RESOURCE.

ENGAGE
(STANDARDS 9 & 10)

- NEW SITE IMPROVEMENTS SUPPORT INTERPRETATION AND VISITOR EXPERIENCE WITHOUT OBSCURING HISTORIC CHARACTER.
- NEW PATHWAYS, FURNISHINGS, LIGHTING, AND LANDSCAPE IMPROVEMENTS ARE DIFFERENTIATED YET COMPATIBLE WITH THE HISTORIC SETTING.
- NEW INTERVENTIONS REMAIN SUBORDINATE TO THE HISTORIC RESOURCE AND PARK LANDSCAPE.

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RESOURCE LOCATION AND REHABILITATION

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OCTOBER 21, 2026

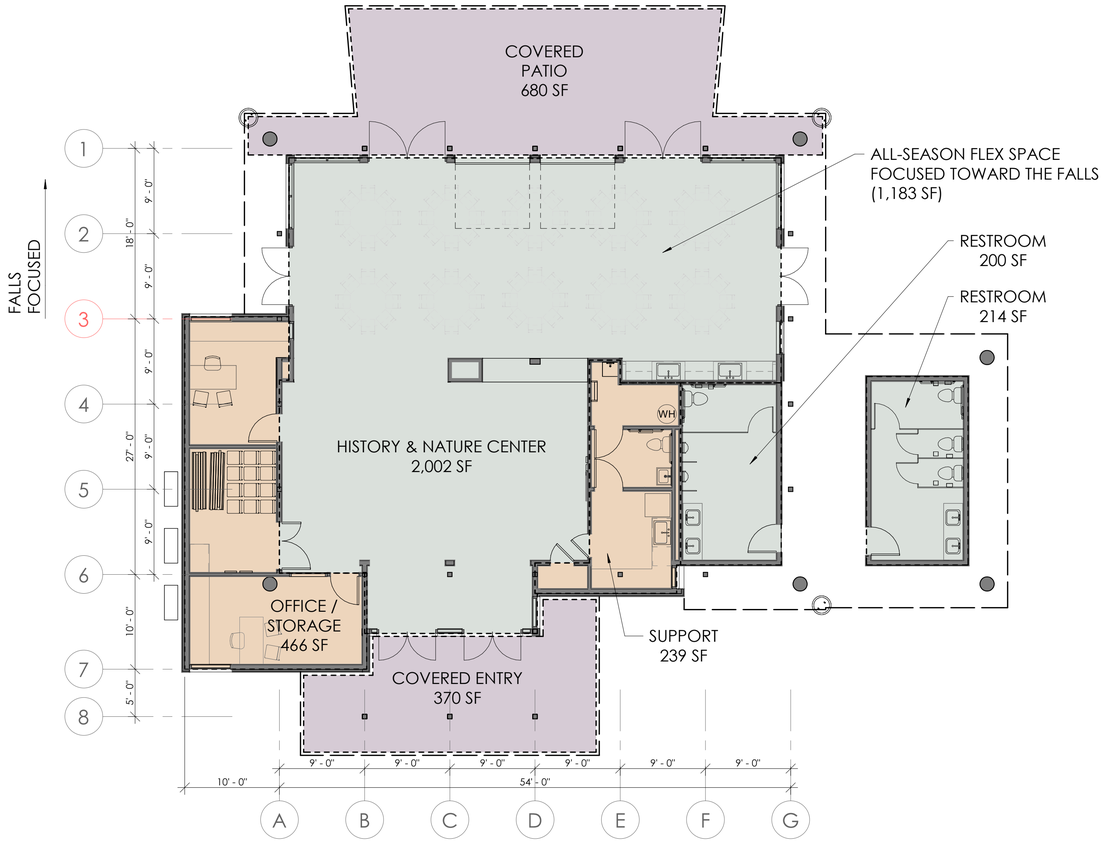
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FLOOR PLAN USE DIAGRAM - EXISTING

OUTDOOR PUBLIC SPACE	840 SF
INTERIOR PUBLIC SPACE	414 SF
TOTAL PUBLIC AREA	1,254 SF
INTERIOR PRIVATE SPACE	1,580 SF
TOTAL PRIVATE AREA	1,580 SF

FLOOR PLAN USE DIAGRAM - NEW

OUTDOOR PUBLIC SPACE	1,050 SF	25% MORE
INTERIOR PUBLIC SPACE	2,416 SF	580% MORE
TOTAL PUBLIC AREA	3,466 SF	
INTERIOR PRIVATE SPACE	705 SF	66% LESS
TOTAL PRIVATE AREA	705 SF	

ACTIVATE
(STANDARDS 1 AND 2)
- HISTORIC BUILDING ADAPTED FOR A COMPATIBLE CONTEMPORARY USE.
- CONTINUED OCCUPANCY SUPPORTS LONG-TERM PRESERVATION OF THE RESOURCE.
- CHARACTER-DEFINING SPACES REMAIN IDENTIFIABLE AND CONTINUE TO SUPPORT CONTEMPORARY USE.

EXPAND ACCESS
(STANDARDS 1, 2 AND 5)
- PUBLIC ACCESS INCREASED THROUGH EXPANDED GATHERING AND INTERPRETIVE SPACES.
- HISTORIC SPATIAL ORGANIZATION REMAINS LEGIBLE.
- BUILDING USE PRIORITIZED TOWARD PUBLIC ENGAGEMENT AND EDUCATION.

ENGAGE
(STANDARDS 9 & 10)
- NEW WORK SUPPORTS INTERPRETATION WITHOUT OBSCURING HISTORIC CHARACTER.
- CONTEMPORARY INTERVENTIONS ARE CLEARLY DIFFERENTIATED AND COMPATIBLE.
- HISTORIC INTEGRITY IS MAINTAINED WHILE ACCOMMODATING INCREASED PUBLIC USE.

