



AGENDA
City of Gig Harbor Historic Preservation
Commission Meeting of June 27, 2024, at 5:30 pm
Special Meeting Date

This meeting may be accessed through Zoom at <https://us06web.zoom.us/j/87940086049> or by calling (253) 215- 8782 and entering Meeting ID 817 2985 8399. Please see the

Public Comment & Decorum section at the end of this agenda for information on options to make public comments. All participants will be engaged in the meeting via Zoom.

Call to Order/Roll Call:

Approval of Minutes: April 30th, 2024

Public Comment:

Agenda Items:

1. **City of Gig Harbor, 3510 Grandview Street, Gig Harbor, WA 98335: SKANSIE NETSHED CERTIFICATE OF APPROPRIATENESS: (PL-HR-23-0001)** The proposal is for an amendment to the Certificate of Appropriateness issued on September 27, 2023, to allow for repairs, maintenance and stabilization work for the existing Netshed. The request is for an amendment to the roofing materials approved in the September 27, 2023, decision. The site is located at 3207 Harborview Dr., on the east side of Harborview Dr., at the intersection of Rosedale Street and Harborview Dr., along the bulkhead within the City of Gig Harbor, Skansie Park. Sec 08, Tw 21, R 02, Qtr 21. Parcel # 0221082232

Other Business: Next meeting Tuesday, July 30th, 2024

Adjournment:

PUBLIC COMMENT & DECORUM

Commenters will be allotted 3 minutes per individual, unless revised by the Chair. In-person comments shall be made from the microphone, first giving the speaker's name and address. When there are 30 seconds remaining, staff will alert you to summarize your comments. At the end of your comments, staff will notify you it has come to the end of your comment period. Anyone making "out of order" comments may be subject to removal from the meeting.

Public comment may be made remotely via Zoom or by phone during designated portions of the meeting. To speak during the meeting, press the Raise Hand button near the bottom of your Zoom window or press *9 on your phone. Please refrain from raising your hand until the Chair has

announced that the Historic Preservation Commission has opened the public comment portion of the meeting. Your name or the last three digits of your phone number will be called out when it is your turn to speak. When using your phone to call in, you may need to press *6 to unmute yourself. All speakers will have up to three minutes to speak.

All remarks shall be addressed to the Historic Preservation Commission as a body and not to any specific Member. All speakers shall be courteous in their language and deportment and shall not engage in or discuss or comment on personalities or indulge in derogatory remarks or insinuations with regard to any Historic Preservation Commission, the Chair, or any member of the staff or the public.

There will be no demonstrations during or at the conclusion of any public comment. These guidelines are intended to promote an orderly system of holding a public meeting, to give every person an opportunity to be heard and to ensure that no individuals are embarrassed by voicing their opinions.

AMERICANS WITH DISABILITIES (ADA) ACCOMMODATIONS ADA accommodations can be provided upon request. Those requiring special accommodations should contact the City Clerk at cityclerk@gigharborwa.gov or (253) 853-7613 at least 24 hours prior to the meeting.



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
STAFF REPORT**

TO: Historic Preservation Commission
FROM: Planning Staff
DATE: June 18, 2024

RE: **Certificate of Appropriateness: PL-HR-23-0001**
3207 Harborview Dr., - Skansie Net Shed Roof Replacement
Public Meeting Date: June 27, 2024

I. GENERAL INFORMATION

- A. Applicant:** City of Gig Harbor
Attn: Marcos McGraw
3510 Grandview St.
Gig Harbor, WA 98335
- B. Owner:** City of Gig Harbor
3510 Grandview St.
Gig Harbor, WA 98335

II. APPLICANT'S REQUEST

The applicant has requested an amendment to a Certificate of Appropriateness, which was approved by the Historic Preservation Commission (HPC) on September 20, 2023 for repairs to Skansie Net Shed. The structure, originally constructed in 1910, is listed on the Gig Harbor Historic Structure Register as well as the Washington State Heritage Register and the National Register.

