

LACEY HISTORICAL COMMISSION MEETING MINUTES

December 18, 2019 6:00 p.m.
Lacey City Hall, Council Chambers

PRESENT

Commission: David Black, Jeff Crane, Erich Ebel, Kimberly Goetz, Seth Huff, Seiji Naotsuka, and Alan Tyler.

Excused: Sarah Thirtyacre.

Staff: Jennifer Burbidge, Parks and Recreation Director and Erin Quinn Valcho, Museum Curator.

Public: Lanny Weaver, Historical Society and Christa Harvey.

The meeting was called to order at 6:00 p.m. by Chair, Erich Ebel.

AGENDA

A motion was made, seconded and approved to adopt the agenda as amended.

Item 8b, Bowker House design review, moved up in sequence to item 3.5 Bowker House Design Review.

MINUTES

The November 20, 2019 minutes were approved as written and placed on record.

ANNOUNCEMENTS

Reminder: Joint Historical Commission-City Council Worksession, February 6, 2020.

CORRESPONDENCE

None.

CALENDAR OF EVENTS

2020 museum calendar included in packets.

OLD BUSINESS

a. Depot Trail Amenity:

- Brackets and the barn-style doors are being installed.
- Playground: Contract has been approved for KBH Construction Co. of Olympia and work is scheduled to begin January 13. The contract is for site prep for the play structure (grading, gravel, sidewalks, curbing, fencing, park benches & drinking fountain).

b. New Museum Project. The first deliverable for KMB is to conduct a reuse of the building vs. new build analysis using the decision making criteria. Decisions need to be made quickly so the architect team can proceed with their work and we can participate in the next grant cycle of the Heritage Capital Grant.

- KMB has completed the first deliverable. It is likely that we will not end up with a 16,000 ft² building. However, out of the work KMB is doing, there will finally be a

product to present to the public– with identified phases - to help champion and fund the new museum.

- It is looking like demolition is a better option than renovation due to the City's building code requirements (basically, it's a Class C building that needs to be a Class A and would require a redo of the entire shell to the tune of \$5M which doesn't even get us usable spaces within that \$5M). Initially, we thought we could renovate in phases, getting us usable space as we went along; however, the code requirements basically take that option off the table and gets us "stuck" into new construction. "Stuck" is not really the right word if you look at the advantages of building new.
- The cost estimates for the 16,000 ft² building and complete site are: \$19 million for a new building and \$18.5 million for renovation. The A&E cost is approximately 10% of the total project cost. For either route, this equals more than the budgeted grant amount (just under \$1 million). Since we do not have more than that, it is important we stay within that budget, which means potentially downsizing the footprint of the building. It is also important to consider whether \$19 million is beyond the ability of the City to fundraise for.
- After the City Council retreat, we will have a better idea on how to proceed and when to invite the architect team to the commission meeting.

c. 2019 Work Plan Review.

Motion carried to approve 2019 work plan.

d. 2019 Accomplishments.

Motion carried to approve 2019 Accomplishments as amended.

e. 2020 Work Plan Development.

Motion carried to approve 2020 Work Plan.

NEW BUSINESS

a. Recent Acquisitions.

Motion carried to approve recent acquisitions.

- b. Bowker House Design Review. Ms. Quinn Valcho presented the design review procedure, the history of the Bowker House, and the criteria, statement of significance and the significant historical characteristics for the Bowker House. She also explained that several of the historical characteristics from the original nomination were no longer present, and that the review had to be conducted based on what was present. She presented the Secretary of the Interior standards for rehabilitation that are to be applied to the review.

- Homeowner Christa Harvey presented a renovation plan to the Commission in writing, illustrated with pictures.
- Ms. Quinn Valcho recommended that a Certificate of Appropriateness be issued with two conditions: 1) original siding be repaired rather than replaced where possible and 2) that the homeowner consult with DAHP on the type and method of insulation.
- A discussion ensued over what may remain historically on the house and the historic photos were examined. Commissioner Black agreed to assist the homeowner in determining that since he has had experience with that.

Motion carried: Issue a Certificate of Appropriateness with two conditions: 1) Determine if any historic siding remains and if it does, repair it rather than replace it where possible. 2) Consult with DAHP on the type and method of insulation.

- c. Lacey History Month. Ms. Burbidge reported that although July has been Lacey History Month for the past few years, there is a proposal to change it to May. There were no objections from the Commission.

Ad Hoc COMMITTEE REPORTS

- a. Policy/StEPs (on hiatus). Ms. Burbidge reported ad hoc committees are not subject to public meeting rules since they are not taking any action.
- b. Archaeology Committee. Not started yet.

PUBLIC COMMENT

- a. Lacey Historical Society. Ms. Weaver reported that the board changed their meeting day to Wednesday at 3:30pm at the Fire Station on Mullen Road.
- Annual meeting Sept. 24th will have the theme: 40th Anniversary of Lacey Historical Society.
 - They would be interested in partnering on a plaque for the Jacob Smith House.
- b. Others. None present.

REPORTS

- a. Museum/Curator. Ms. Quinn Valcho reported Marisa and Todd both have resigned and shared highlights from her report.
- b. Commissioners. No reports
- c. Chair. Mr. Ebel has taken a job at Department of Ecology.
- d. Parks & Recreation Director.
- Director's retreat was held December 13th. The focus for 2020 is the need for change and efficiencies as the city grows.
 - Parks Department and the Museum will be getting a new website.
 - The budget was approved to have a communications audit in 2020.

ADJOURN

Meeting adjourned at 7:20pm.

NEXT MEETING

Wednesday, January 15, 2020 at 6:00 p.m. at Lacey City Hall