



AGENDA
City of Gig Harbor Design Review Board
Virtual Meeting of March 25, 2021 at 5:00 pm

NO PUBLIC COMMENT WILL BE ALLOWED AT THIS MEETING.

If you wish to submit any public comment please provide your input / questions to the Planning Division by Wednesday, March 24, 2021. All written comments must be able to be read in 3 minutes or less to be included in the record and have the title: **FOR PUBLIC COMMENT** included. Written comments will be read during the appropriate agenda item.

Please click the link to join the webinar: <https://zoom.us/j/91997909316>

Or Telephone: | 1 253 215 8782 | Webinar ID: 919 9790 9316

- I. **Call to Order:**
 - II. **Roll call:**
 - III. **Approval of Minutes:**
 - IV. **Agenda Items for Formal Review**
 - a. Announcement of Application
 - b. Open Public Meeting Announcement
 - c. Appearance of Fairness Issues
 - d. Staff Report
 - e. Applicant Introduction and Presentation
 - f. Public Comment (See Assistance Memo)
 - g. Discussion and Voting
1. **City of Gig Harbor, 3510 Grandview Street, Gig Harbor, WA 98335:**
DECISION: STATUS OF EDDON BOAT BRICK HOUSE LISTING ON CITY REGISTER OF HISTORICAL PROPERTIES
- and -
2. **City of Gig Harbor, 3510 Grandview Street, Gig Harbor, WA 98335:**
CERTIFICATE OF APPROPRIATENESS, EDDON BOAT PARK BRICK HOUSE REMODEL – HEAT PUMP & CHIMNEY: (PL-HR-21-0001) The applicant proposes to relocate a heat pump from its previously approved location beneath the deck on the waterward-side of the structure to an at-grade location on the southeast corner of the structure. The applicant also proposes to rebuild the removed brick chimney located on the

northeasterly (waterward) roof plane, which will include removing additional unstable brick below the roof plane's visibility and rebuilding the chimney with material that will both preserve its historic appearance and meet current construction standards. The site is located at 3805 Harborview Dr. on the northeast side of Harborview Dr., at the intersection of Stinson Ave and Harborview Dr, parcel no. 0221053074

V. **Upcoming Meetings** **April 8, 2021**

VI. **Adjourn**



DRAFT MINUTES
City of Gig Harbor Design Review Board
Virtual Meeting of February 25, 2021 at 5:00 pm

NO PUBLIC COMMENT WILL BE ALLOWED AT THIS MEETING.

If you wish to submit any public comment please provide your input / questions to the Planning Division by Wednesday, February 24, 2021. All written comments must be able to be read in 3 minutes or less to be included in the record and have the title: **FOR PUBLIC COMMENT** included. Written comments will be read during the appropriate agenda item.

Please click the link to join the webinar: <https://zoom.us/j/95417232914>

Or Telephone: | 1 253 215 8782 | Webinar ID: 954 1723 2914

- I. **Call to Order:** 5:05 pm
- II. **Roll call:** Board Members - Brett Marlo-Desantis, Darrin Filand, Linda Pitcher, Marlene Druker, Nels Peterson
- III. Staff – Kim Mahoney, Associate Planner and Cindy Andrews, Planning Technician
- IV. **Approval of Minutes:** – No Minutes

Chair Marlo-Desantis introduced the project and addressed the agenda items.

Agenda Items for Formal Review

- a. Announcement of Application
 - b. Open Public Meeting Announcement
 - c. Appearance of Fairness Issues
 - d. Staff Report
 - e. Applicant Introduction and Presentation
 - f. Public Comment (See Assistance Memo)
 - g. Discussion and Voting
-
- 1. **Gray Road Holdings, LLC, P.O. Box 1805, Gig Harbor, WA 98335: GIG HARBOR PENINSULA FISH FOOD BANK: (PL-DR-20-0071)** The applicant has proposed the development of an approximately 10,000 square foot food and clothing distribution warehouse and administrative office building for use by the Gig Harbor Peninsula FISH Food Bank. The site is located on the northeast side of Burnham Dr., approximately 250 feet southeast of the intersection of Harborview Dr, parcel no. 0221065020

Staff Presentation: Kim Mahoney introduced the project and provided the presentation for staff. Ms. Mahoney discussed the previous presentations made by the applicant to the DRB to include a DRB Pre-Application Conference, a holistic Alternative Design Request and a Design Exception Request. Ms. Mahoney received one comment submitted by Mr. Wade Perrow dated received on February 16, 2021. Ms. Mahoney read Mr. Perrow's comment into the record.