LEGEND

PRIMARY STRUCTURAL GRID LINE

EXTERIOR COVERED SPACE

INTERIOR PRIVATE SPACE

INTERIOR PUBLIC SPACE

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OLYMPIA TUMWATER FOUNDATION
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FALLS PARK, 110 DESCHUTES WAY SW, TUMWATER, WA 98501
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ADAPTIVE REUSE AND PUBLIC ACCESS ANALYSIS

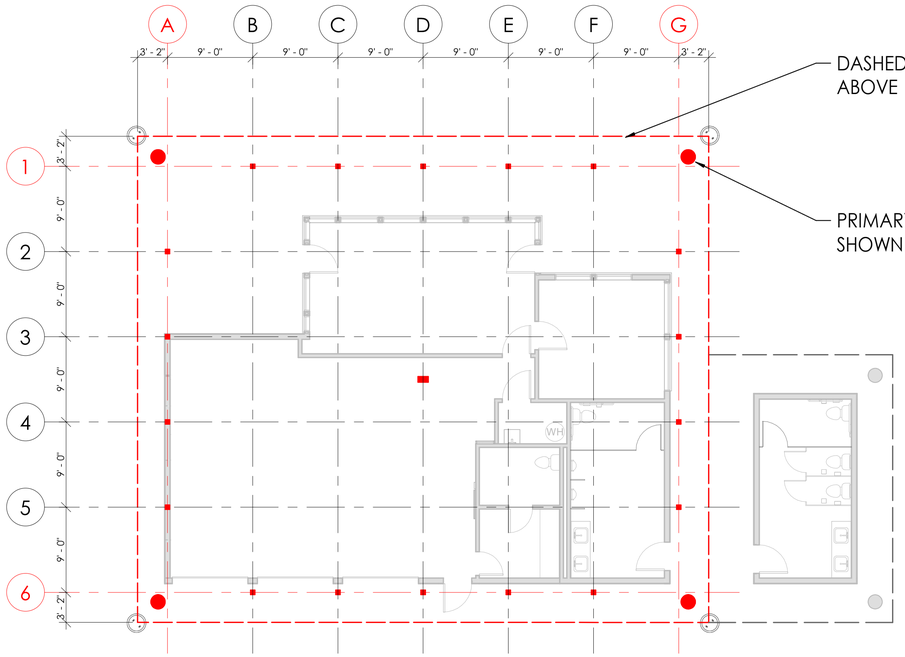
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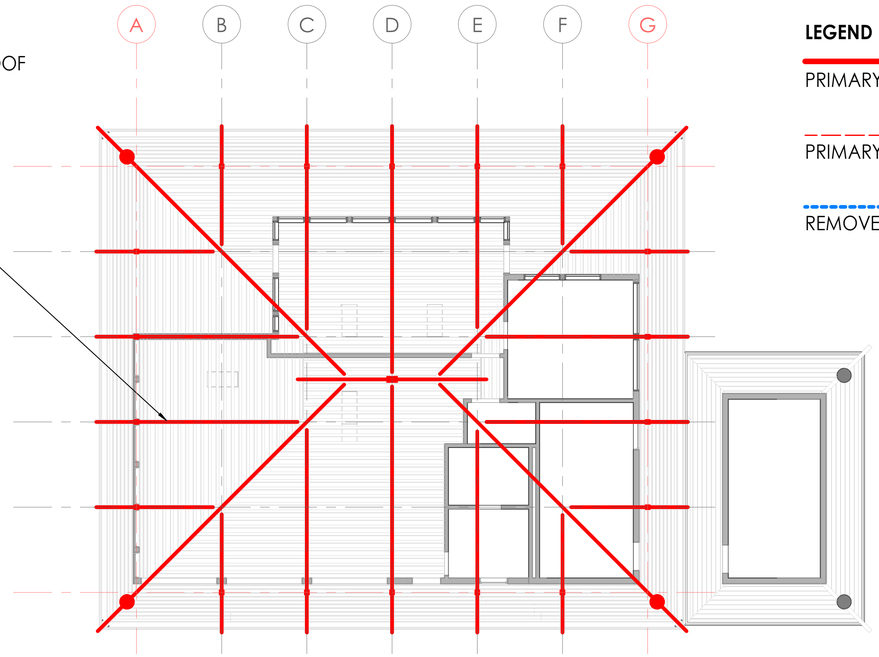
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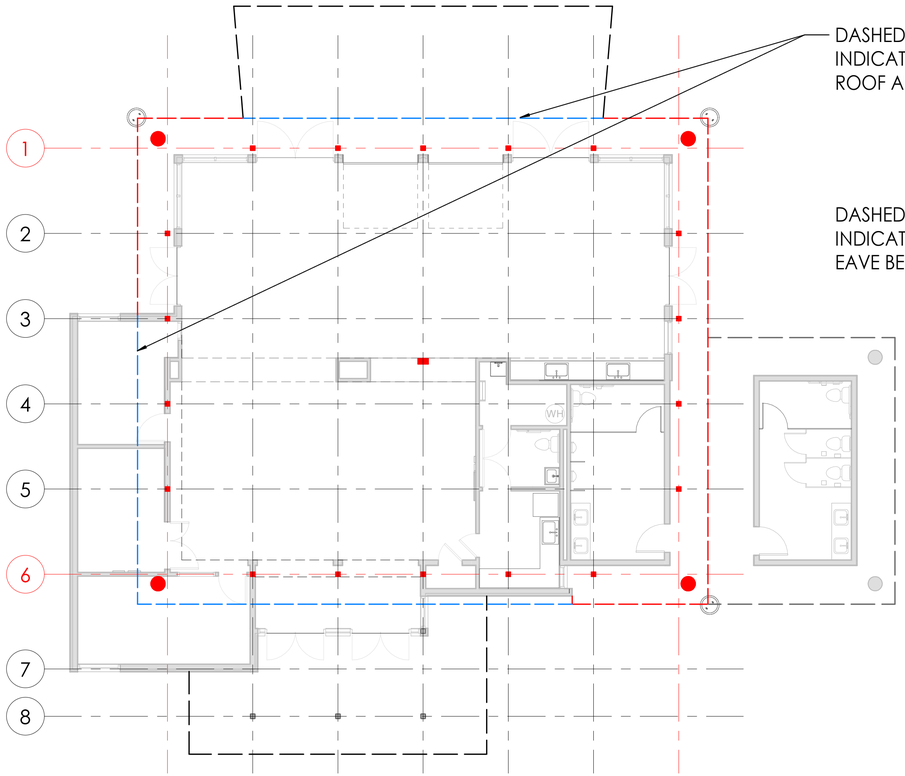
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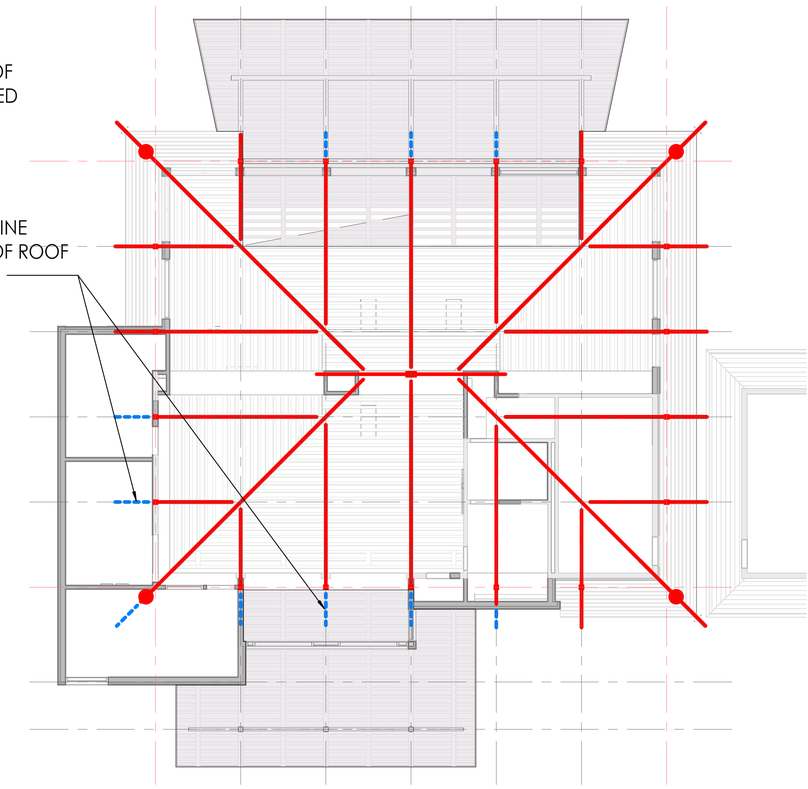
1 PRIMARY STRUCTURE - EXISTING PLAN
1/8" = 1'-0"



