

**City of Gig Harbor
Design Review Board
Gig Harbor Civic Center
February 14th, 2008**

Present: Board Members: Chairman Darrin Filand, Jim Pasin, Kae Paterson, Jane Roth- Williams, Rick Gagliano and John Jernejcic. Board member Chuck Carlson was absent.

Staff Present: Tom Dolan, Dawn Stanton, Cliff Johnson and Diane Gagnon

Call to Order: 6:00 pm

1. **Rainier Yacht Harbor, LLC – Bruce Steel, P.O. Box 875, Tacoma WA 98401**
– Application for Historic Registry Nomination (HR 08-0001) for Harbor Town Marina Net Shed and Pier Structure located at 3518 Harborview Dr., Gig Harbor WA 98335.

Chairman Darrin Filand introduced the project and asked for staff's introduction. Associate Planner Cliff Johnson went over the staff report and stated a recommendation was needed. He introduced Lita Dawn Stanton who gave a power point presentation on the net shed. She noted that this was the most concentrated area of net sheds in the Harbor. She displayed pictures of an add-on portion with pictures of before and after the add on was removed. She highlighted that it was a good example of a 1920's net shed structure and has never been used for anything else. Ms. Stanton recommended that it be added to the registry and stated that it could possibly be added to the national registry if that was desired. She went through the forms that had been distributed and what was needed to complete them. She asked if they would like to each fill them out and or fill it out together. It was decided that they would go through each one and use the minutes as the record.

Board member John Jernejcic mentioned that he thought there might be a few mistakes in the application. He asked if it was a building or a structure, as the applicant had checked both. Ms. Stanton answered that it is a building. Mr. Jernejcic then noted that the net shed was built in 1929 and the applicant had checked 1950-1959. Mr. Johnson asked if they should have the applicant correct or can they just correct it. Ms. Stanton answered that they should just correct the application. Mr. Jernejcic also pointed out that in addition it states that the building is occupied, but is considered vacant and that its area of significance should also be architectural. Mr. Jernejcic also asked about the name and Ms. Stanton answered that it is really up to the owner.

They then went through each of the elements required to qualify as a registered net shed:

Age: Yes
Dock: Yes
Net shed: Yes

Historic Use: Yes
Site Setback: Yes
Roof shape: Yes
Roof pitch: Yes
Window Proportion: no windows-Yes

They then went over the specific net shed characteristics:

1. Scale/footprint – 1080
2. Site Spacing – Ms. Stanton explained the characteristic and Mr. Gagliano said that if they indicated that this qualified does that mean that they are actually making a historic designation for an empty space and that it be preserved. Ms. Stanton answered no; it is really just a recording of features. Mr. Gagliano asked if those features become part of the designation would that raise a red flag if someone decided to fill that space. Ms. Stanton said that it is not viewed that narrowly and would not be key to the architecture. Mr. Gagliano asked if that should be documented. Mr. Johnson noted that part of the pier will be removed along the water side at the request of National Marine Fisheries. Planning Director Tom Dolan asked Bruce Steel to illustrate on the picture where the area was that would be removed. Mr. Steel highlighted the portion of the dock to be removed and said that National Marine Fisheries is asking that it be removed in order to reduce the amount of water coverage. Mr. Gagliano pointed out that it should be in the notes for page one that there is a dock but a portion will be removed. Mr. Johnson pointed out on the site plan dated August 22nd, 2007 the area to be removed and noted that all of it along the east side will be removed. Board member Kae Paterson stated that there needed to be some kind of a dock remaining. Ms. Stanton explained why the dock was that large in the first place and Board member Jane Roth-Williams noted that the size is significant in its history. Ms. Stanton noted that if there are changes to the structure they will come before the Design Review Board and if at that time they believed that would cause it to be removed, then they would decide that at that time. Mr. Johnson reminded everyone that they are approving the structure as proposed.
3. Height - Qualified as one story
4. Building scale/facades – Approximately 22 x 44 with no modulation in wall planes.
5. Massing – Qualifies, enclosed with no covered work area
6. Orientation - Qualifies
7. Window type – No windows
8. Window Rhythm & Placement – No windows
9. Doorway Placement – Sliders on water side, no door on upland – looks like there was a door on the upland at one time.
10. Materials/Exterior Siding – Qualifies, wood.
11. Materials/Foundation – Qualifies, pilings.
12. Materials/Roof – Qualifies, corrugated metal.
13. Trim Details – Qualifies, exposed rafters, no trim, gutters or vents.
14. Colors – Qualifies, rust/red roof, unpainted siding, Doug Fir ship lap 6 5/8” on the west and east, 9” on the south.