Applicant Presentation: Jeanne Ratcliffe-Gagliano provided the presentation for the applicant. Ms. Ratcliffe-Gagliano reviewed the items for this evening's discussion; GHMC 17.99.240(C) Natural Site Conditions, an Alternative Landscape plan to meet the DRB's condition of recommended approval from previous meetings and GHMC 17.99.260(D) Primary Walkway Standards as it relates to landscaping.

DRB Discussion:

Ms. Pitcher likes the planters by the entrance door, felt as though it was an improvement. Mr. Filand likes the proposal of the cut and fill, and topography, expressing that the applicant had done a good job with the landscaping throughout the entire site. Mr. Filand discussed the raised planters by the front of the building stating that they may be an encumbrance to the entrance of the building, pointing out that the two planters in the middle could be removed. Mr. Peterson agrees that the planters on the corner are ok but also agrees that the last three planters or at least the two in the middle need to go away. Mr. Peterson agrees that the applicant has done a nice job with the landscaping. Ms. Druker also agrees that the landscaping is fine, agreeing that the planters do feel a bit added on and they don't enhance the building. Ms. Druker continued stating that what the applicant has done makes sense with the building.

DRB members continued the discussion.

Ms. Mahoney reviewed the criteria of the Alternative Landscape plan

MOTION: Move that the proposal for the maintenance of the natural topography and that the proposal for the Primary Walkway Standards meet or exceed the requirements of the GHMC. Druker / Filand - All in favor – Motion carried.

Amendment: The option of the two raised planters in the middle are at the applicant's discretion or choice to relocate. Filand

Ms. Mahoney asked the board members for additional direction to address the landscaping on the east parcel line. Ms. Mahoney noted that the area was a conditioned element of the August 24th, 2020 recommendation and would like additional direction from the board to clarify the statement of "well planted."

DRB members discussed the landscaping on the east parcel line.

Mr. Filand is fine with the landscaping plan as proposed. Ms. Druker, Ms. Pitcher and Mr. Peterson also support the landscape plan as proposed.

Ms. Mahoney asked if the board members would be opposed to the relocation of the two trees in the front of the building to another place on the site. No board members opposed.

V. Upcoming Meetings March 11, 2021 - CANCELLED

VI. Adjourn

MOTION: Move to adjourn at 6:00 pm Filand / Druker – All in favor – Motion carried.



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
STAFF REPORT**

TO: Design Review Board
FROM: Planning Staff
DATE: March 18, 2021

RE: DRB Decision pursuant to Chapter 17.97.040(D)(4)
Certificate of Appropriateness – PL-HR-21-0001
3805 Harborview Drive – Eddon Boat Brick House Remodel
Public Meeting Date: March 25, 2021

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 changes to the design of the Eddon Boat Brick House Community Recreation Hall. The applicant proposes to relocate a heat pump from its previously approved location beneath the deck on the waterward-side of the structure (approved via PL-HR-19-0002) to an at-grade location on the southeast corner of the structure. The applicant also proposes to rebuild the removed brick chimney located on the northeasterly (waterward) roof plane, which will include removing additional unstable brick below the roof plane's visibility and rebuilding the chimney with like material that will both preserve the structure's historic appearance and meet current construction standards.

The structure, which was constructed in 1945, is listed on the Gig Harbor Register of Historic Places pursuant to City of Gig Harbor Resolution No. 1011. See Exhibit B to this staff report for a copy of Resolution No. 1011.

The Certificate of Appropriateness application, including work description, site plan and photographs is included with this staff report as Exhibit A. Please note that Exhibit A includes both the applicant's original narrative, dated March 2, 2021, and the applicant's revised narrative, dated March 15, 2021, the latter of which specifically discusses the proposed changes to the subject chimney.