2 PRIMARY ROOF STRUCTURE - EXISTING
1/8" = 1'-0"



3 PRIMARY STRUCTURE - RETAINED (NEW PLAN)
1/8" = 1'-0"



4 PRIMARY ROOF STRUCTURE - RETAINED (NEW PLAN)
1/8" = 1'-0"

LEGEND

PRIMARY STRUCTURE (EXPOSED)

PRIMARY STRUCTURE ABOVE

REMOVED STRUCTURE

PRESERVE
(STANDARDS 2 & 5)
- HISTORIC STRUCTURAL GRID REMAINS THE ORGANIZING FRAMEWORK FOR ALL NEW INTERVENTIONS.
- PRIMARY HISTORIC STRUCTURAL FRAMEWORK RETAINED.
- CHARACTER-DEFINING ROOF STRUCTURE PRESERVED.

REHABILITATE
(STANDARDS 1 & 5)
- EXISTING STRUCTURE ADAPTED FOR A COMPATIBLE CONTEMPORARY USE.
- STRATEGIC MODIFICATIONS ACCOMMODATE CONTEMPORARY USE WITHIN THE HISTORIC FRAMEWORK.
- HISTORIC FRAMEWORK RETAINED AS THE BASIS FOR CONTINUED OCCUPANCY.

INTERVENE
(STANDARDS 9 & 10)
- NEW WORK IS DIFFERENTIATED AND COMPATIBLE.
- ALTERATIONS ARE LIMITED AND STRATEGIC.
- HISTORIC CHARACTER AND STRUCTURAL LEGIBILITY REMAIN READILY IDENTIFIABLE.
- NEW WORK REMAINS SUBORDINATE TO THE HISTORIC ORGANIZATIONAL FRAMEWORK.

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STRUCTURAL FRAMEWORK RETENTION ANALYSIS

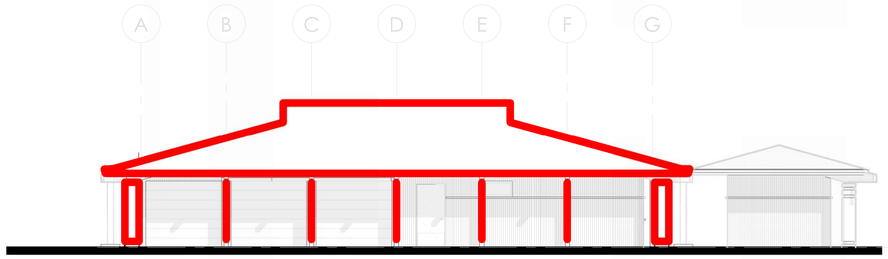
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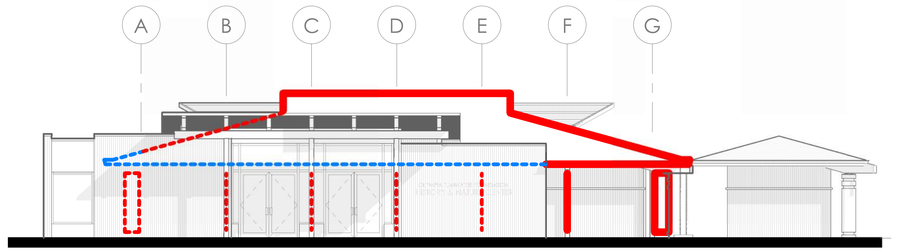
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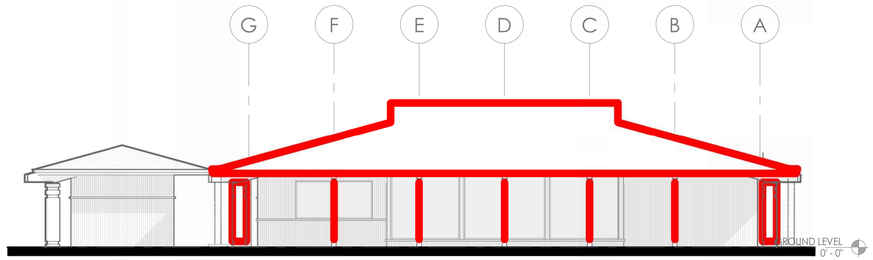
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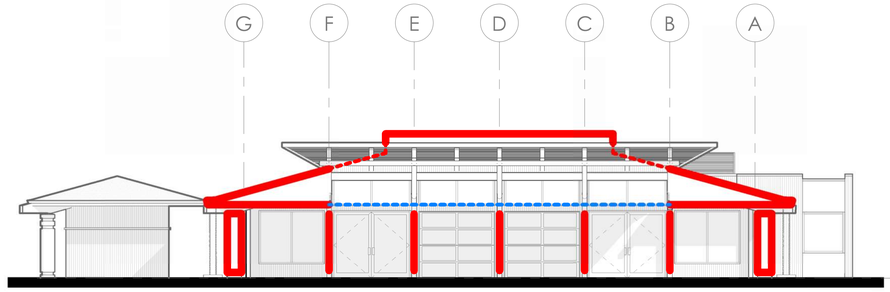
SOUTH ELEVATION - EXISTING DIAGRAM