15. Other – vent openings on the north side.

Mr. Gagliano asked if the net shed was leaking and Mr. Steel said that there was a lot of rotted wood and they had it braced and secured it so no one will get in there.

Mr. Jernejcic wanted to make sure that there were no other things that should be noted and Mr. Gagliano pointed out the open loft with a storage area. Mr. Jernejcic noted the pole support in the middle of the structure. Ms. Stanton stated that typically the register only documents exterior details.

Ms. Stanton then asked for findings for a recommendation to forward to Council to add the net shed to the Gig Harbor Register of Historic Places, which goes to the state and gets recorded in their database. Mr. Johnson asked if they could adopt the findings in the staff report, stating that it meets the criteria. Mr. Dolan noted that staff can develop findings based on the review of the checklist. Mr. Gagliano said that he felt they should note in the motion that they concur with A, B and C in the staff report and that the applicant had met them.

MOTION: Move to accept staffs findings for the Ancich net shed/Rainier Yacht application and concur with staff that the property and structure do meet the requirements as listed on page 1 and 2 of the staff report and recommend to the City Council that it be placed on the City’s historic register. Gagliano/Jernejcic.

Discussion followed and Mr. Jernejcic asked that the motion be changed to say “criteria” rather than “requirements”. Mr. Gagliano agreed to amend the motion.

Dick Allen asked if the application included the add-on shed that had been demolished and the Board answered no.

AMENDED MOTION: Move to accept staffs findings for the Ancich net shed/Rainier Yacht application and concur with staff that the property and structure do meet the criteria as listed on page 1 and 2 of the staff report and recommend to the City Council that it be placed on the City’s historic register. Gagliano/Jernejcic – Motion passed unanimously.

Chairman Darrin Filand asked what the board could do to assure that the building does not continue to deteriorate. Ms. Stanton said that the applicant should have the opportunity to access resources through the state and preservation dollars for refurbishment. She added that she would work with the applicant on those issues and keep the board apprised. Mr. Gagliano said that since it is being registered from an exterior perspective any shoring up should be done on the inside.

Dick Allen gave some history on the property noting that in those days crews went year to year on the same boat, in the spring they went to Tacoma and built the boat while part of the crew stayed and built the net shed. He stated that somewhere on the property there had been a house owned by the Castellan family and there had been a

fire and one of the youngsters, Pauline Castellan died in the fire. He stated that the family subsequently named another child Pauline. Mr. Steel asked about the fruit trees and if that was where the house was and Mr. Allen said that that was typical. Ms. Roth-Williams noted that those are heritage trees since people bring seeds and plant them as a way of reminding them of where they came from. It was noted that the trees were removed to make room for hanging nets.

It was asked how the historic status protects the net shed and Ms. Stanton explained that the program was voluntary and gives the owner tax credits but it does not prevent them from doing what they want with their net shed. Mr. Jernejcic added that it also makes the community aware and that any renovations will come before the Design Review Board as long as it is on the register.

APPROVAL OF MINUTES:

The board review the meeting minutes of January 10th, 2008. Mr. Jernejcic noted that on the first page a third of the way down, it should say, "Mr. Jernejcic asked for the interior ceiling *height* of the dormers". Additionally, he stated that on the last page 3rd sentence it should say, "Mr. Sullivan explained that at this time it had not *been* decided".

MOTION: Move to approve the minutes of the meeting of January 10th, 2008 as amended. Filand/Jernejcic – Motion passed unanimously with Kae Paterson, Rick Gagliano and Jane Roth Williams abstaining.

It was decided to review the minutes of January 24th, 2008 at the next meeting.

UPCOMING MEETINGS

February 28th, 2008 is the next meeting date and there are no projects scheduled at this time.

Planning Director Tom Dolan stated that the Planning Commission is still working on the first quarter amendments there will be a joint meeting in April or May. It was also noted that the Planning Commission will be holding a public hearing on March 6th, 2008.

Board member Jim Pasin stated that during the next four or five weeks he may have conflict with some meetings and will be possibly be an hour late.

Jane Roth-Williams asked about heritage trees and whether that been discussed. Mr. Dolan said that they had talked about tree preservation but not necessarily heritage trees and perhaps that could be part of the future discussion of tree preservation.

ADJOURNMENT

MOTION: Move to adjourn at 7:00 p.m. Pasin/Filand – Motion passed unanimously.