As discussed later in this report, the applicant previously removed the waterward chimney without the benefit of review or waiver as described in Chapter 17.97.050 GHMC. Pursuant to Chapter 17.97.040(D)(2), if work is conducted without a Certificate of Appropriateness or Waiver, the DRB must review the property for removal from the register. The City's Code does not provide for standards or criteria to evaluate this decision. At the March 25, 2021 DRB meeting, the first order of business will be discussion and decision regarding the building's status on the Local Register.

III. SITE DESCRIPTION

A. Location: 3805 Harborview Drive
Assessor's Parcel # 0221053074

B. Site Area/Acreage: .83 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:** A portion of a 5,000 square foot, category II estuarine wetland is located along the site's shoreline frontage on Gig Harbor Bay. The wetland is to the south of an existing overwater pier located along the site's shoreline frontage. The wetland was delineated pursuant to a May 19, 2006 Wetland Analysis prepared by the city of Gig Harbor. The proposed activity bears no impact on this wetland, nor Gig Harbor Bay.

D. Zoning:

1. **Subject parcel:** “WC” Waterfront Commercial District and Historic District Overlay¹
2. **Adjacent zoning and current use:**
 - a. **North:** “WC”-undeveloped
 - b. **East:** Gig Harbor Bay
 - c. **South:** “WM” –single family residences
 - d. **West:** “R-1” glass repair business & marine retail

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

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. GHMC 17.97.050 outlines the process for the DRB’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 DRB will issue a written decision containing Findings of Fact and Conclusions of Law within 30-days of its consideration of the request.

The DRB 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.

¹ The site is also located within the Historic Working Waterfront Shoreline Environment Designation per the Gig Harbor Shoreline Master Program.

As per GHMC 17.97.040(D)(2), prior to the commencement of any work on a registered property, the property owner must request and receive a certificate of appropriateness from the DRB for the proposed work. Violation of this rule shall be grounds for the DRB to review the property for removal from the register. This rule may be exempted for activity which is definitively “emergency repair” or “ordinary repair and maintenance” (GHMC 17.97.020(J) and (P), respectively). 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 DRB and without receipt of a certificate of appropriateness, or in the case of demolition, a waiver, as a result of the review.

As discussed in Section VI of this staff report, the applicant previously removed the waterward chimney without the benefit of review or waiver and, thus, the DRB must review the property for removal from the register. Staff’s analysis of the applicant’s proposed rehabilitation is detailed in Section VI of this staff report, which includes staff’s recommendation for the DRB’s consideration of the subject site’s retention on the City’s Register of Historic Places.

V. BACKGROUND INFORMATION

The Brick House is located on the Eddon Boat Building site. By Resolution No. 660, on February 27, 2006 the City Council approved the designation of the Eddon Boat Building site on the city’s Register of Historic Places. The designation encompasses the entire Eddon Boat parcel (boat building, dock and marine ways). The Brick House (also known as the Eddon/Hoppen Residence) was subsequently added to the register by Resolution No. 1011 necessitating the approval of a Certificate of Appropriateness by the DRB for the improvements addressed herein. As set forth in GHMC 17.97.050(A), changes to the use and remodel of any existing property on the city historic register shall be reviewed by the DRB and shall receive a subsequent Certificate of Appropriateness. The subject site has received two (2) Certificates of Appropriateness in its recent past: PL-HR-19-0002 (Exhibit C), allowing the reuse of the Eddon Boat Brickhouse as a community recreation hall and office with associated structural and site improvements to achieve compliance with building and fire codes; and, PL-HR-20-0001 (Exhibit D), allowing the relocation of the existing driveway accessing the subject site and its off-street parking stalls associated with the Harborview-Stinson Roundabout capital improvement project. Each of these Certificates of Appropriateness were issued by the DRB and were incorporated by reference in the Hearing Examiner’s

decision to approve the site's requested land use permits (PL-SPR-20-0003 et al., see Exhibit E), approved on September 17, 2020.