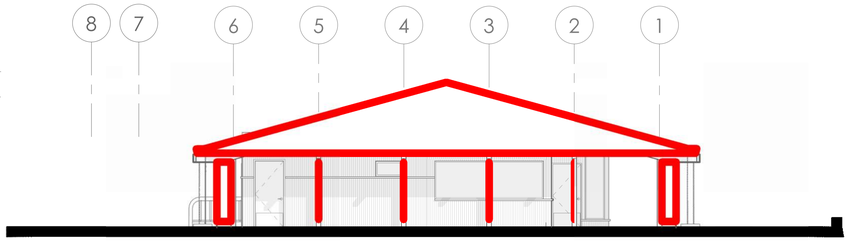
SOUTH ELEVATION - NEW DIAGRAM



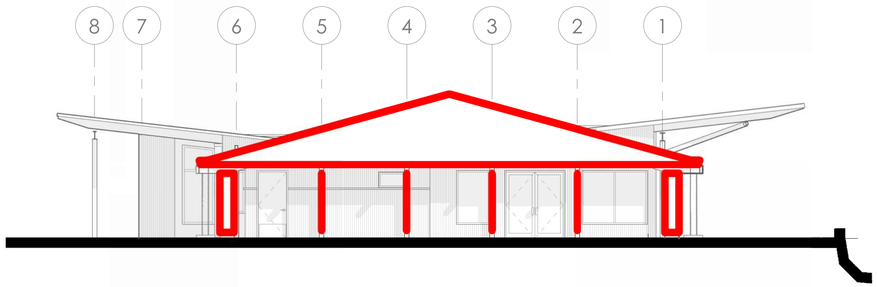
NORTH ELEVATION - EXISTING DIAGRAM



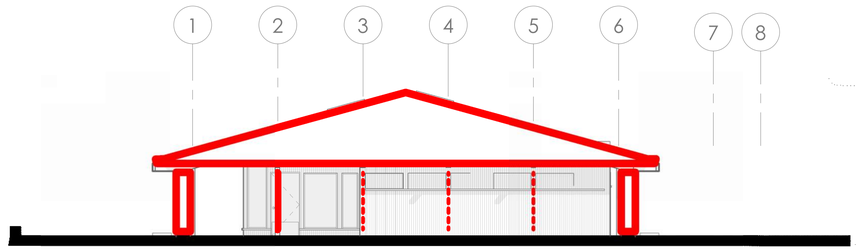
NORTH ELEVATION - NEW DIAGRAM



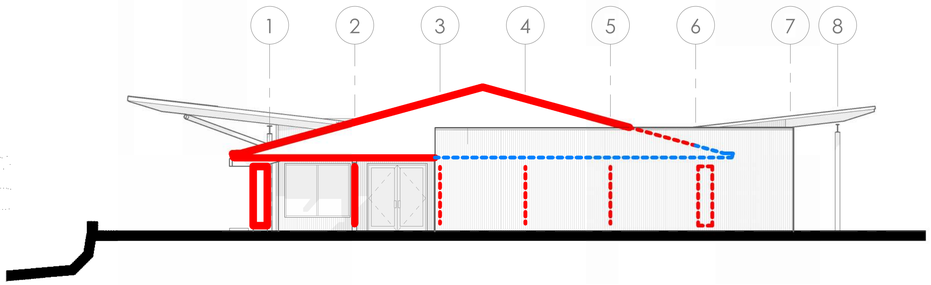
EAST ELEVATION - EXISTING DIAGRAM



EAST ELEVATION - NEW DIAGRAM



WEST ELEVATION - EXISTING DIAGRAM



WEST ELEVATION - NEW DIAGRAM

LEGEND

PRIMARY STRUCTURE (EXPOSED)

PRIMARY STRUCTURE (CONCEALED)

REMOVED STRUCTURE

PRESERVE:
(STANDARDS 2 AND 5)
- CHARACTER-DEFINING ROOF FORM RETAINED.
- PRIMARY STRUCTURAL FRAMEWORK PRESERVED.
- HISTORIC MASSING AND STRUCTURAL RHYTHM MAINTAINED.

REHABILITATE:
(STANDARDS 1 AND 5)
- BUILDING ADAPTED TO SUPPORT CONTEMPORARY USE.
- STRATEGIC MODIFICATIONS IMPROVE ACCESSIBILITY AND PUBLIC ENGAGEMENT.
- EXISTING STRUCTURE RETAINED AND REUSED TO SUPPORT CONTINUED OCCUPANCY.

INTERVENE:
(STANDARDS 9 AND 10)
- NEW WORK IS DIFFERENTIATED AND COMPATIBLE.
- NEW CONSTRUCTION REMAINS SUBORDINATE TO THE HISTORIC BUILDING.
- HISTORIC INTEGRITY AND LEGIBILITY ARE MAINTAINED.