III. SITE DESCRIPTION

A. Location: 3207 Harborview Drive
Pierce County Parcel # 0221082232

B. Site Area/Acreage: 3.15 acres

C. Existing Site Characteristics

1. **Topography:** The site's uplands slope down gradually from Harborview Drive on the west to Gig Harbor Bay on the northeast.
2. **Vegetation:** Landscaping consists of grasses, weeds, shrubs, coniferous and deciduous trees.
3. **Wetlands and Critical Areas:** The parcel is located within the City Waterfront Shoreline designation. None of the proposed work would impact the critical area associated with the Gig Harbor Shoreline.

D. Zoning

1. **Subject parcel:** Waterfront Commercial District (WC) and Historic District Overlay
2. **Adjacent zoning and current use:**
 - a. **North:** Gig Harbor Bay
 - b. **East:** WC – Gig Harbor Marina
 - c. **South:** Downtown Business (DB) – single family residence
 - d. **West:** Waterfront Millville (WM) – Pleasurecraft Marina

E. Road Access: The site is accessed from Harborview Drive abutting on the southwest.

IV. BACKGROUND

The Skansie Net Shed is in need of repair, maintenance and stabilization, including interior stabilization measures and replacement of failed siding, trim board and roof.

On September 20, 2023 the request for a Certificate of Appropriateness was presented to the newly-formed Historic Preservation Commission (HPC).

The HPC considered the application at a public meeting and approved the issuance of a Certificate of Appropriateness for the proposed repairs. Following approval of the certificate, public works staff began the process of ordering materials and discovered that the approved roofing material was not readily available. Staff engaged in research efforts to find roof material that would be comparable to the approved shingle color and texture. During the search for alternative roof material, it was determined that the color and style of the approved material lacked historical authenticity.

Specifically, the approved roofing provided a checkerboard appearance with dark red and charcoal slats, rather than the historic look of the net shed roof, which was uniform and a brighter shade of red.

A more historically authentic roofing material has now been selected in keeping with the original look of the net shed roof. Given the importance of this structure to the maritime legacy of Gig Harbor and its prominent location along the harbor, staff is seeking an amendment to the originally approved Certificate of Appropriateness to modify the roofing material.

No additional changes are proposed to the interior repair or stabilization previously approved on September 20, 2023.

V. APPLICABLE HISTORIC PRESERVATION POLICIES AND REGULATIONS:

- A. Comprehensive Plan:** The Harbor Element – pages 3-5 through 3-7 and Community Design Element – pages 4-11 through 4-14
- B. Gig Harbor Municipal Code:** The Certificate of Appropriateness process is outlined in GHMC Chapter 17.97 (Historic Preservation). Section 17.97.050 covers the process for the HPC's review of permits to allow projects on a property listed on the city's historic register. This section states that after a public meeting is conducted, the HPC will issue a written decision containing within 30 days after the public meeting on the application.

Further, HPC's decision shall state the findings of fact and conclusions relied upon for the decision based on the criteria listed in subsection 17.97.050.C.4.a through i (Exhibit B).

VI. REQUESTED HPC REVIEW AND STAFF ANALYSIS

As previously noted, the revision to the applicant's original request must be found consistent with the criteria necessary to be met for the approval of the change in roofing material. The following analysis evaluates the amended request against the criteria for approval of a Certificate of Appropriateness:

a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Analysis: The proposed substitution of roofing material would not change the use of the historic net shed. The work will help to preserve the historic look of the building.

b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Analysis: The intent of the proposed work is to preserve the original character and qualities of the net shed. Alterations will be limited to replacing failed siding and trim boars, new plywood sheathing, interior steel angles and new roof shingles. The style and material of the shingles most closely match that of the original roofing material.

c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Analysis: The proposed alterations and materials used are consistent with the character of the existing structure.

d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Analysis: No changes to the Skansie Net Shed or surrounding site are proposed that would negatively impact the history of the building or the site.

e. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

Analysis: The proposed design and materials will treat with sensitivity the stylistic features that represent the craftsmanship of the era in which the net shed was constructed. The interior work has previously been reviewed and accepted by the HPC at the September 20, 2023, public meeting. No changes are proposed to that portion of the net shed repair.