VI. REQUESTED DRB REVIEW AND STAFF ANALYSIS:

Retention on Local Register Analysis:

Prior to reviewing the requests for Certificate of Appropriateness, pursuant to Chapter 17.97.040(D)(2), the DRB must review the property for removal from the local register. The applicant previously removed the waterward chimney without the benefit of review or waiver as described in Chapter 17.97.050 GHMC. Staff has considered whether a waiver for the removal of the chimney may have been considered as "emergency repair" or "ordinary repair and maintenance" consistent with these terms' definitions in GHMC 17.97.020(J) and (P), respectively; however, the work completed has been determined as inconsistent with these terms, necessitating a Certificate of Appropriateness to have been issued prior to the removal of the chimney. Pursuant to Chapter 17.97.040(D)(2), because work was conducted without a Certificate of Appropriateness or Waiver, the DRB must review the property for removal from the register. The City's Code does not provide for standards or criteria to evaluate this decision.

Staff recommends the DRB retain the Eddon Brick Building on the City's Local Register of Historic Places because the applicant is proposing to rehabilitate the chimney pursuant to Secretary of Interior Standards. Although the work was done prior to approval, the work was done in a manner to protect the building and other resources and original chimney bricks were retained. Additionally, if rehabilitated as proposed, the historic fabric of the building will be retained.

Certificate of Appropriateness 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 Design Review Board previously approved PL-HR-19-0002 (Exhibit C), allowing the reuse of the Eddon Boat Brickhouse as a community recreation hall and office with associated structural and site improvements to achieve compliance with building and fire codes. Both current requests for Certificate

of Appropriateness are necessary for this building to serve the approved use.

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: As previously mentioned in this report, both the Eddon Brick House and Eddon Boat property are listed on the City's Register of Historic Places. With regard to this discussion, the proposed heat pump would alter the property and the proposed chimney amendment would alter the building.

The heat pump proposed at the site will not destroy the character of the site or environment on which it is located. In fact, the heat pump is a modern necessity for habitable spaces and will allow the public to experience the historic building as a Community Recreation Hall.

According to the applicant, the chimney was removed from the structure in mid-February 2021 due to its unstable condition. The applicant states it could not avoid removal of this chimney due to the instability of the entire chimney caused by water damage to the mortar of the brick chimney. Please see further discussion of this matter in the applicant's narrative included with this staff report as Exhibit A.

For rehabilitated structures, the Secretary of the Interior Standards states, "Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence" (36 CFR 67). The chimney has been removed and repair is not a pursuable option. In order to remain consistent with this criterion, staff recommends that the chimney be rehabilitated compatible with the historic materials, features, size, scale proportion, massing to protect the integrity of the building and feature. The applicant is proposing to rehabilitate the chimney consistent with these standards.

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 of the existing structure's time and do not attempt to create an earlier appearance.

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: The proposed improvements do not detract from changes which have taken place over the course of the structure's history. The relocation of a new heat pump for the previously approved change in use of the Eddon Boat Brickhouse bears no impact on changes over the course of the site's history, other than to safely install the heat pump that, itself, is an approved change to the structure.

As it relates to the chimney, the proposed rehabilitation of the chimney does not expand upon changes which have taken place in the structure's history. The applicant submits that the state of the chimney's disrepair is likely a result of a change to the stove from a previous owner, which removed the functional use of the stove as a wood-fired cooking stove and replaced it with an electric oven, causing a lack of functional use for nearly two decades. The lack of function associated with this change does not suggest a significant contribution to the historical relevance of the building. The proposed rehabilitation of the subject chimney will not affect this change in the functionality of the stove but will rebuild the chimney.

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

Analysis: The proposed location of the heat pump does not remove distinctive features of the building or site, and therefore treats these features with sensitivity. As it relates to the rehabilitation/reconstruction of the brick chimney, the applicant proposes to rebuild this distinct portion of the structure with retained bricks from demolition and supplement with like brick material if necessary. Holistically, the remainder of the structure still conveys its distinct style and skilled craftsmanship which the applicant's proposed improvements are sensitive to.

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: This criterion is not applicable to the request for the heat pump.