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STRUCTURAL FRAME PRESERVATION

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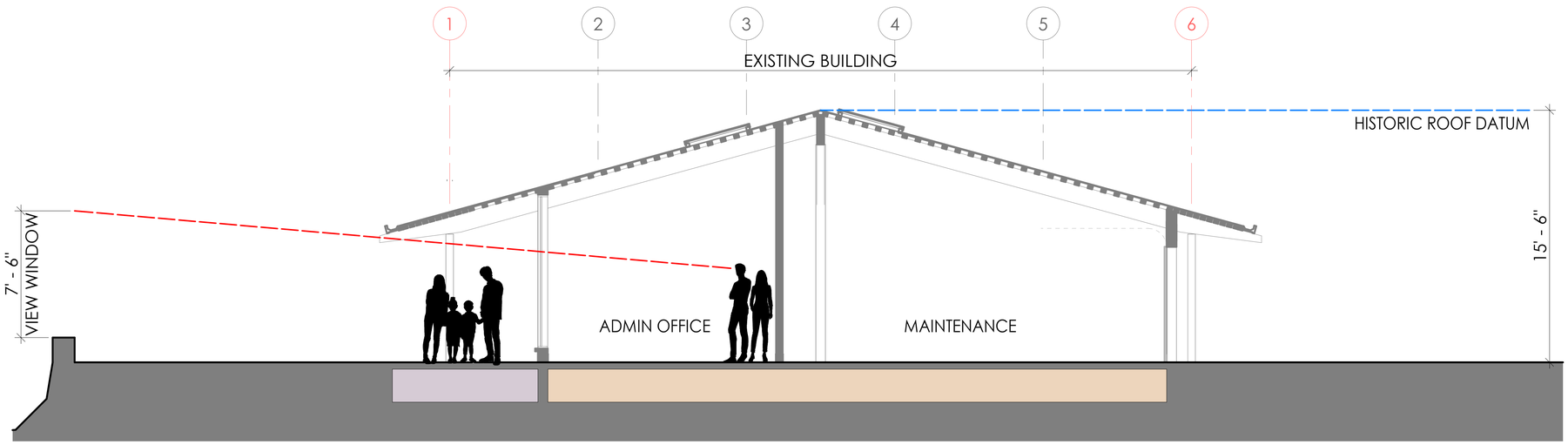
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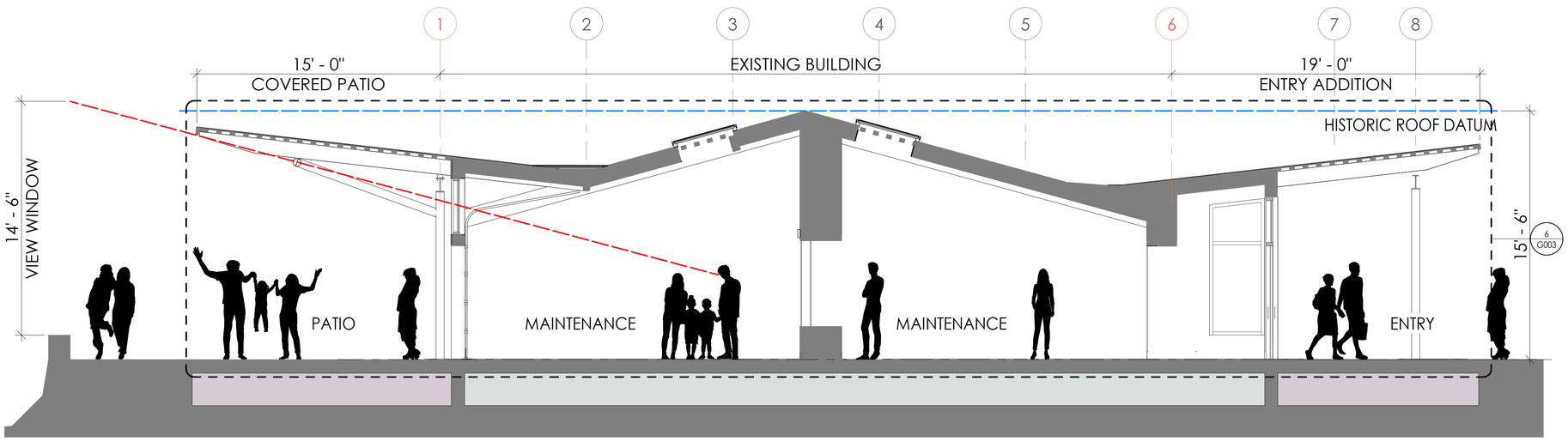
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N/S SECTION DIAGRAM - EXISTING



NORTH/SOUTH DIAGRAM - NEW

LEGEND

PRIMARY STRUCTURAL GRID LINE

EXTERIOR COVERED SPACE

INTERIOR PRIVATE SPACE

INTERIOR PUBLIC SPACE

PRESERVE
(STANDARD 2)
- RETAIN CHARACTER-DEFINING ROOF FORM AND STRUCTURAL EXPRESSION.
- MAINTAIN LEGIBILITY OF THE HISTORIC BUILDING.
- PRESERVE THE BUILDING'S HISTORIC MASSING AND SPATIAL RELATIONSHIPS.

ADAPT
(STANDARD 1 AND 5)
- IMPROVE ACCESSIBILITY, VISIBILITY, AND VISITOR EXPERIENCE.
- SUPPORT CONTEMPORARY EDUCATIONAL AND COMMUNITY USE.

EXTEND
(STANDARD 9 AND 10)
- DIFFERENTIATE NEW CONSTRUCTION FROM HISTORIC FABRIC.
- MAINTAIN COMPATIBILITY IN SCALE, FORM, AND ROOF GEOMETRY.
- EXPAND PUBLIC GATHERING AND INTERPRETIVE SPACE WHILE REMAINING SUBORDINATE TO THE HISTORIC STRUCTURE.

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REHABILITATION - SECTION VIEW