As discussed, the proposed roofing material represents a change from the material and color previously approved and more closely adheres to the color and style that is original to the building.

f. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*

Analysis: The request is for the replacement of deteriorated roofing with material that more closely matches the composition, design, color, texture, and other visual qualities of existing roofing material and the material previously approved.

g. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

Analysis: The surface cleaning of the exterior siding and trim will be necessary prior to repainting the building. However, the cleaning process will be limited to removing loose paint only.

The proposed changes will not impact any archeologic resource on or adjacent to the site.

h. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Analysis: No additions or exterior alteration is proposed.

i. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be impaired.*

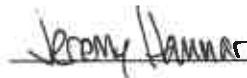
Analysis: The proposal does not include additions or other new construction.

Conclusion: Based upon the previous analysis, staff concludes that the requested amended Certificate of Appropriateness is consistent with the applicable criteria necessary for approval.

VII. PUBLIC NOTICE

The HPC's processing of a Certificate of Appropriateness application is exempt from the project permit processing requirements of GHMC Title 19.

Project Planner: Robin Bolster-Grant, Principal Planner

_____

Date: June 20, 2024

The following exhibits are included for your review:

Exhibit A September 20, 2023 Historic Preservation Commission Staff Report and Exhibits

Exhibit B GHMC 17.97.050.C.4

Exhibit C Proposed roof material and color board

Availability of Complete Project Permit File for Review: The complete project permit file, including findings, conclusions, and conditions of approval, if any, is available for review at the city of Gig Harbor Planning Department, 3510 Grandview Street, Gig Harbor, WA 98335. Please contact Robin Bolster-Grant, Principal Planner, at 253-853-7615 should you desire to review the file.

Appeals: The HPC's decision regarding a certificate of appropriateness or waiver of a certificate of appropriateness may be appealed to the hearing examiner within 10 working days under the provision of Chapter 19.06 GHMC. The appeal must state the grounds upon which the appeal is based.



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
STAFF REPORT**

TO: Historic Preservation Commission
FROM: Planning Staff
DATE: September 19, 2023

RE: Certificate of Appropriateness-HR-23-0001
3207 Harborview Dr.- Skansie Net Shed Structural repairs
Public Meeting Date: September 26, 2023

I. GENERAL INFORMATION

A. Applicant: City of Gig Harbor; c/o Marcos McGraw, 3510 Grandview Street, Gig Harbor, WA 98335

B. Owner: Same as above

C. Agent: N/A

II. PROJECT DESCRIPTION

The applicant has requested a Certificate of Appropriateness pursuant to Gig Harbor Municipal Code (GHMC) Section 17.97.050 for the Skansie Net Shed. The structure, originally constructed in 1910, is listed on the Gig Harbor Register of Historic Places pursuant to City of Gig Harbor Resolution No. 859. See Exhibit "B" to the staff report.

The proposal involves repairs, maintenance, and stabilization work for the existing Netshed.

The proposed work consists of; replacement of failed siding and trim boards, plywood sheathing added to the roof, interior stabilization measures to preserve the structure, and paint to match existing.

The Certificate of Appropriateness application, including work description, site plan and exterior building elevations is marked as Exhibit "A" to the staff report.

III. SITE DESCRIPTION

- A. Location:** 3207 Harborview Drive
Assessor's Parcel # 0221082232
- B. Site Area/Acreage:** 3.15 acres
- C. Existing Site Characteristics:**
1. **Topography:** The site's uplands slope down gradually from Harborview Drive on the west to Gig Harbor Bay on the northeast.
 2. **Vegetation:** Landscaping consists of grasses, weeds, shrubs, coniferous and deciduous trees.
 3. **Wetlands and Critical Areas:** The parcel is located within the City Waterfront Shoreline designation.
- D. Zoning:**
1. **Subject parcel:** "WC" Waterfront Commercial District and Historic District Overlay
 2. **Adjacent zoning and current use:**
 - a. **North:** Gig Harbor Bay
 - b. **East:** "WC" Gig Harbor Marina
 - c. **South:** "DB" –single family residences
 - d. **West:** "WM"-Pleasurecraft Marina
- E. Road Access:** The site is accessed from Harborview Drive abutting on the southwest.