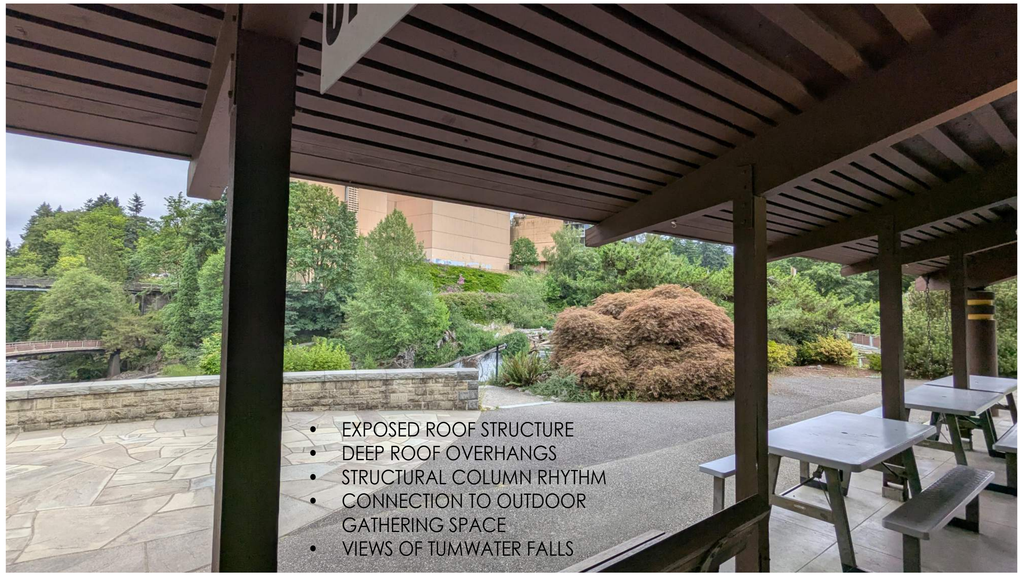
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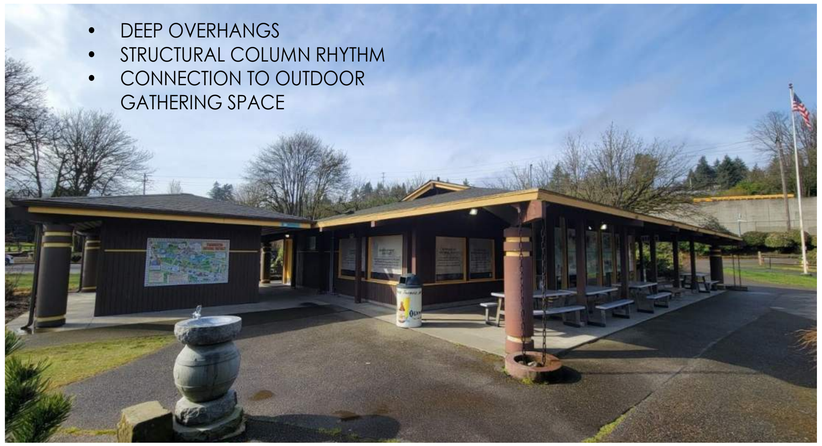


PRESERVE
OPEN POST AND BEAM STRUCTURE
EXPOSED ROOF FRAMING
VERTICAL WOOD SIDING
CLERESTORY GLAZING
COVERED EXTERIOR CIRCULATION

PRESERVE SITE RELATIONSHIPS
- RELATIONSHIP TO SURROUNDING LANDSCAPE
- VIEWS TO TUMWATER FALLS
- OUTDOOR GATHERING SPACES
- HISTORIC CIRCULATION PATTERNS

REHABILITATE FOR CONTINUED USE
- EXISTING COVERED PUBLIC SPACES
- PUBLIC ENTRY SEQUENCE
- BUILDING ENCLOSURE AND EXHIBIT FUNCTIONS





THE ADMINISTRATION AND MAINTENANCE FACILITY DERIVES ITS HISTORIC CHARACTER FROM ITS OPEN POST-AND-BEAM STRUCTURE, COVERED EXTERIOR CIRCULATION, VERTICAL WOOD SIDING, CLERESTORY GLAZING, AND ITS VISUAL AND PHYSICAL RELATIONSHIP TO TUMWATER FALLS AND THE SURROUNDING LANDSCAPE.







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DESIGN ELEMENTS

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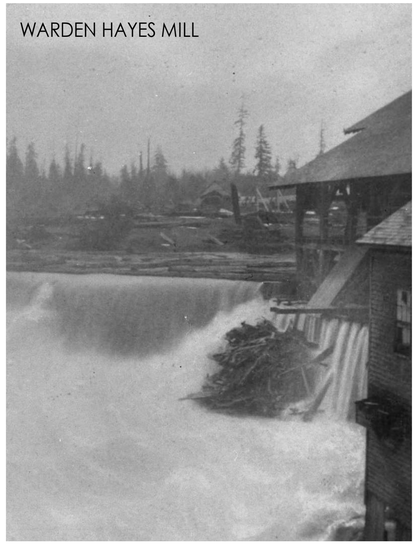
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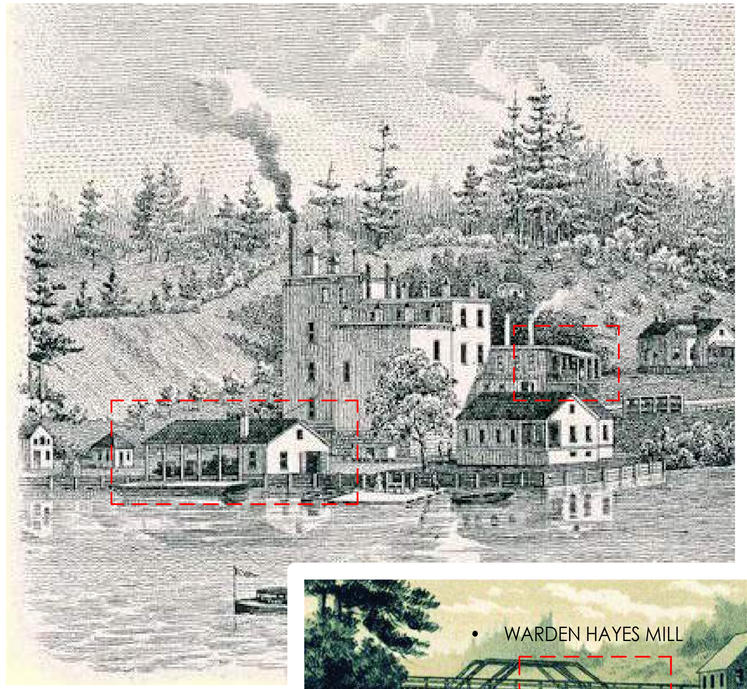
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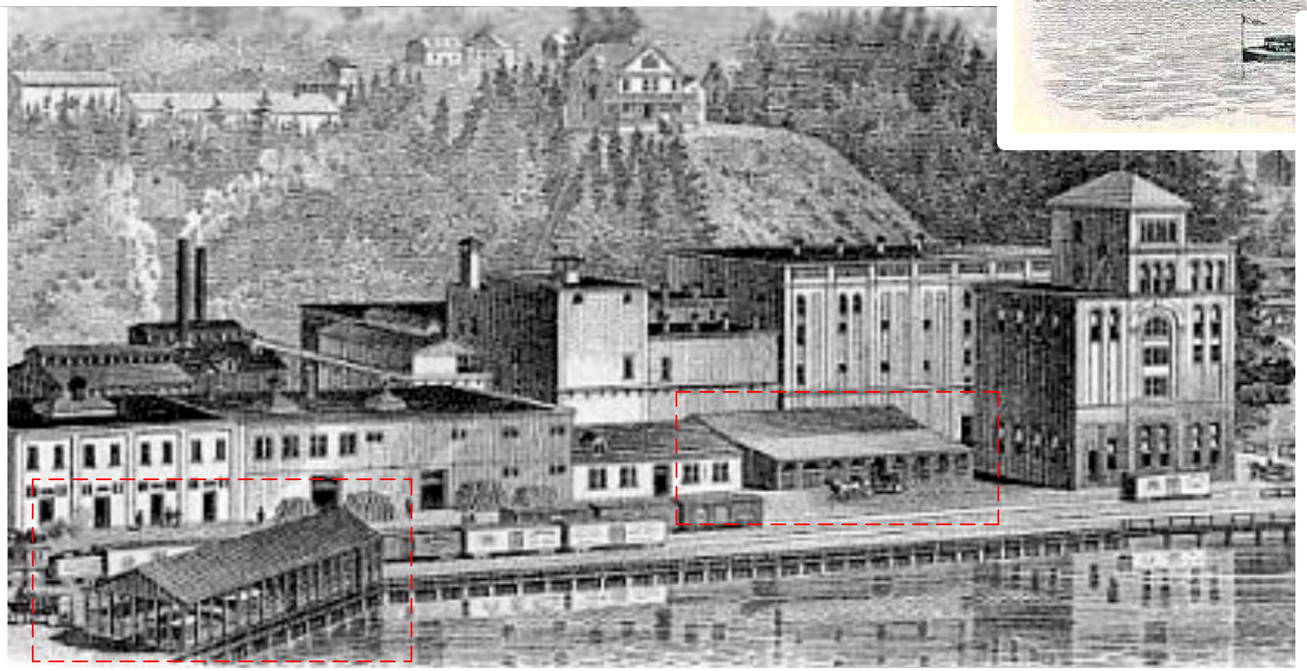


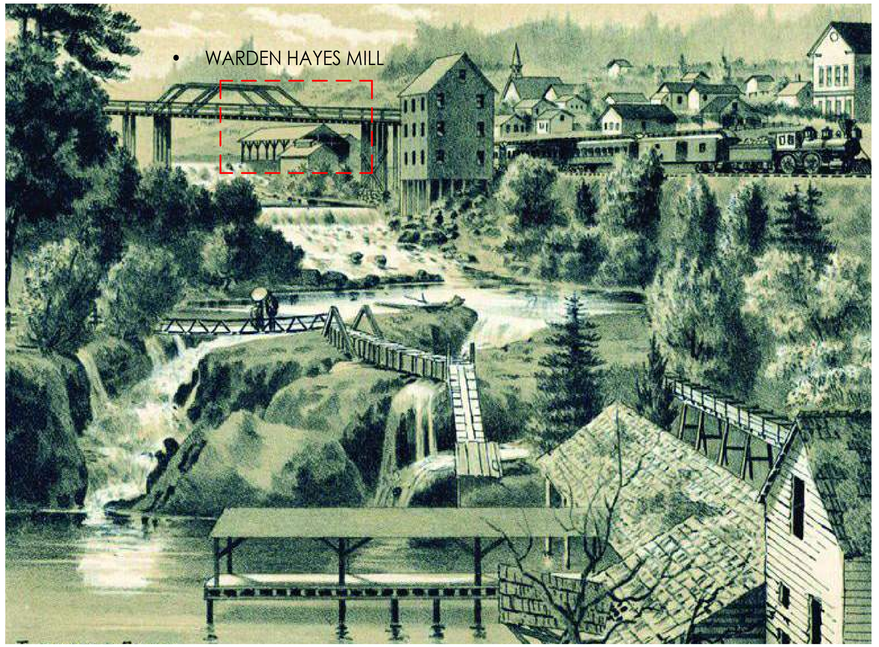
HISTORIC PRECEDENTS

THE ADMINISTRATION & MAINTENANCE FACILITY CONTINUES A LONG TRADITION OF SIMPLE UTILITARIAN STRUCTURES ASSOCIATED WITH TUMWATER FALLS, INDUSTRIAL OPERATIONS, AND PUBLIC ACCESS TO THE RIVER CORRIDOR.

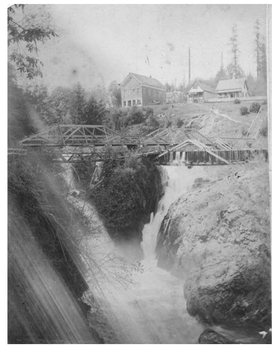
HISTORIC THEMES

- OPEN STRUCTURE
- EXPOSED TIMBER
- STRUCTURAL RHYTHM
- SIMPLE ROOF FORMS
- INDOOR / OUTDOOR RELATIONSHIPS











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HISTORIC CONTEXT AND DESIGN PRECEDENTS

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PRIMARY PUBLIC ENTRANCE

CHARACTER DEFINING FEATURES PRESERVED
- OPEN STRUCTURAL EXPRESSION
- EXPOSED TIMBER FRAMING
- STRUCTURAL RHYTHM
- VERTICAL WOOD SIDING
- INDOOR/OUTDOOR RELATIONSHIPS

COMPATIBLE NEW INTERVENTION
- PUBLIC ENTRY SEQUENCE
- VISITOR ORIENTATION
- ACCESSIBLE ENTRY EXPERIENCE
- EXPANDED EXHIBIT FRONTAGE
- CONTEMPORARY GLAZED PAVILION

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REHABILITATION DESIGN RESPONSE