IV. PERTINENT HISTORIC PRESERVATION POLICIES AND REGULATIONS:

- A. Comprehensive Plan:** Harbor Element– pages 3-5 through 3-7 and Community Design Element-pages 4-11 through 4-14.

- B. Gig Harbor Municipal Code:** The Certificate of Appropriateness process is outlined in GHMC Chapter 17.97. Section 17.97.050 outlines the process for the HPC's review of permits to allow projects on a property listed on the city's Register of Historic Places. This section states that after a public meeting is conducted, the HPC will issue a written decision containing Findings of Fact and Conclusions of Law within 30-days of its consideration of the request.

The HPC reviews the request for consistency with the criteria set forth in GHMC Subsection 17.97.050.C.4. In this instance, staff has determined that the request must be found consistent with the criteria for "Rehabilitation" set forth in subsection 17.97.050.C.4.a.i-x. WAC 254-20-030(10) defines "Rehabilitation" as follows:

"Rehabilitation" is the process of returning a property to a state of utility through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its architectural and cultural values."

Staff will analyze the request for consistency with the applicable criteria in Section VI of this report.

V. BACKGROUND INFORMATION

The Netshed is located at Skansie Brothers Park. By Resolution No. 859, on April 11, 2011 the City Council approved the designation of the site on the city's Register of Historic Places. The designation encompasses the entire Skansie Brothers Park parcel (House and Netshed) See Exhibit "B" to the staff report.

VI. REQUESTED HPC REVIEW AND STAFF ANALYSIS:

As previously noted, the applicant's request must be found consistent with the criteria necessary to be met for the approval of "rehabilitation" as that term is defined by WAC 254-20-030(10). The following is staff's analysis of the request for consistency with the applicable criteria:

a. Rehabilitation.

i. Every reasonable effort shall be made to provide a compatible use for an historic property which requires minimal alteration of the

building, structure, or site and its environment, or to use an historic property for its originally intended purpose.

Analysis: The project proposes no change of use to the historic structure. The work consists of repairs and maintenance and structural stabilization that will help to preserve the historic structure.

ii. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

Analysis: The intent of the proposed work is to preserve the original character and qualities of the building. Alterations will be limited to replacing failed siding and trim boards, new plywood sheathing, and interior steel angles

iii. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

Analysis: The proposed alterations are consistent in terms of design with the character of the existing structure.

iv. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

Analysis: No changes to the Skansie Netshed or site are proposed that would negatively impact the history of the building or site.

v. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.

Analysis: The proposed design will treat with sensitivity the stylistic features that represent the craftsmanship of the era in which the net shed was constructed. The proposed interior improvements that consist of beams, columns, angles, and ancillary parts to stabilize the structure are planned as steel to differentiate these recent developments from those of the past. These new steel features will be coated black to not distract from the architectural character of the interior.

vi. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Analysis: Deteriorated architectural features as part of this application consist of failed siding and trim boards. New Boards, shingles, and paint materials for the proposed repair will match the composition, design, color, texture, and other visual qualities of existing materials.

vii. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

Analysis: Surface cleaning of the exterior siding and trim will be necessary prior to repainting the building. However, the cleaning process will be limited to removing loose paint only.

viii. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

Analysis: The proposed changes will not affect any archeologic resources on or adjacent to the site.

ix. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment, and when such design is consistent with all other applicable design and development regulations.

Analysis: The proposed alteration is consistent with the size, scale, color, material, and character of the property and neighborhood.

x. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

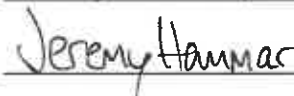
Analysis: Not applicable.

Conclusion: Based upon the previous analysis, staff concludes that the requested Certificate of Appropriateness is consistent with the applicable criteria necessary to be met for approval.

VII. PUBLIC NOTICE:

The HPC's processing of a Certificate of Appropriateness application is exempt from the project permit processing requirements of GHMC Title 19.

Project Planner: Jeremy Hammar, Senior Planner



Date:

9-19-23

The following documents pertinent to your review are enclosed:

Exhibit A - Application Materials

Exhibit B - Resolution #859

17.97.050 Review of changes to properties listed on the city's register of historic places.

A. *Review Required.* No person shall change the use, construct any new building or structure, or reconstruct, alter, restore, remodel, repair, move, or demolish any existing property on the city historic register without review by the HPC and without receipt of a certificate of appropriateness, or in the case of demolition, a waiver, as a result of the review.