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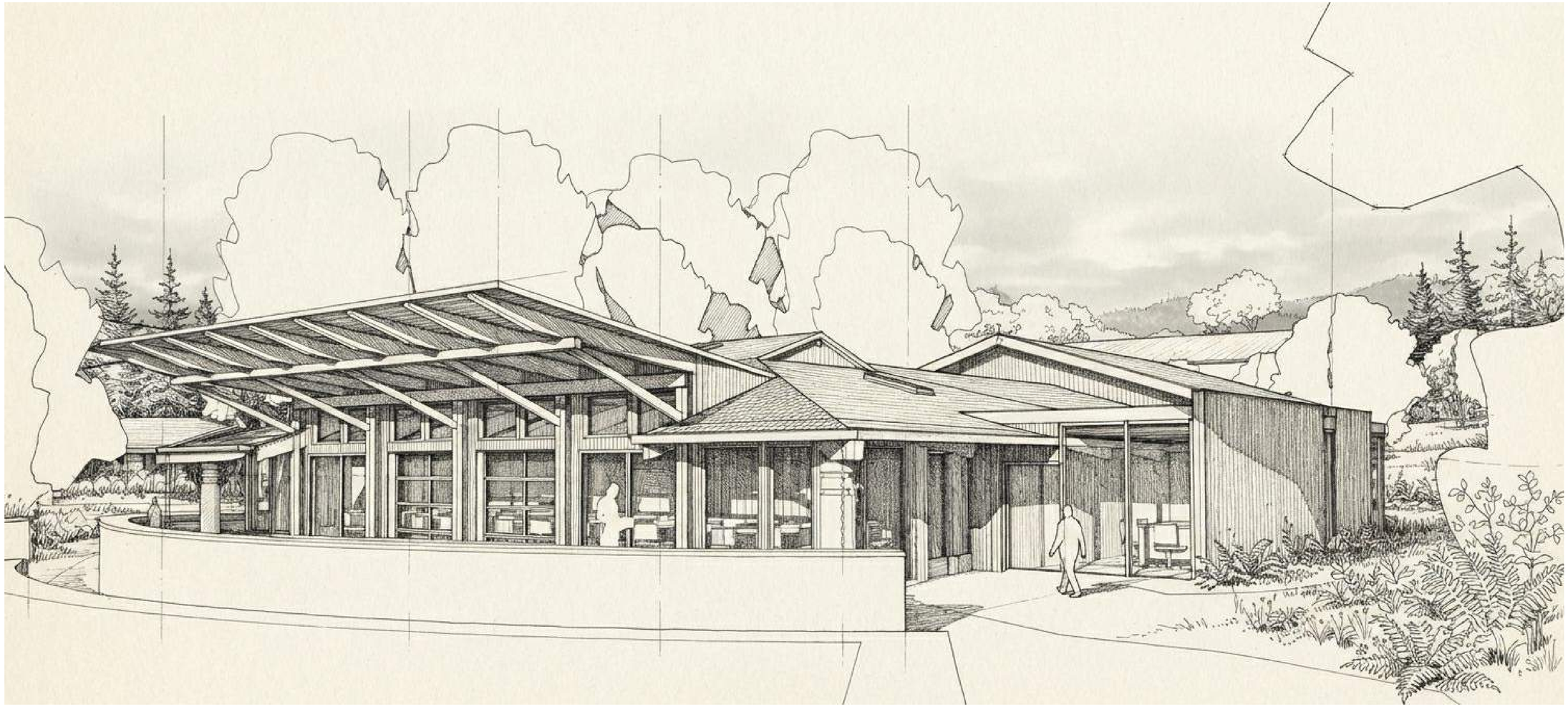
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FALLS TERRACE PERSPECTIVE

THE PROPOSED FALLS TERRACE EXPANDS PUBLIC ACCESS AND INTERPRETATION WHILE MAINTAINING THE BUILDING'S HISTORIC RELATIONSHIP TO TUMWATER FALLS, OUTDOOR GATHERING SPACES, AND OPEN STRUCTURAL CHARACTER.

CHARACTER DEFINING FEATURES PRESERVED

- OPEN POST-AND-BEAM STRUCTURE
- EXPOSED ROOF FRAMING
- STRUCTURAL RHYTHM
- DEEP ROOF OVERHANGS
- VERTICAL WOOD SIDING
- STRONG INDOOR / OUTDOOR RELATIONSHIP
- VISUAL CONNECTION TO TUMWATER FALLS

REHABILITATION APPROACH

- EXPANDED PUBLIC VIEWING OPPORTUNITIES
- COVERED OUTDOOR GATHERING SPACE
- NEW INTERPRETIVE EXHIBIT TERRACE
- IMPROVED ACCESSIBILITY AND CIRCULATION
- CONTEMPORARY EXHIBIT ENCLOSURE BENEATH EXISTING ROOF STRUCTURE

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EXPANDING RELATIONSHIP TO TUMWATER FALLS

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HISTORY AND NATURE CENTER -

APPROACH TO REHABILITATION OF EXISTING RESOURCE

Constructed as part of the historic park for operations, the Administration and Maintenance Building is a simple post-and-beam structure whose significance comes from its relationship to Tumwater Falls, the fish ladder, and the surrounding park landscape. Originally designed by local architect Robert T. Olson, and built by Albert G. Holman in 1962.

The proposed project reuses the building as a public-facing History and Nature Center, transforming a former operations facility into a community resource that supports educational programming, exhibits, visitor services, gathering spaces, and administrative functions. Existing public restrooms and the covered outdoor viewing area overlooking Tumwater Falls are retained and enhanced as part of the visitor experience.

While the building's use changes from park operations to public education and interpretation, the project maintains its historic relationship to the falls, the park, and the surrounding landscape.

The new administrative office addition is located on the southwest side of the building to minimize impacts on primary views of the falls and existing public circulation routes, while maintaining the building's historic relationship to the landscape.

The new north-facing shed roof addition opens toward views of the historic park and brewery complex, reinforcing the connection between the building and the stories and history interpreted within the center. Its contemporary design remains secondary to the original structure and clearly distinguishes new construction from historic fabric.

The new south-facing shed roof addition reflects the scale and character of the existing roof structure while providing a more visible public entrance. Together, the additions help establish the building as a gateway to the falls park trail system and support its new role as a destination for learning, exploration, and community gathering.

The project retains the building's primary structural framework, roof form, and relationship to the falls landscape while adapting the facility to serve the public for generations to come.

OWNERSHIP, OPERATIONS, MAINTENANCE, AND DEVELOPMENT SCHEDULE

The History and Nature Center will continue to be owned, operated, and maintained by the Olympia Tumwater Foundation. The Foundation will manage all building operations, educational programming, exhibits, visitor services, grounds maintenance, and landscape stewardship associated with the facility and surrounding park.

The proposed improvements are intended to support long-term public access, historic interpretation, environmental education, and continued preservation of the historic resource. Existing landscape features, pathways, viewing areas, and park amenities will continue to be maintained by the Foundation as part of its ongoing stewardship responsibilities.

Project design and permitting activities are anticipated to be completed in 2026 and early 2027. Construction is anticipated to begin in 2027, subject to funding and permit approvals, with occupancy following completion of construction.