B. *Exemptions.* Ordinary repair and maintenance, which includes painting, or emergency measures defined in GHMC [17.97.020\(I\)](#) and [\(P\)](#), do not require a certificate of appropriateness.

C. *Review Process.*

1. *Application for Review and Issuance of a Certificate of Appropriateness or Waiver.* A complete application for a certificate of appropriateness or waiver shall include the following:

- a. A completed application on a form provided by the planning division.
- b. A written description of the existing use of the registered structure and the proposed use of the registered structure.
- c. Comprehensive exterior photographs showing all exterior facades of the registered structures, and close-up photographs of all existing architectural detailing and characteristics of the structure (e.g., siding, trim, turnings, braces, window design). If available, historic photos that show the structure's original or earlier design and detailing.
- d. Comprehensive interior photographs showing room layouts and architectural features and details (e.g., door and trim design, wall finishes and textures, arches, niches, stair details, window design, wall panels, ceiling panels, and fixtures). Interior photographs are necessary only for special valuation applications.
- e. A written description of the proposed changes, holistically, and specifically to any features that contribute to the property's eligibility for inclusion on the local register as described in the form nominating the property to the local register.

- f. Elevation drawings, minimum one-quarter-inch scale, depicting the structure with all proposed changes (except demolitions).
- g. A written description of proposed cleaning, refinishing or resurfacing techniques, explaining how retained historic materials will be protected and preserved.
- h. A description of existing exterior building colors, original building colors (if known) and proposed building colors.
- i. A statement explaining how the applicant believes the proposed changes meet the criteria for approval outlined in subsection [\(C\)\(4\)](#) of this section.
- j. A written waiver acknowledging that the application will not be processed under GHMC Title [19](#).

2. *Review of Permits to Work on a Property Listed on the Register of Historical Properties.* The director or designee shall report any application for a permit to work on a designated city register property to the HPC. If the activity is not exempt from review, the staff shall notify the applicant of the review requirements. The city shall not issue any permit for work on a designated city register property until a certificate of appropriateness or a waiver is received from the HPC, but shall work with the HPC in providing information on required building and fire code requirements.

3. *HPC Review.* All applications for a certificate of appropriateness or a waiver shall be forwarded to the HPC for review and final decision. The HPC shall hold a public meeting on the application and review the proposed work according to the criteria listed in subsection [\(C\)\(4\)](#) of this section. The HPC shall issue a written decision within 30 days after the public meeting on the application. The HPC's processing of an application is exempt from project permit processing in GHMC Title [19](#), with the exception of the appeal provisions of Chapter [19.06](#) GHMC.

The HPC's decision shall be in writing and shall state the findings of fact and conclusions relied upon for the decision. Any conditions agreed to by the applicant in this review process shall become conditions of approval of the certificate of appropriateness. If the owner agrees to the HPC's decision and all conditions pertaining to the decision, a certificate of appropriateness shall be granted by the HPC, and the city may issue permits for the proposed work. If the owner does not agree with the HPC's decision, then permits

may be issued only if the structure is removed from the city's historic register under the provisions of GHMC [17.97.040\(C\)](#). Issuance of any permit pursuant to this chapter shall not provide an exemption from compliance with any other applicable code or ordinance including, but not limited to, fire, plumbing, and mechanical codes.

4. *Criteria for Certificate of Appropriateness Approval.* The Secretary of the Interior's Standards for Rehabilitation shall be the basis for the HPC's decision on a certificate of appropriateness:

- a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

h. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

i. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

5. *Demolition.* A waiver of the certificate of appropriateness is required before a permit may be issued to allow whole or partial demolition of a designated city historic property. The owner or his/her agent shall apply to the HPC for a review of the proposed demolition and request a waiver. The waiver shall be placed on the HPC's meeting agenda, and the HPC and applicant shall discuss and consider alternatives to demolition. Additional meetings on the waiver may be held up to 45 calendar days after the initial meeting of the HPC on the waiver, unless either party requests an extension and the owner agrees in writing to the extension beyond the 45 days. If no request for an extension is made and no alternative to demolition has been agreed to, the HPC shall issue the waiver from the certificate of appropriateness. When issuing a waiver, the HPC may request the owner to mitigate the loss of the city historic register property by means determined by the HPC. Mitigation may include, but not be limited to: retention of site improvements, structural accessories, materials or design motifs that could be incorporated into new site development; documentation of the historic property, which may include an Historic American Building Survey (HABS); historic plaques or monuments placed on the site to provide information of the site and importance of the historic structure. Any conditions recommended by the HPC may be voluntarily complied with by the applicant. After the property is demolished, the HPC shall initiate removal of the property from the register.

6. *Appeals.* The HPC's decision regarding a certificate of appropriateness or waiver of a certificate of appropriateness may be appealed to the hearing examiner within 10 working days under the provisions of Chapter [19.06](#) GHMC. The appeal must state the grounds upon which the appeal is based. (Ord. 1513 § 3 (Exh. C), 2023; Ord. 1375 § 3, 2017; Ord. 1197 § 70, 2010; Ord. 992 § 1, 2005).

The Gig Harbor Municipal Code is current through Ordinance 1522, passed February 26, 2024.

Disclaimer: The city clerk's office has the official version of the Gig Harbor Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.



INNOVATIONS FOR LIVING®



Supreme® Shingles



Supreme® Desert Tan'

Supreme® Shingles

Supreme® three-tab shingles—the smart choice when you need to balance curb appeal, weather resistance and value. *Supreme* shingles come with a 25-Year Limited Warranty, 60-MPH Wind Resistance Limited Warranty, and Class A UL Fire Rating—the industry’s highest. Algae Resistance is also available on a regional basis. Visit roofing.owenscorning.com to learn more.

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Similar to the energy-efficient appliances in your home, roofing products can provide energy-saving qualities. Owens Corning™ *Supreme* roofing shingles in Shasta White can help reduce your energy bills when installed properly. These shingles reflect solar energy, decreasing the amount of heat transferred to a home’s interior—and the amount of air conditioning needed to keep it comfortable. Actual savings will vary based on geographic location and individual building characteristics. Call 1-800-GET-PINK® or 1-888-STAR-YES for more information.

Product Attributes

Warranty Length[†]

25-Year Limited

Wind Resistance Limited Warranty[†]

60 MPH

Algae Resistance Limited Warranty^{*}**

10 Years

Tru PROtection® Non-Prorated Limited Warranty[†] Period

5 Years

Supreme® Shingles Product Specifications

Nominal Size	12" x 36"
Exposure	5"
Shingles per Square	80
Bundles per Square	3
Coverage per Square	100 sq. ft.

Applicable Standards and Codes

ASTM E 108, Class A	ASTM D 228
ASTM D 3161, Class F Wind	UL 790, Class A
ASTM D 7158, Class H Wind	ICC ESR 1372 [§]
ASTM D 3018, Type 1	Miami-Dade County Approved ^{††}
ASTM D 3462	Florida Building Code [†]

COLORS AVAILABLE IN ALL AREAS



Autumn Brown[†]



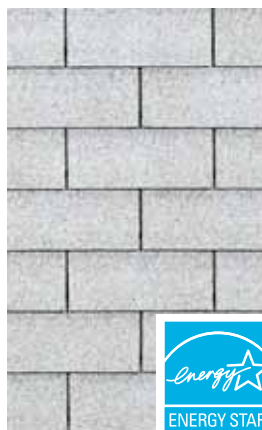
Driftwood[†]



Desert Tan[†]



Brownwood[†]



Shasta White[†]



Aspen Gray[†]



Onyx Black[†]



Estate Gray[†]

ADDITIONAL REGIONAL COLORS (See chart and map for availability)

	1	2	3	4	5	6	7	8	9	10	11	12
Beachwood Sand [†]			•			•						
Amber [†]										•	•	•
Weathered Wood [†]		•	•		•	•	•	•		•	•	
Bark Brown [†]				•	•		•		•			
Teak [†]				•	•	•	•	•		•	•	
Antique Silver [†]			•			•						
Chapel Gray [†]				•	•		•		•			
Williamsburg Gray [†]		•				•						
Oxford Gray [†]								•		•	•	
Spanish Red [†]										•	•	
Forest Green [†]										•	•	
Chateau Green [†]	•	•	•	•	•	•	•	•	•			



Beachwood Sand[†]



Amber[†]



Weathered Wood[†]



Bark Brown[†]



Teak[†]



Antique Silver[†]



Chapel Gray[†]



Williamsburg Gray[†]



Oxford Gray[†]



Spanish Red[†]



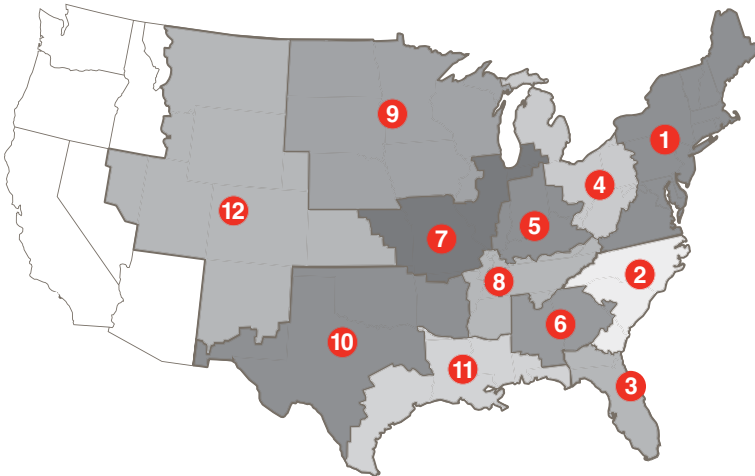
Forest Green[†]



Chateau Green[†]

available in Texas & Louisiana (ref. table & map)

REGIONAL COLOR AVAILABILITY MAP



[†] See actual warranty for complete details, limitations and requirements.

^{**} Available without Algae Resistance in Service Area 12 (see map).

[‡] Applicable in most Service Areas.

^{††} Owens Corning strives to accurately reproduce photographs of shingles. Due to manufacturing variances, the limitations of the printing process and the variations in natural lighting, actual shingle colors and granule blends may vary from the photo. The pitch of your roof can also impact how a shingle looks on your home. We suggest that you view a roofing display or several shingles to get a better idea of the actual color. To accurately judge your shingle and color choice, we recommend that you view it on an actual roof with a pitch similar to your own roof prior to making your final selection. Color availability subject to change without notice. Ask your professional roofing contractor for samples of colors available in your area.


^{†††} Applies for all areas that recognize Miami-Dade County Building Code.

^{††††} Applicable only in Service Area 3 (see map).

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The essentials for a healthy roofing system.

It takes more than just shingles to create a high-performance roof. It requires a system of products working together. Owens Corning™ Roofing Essentials™ Accessory Products work with our shingles to make up a roofing system that helps provide maximum durability for your roof. And the most protection for your home.

- a VentSure® Ventilation Products.** Help protect a roof from premature failure by helping remove heat and moisture from the attic. 
- b PINK® Fiberglas™ Blown-In Insulation.** Tiny air pockets trapped in the insulation resist the passage of heat flow.
- c Owens Corning™ Hip & Ridge Shingles.** Help protect the ridge vent and add an attractive, finished look to a roof's hips and ridges.
- d Owens Corning™ Shingles.** Add durable beauty to a home. Shingles are the first line of defense against the elements.
- e Owens Corning™ Underlayment Products.** Add an extra layer of protection between the shingles and the roof deck to help prevent damage from wind-driven rain.
- f WeatherLock® Self-Sealing Ice & Water Barrier Products.** Help guard vulnerable areas where water can do the most damage to a roof: eaves, valleys, dormers and skylights.
- g Owens Corning™ Starter Shingle Products.** The first step in the proper installation of shingles.
- h Owens Corning™ Undereave Ventilation Products.** Help prevent moisture buildup in the attic by working with ridge vents to keep air moving.



Want to know more about Owens Corning™ products or find an Owens Corning™ Preferred Contractor in your area? It's easy to reach us:

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