As previously noted under criterion ii, the applicant has removed the visible brick portion of the chimney above the roof plane and proposes to remove additional failed brick beneath the roof plane to structurally stabilize a base for a rehabilitated chimney. The applicant proposes the reconstructed chimney to use materials which match the composition, design, color, texture, and other visual qualities of the removed chimney 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: Not applicable.

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

Analysis: The proposed improvements bear no impact on archeological resources on or adjacent to the subject 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 improvements to relocate the heat pump and rebuild the chimney discussed in the applicant's application materials (Exhibit A) do not introduce contemporary design solutions other than what is required for life and safety considerations of the historic building and its occupants. The proposed new location of the heat pump attempts to retain functionality of the unit while avoiding installation in a visually obtrusive area. The proposed rehabilitation of the waterward-side chimney to match the existing appearance of the chimney does not

propose a contemporary design and exhibits sensitivity and regard to the architectural significance of the historic structure. Based on the use of like materials to rebuild the chimney and the location of the heat pump that avoids a visually obtrusive area, the proposed changes exhibit consistency with the existing character of the neighborhood and the environment.

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: The proposed improvements would not impair the essential form and integrity of the structure.

Conclusion:

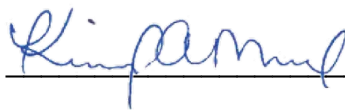
Based upon the previous analysis, staff concludes that the Eddon Brick House should be retained on the City's Register of Historic Places.

Additionally, staff recommends the DRB approve both requests for Certificate of Appropriateness as they are consistent with the applicable criteria necessary to be met for approval.

VII. PUBLIC NOTICE:

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

Project Planner: Kimberly Mahoney, Associate Planner

A handwritten signature in blue ink, appearing to read 'Kim Mahoney', is written over a horizontal line.

Date: March 18, 2021

The following documents pertinent to your review are enclosed:

- Exhibit A – Applicant's Narrative and Application Materials
- Exhibit B – Resolution 1011
- Exhibit C – Certificate of Appropriateness, PL-HR-19-0002, signed December 16, 2019 by Design Review Board (DRB) Chair
- Exhibit D – Certificate of Appropriateness, PL-HR-20-0001, signed April 14, 2020 by DRB Chair
- Exhibit E – Hearing Examiner Decision, Eddon Boat Park Site Improvements (PL-SPR-20-0003 et al.), dated September 17, 2020



**Design Review Board
Certificate of Appropriateness
PL-HR-21-0001**

Exhibit A

PUBLIC WORKS DEPARTMENT

MEMORANDUM

TO: Design Review Board

THRU: Kimberly Mahoney, Associate Planner

FROM: Marcos McGraw, Project Engineer *MRM*

DATE: March 15, 2021

SUBJECT: Eddon Brick House - Certificate of Appropriateness; Amendment related to failed chimney

This memorandum amends the previously submitted documents on March 4, 2021 for the subject project. The information within this amendment relates specifically to the failed brick chimney. Wherefore, the applicant recently became aware that on February 18, 2021 that the failed section of the chimney had been removed in conformance with **Section 17.97.050.4.b. GH MC**. Only two or three courses of brick above the roof plane remain. This amendment will describe the circumstances of the change and describe how they will be rectified by responding to the ten criteria listed **Section 17.97.050.4a. GH MC**.

UNSTABLE BRICK CHIMNEY

Ten Criteria and Responses:

- 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."

The Design Review Board (DRB) reviewed and approved a Certificate of Appropriateness (PL-HR-19-0002) for this project in October 2019. The records submitted with that application described the reuse of the structure as a Community Recreation Hall and as an office. Those new uses will not change.

- 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.”

The applicant noticed water stains on the bricks of the old chimney above the kitchen and on the second story floor near the chimney suggesting that rainwater was leaking through the roof. The City Operations crew inspected the integrity of the seal between the roofing material and the brick chimney on February 18. During this inspection they discovered that the mortar securing several courses of bricks had failed causing the chimney to be unstable. The top section of the brick chimney was removed on February 18. This removal was unavoidable because of the hazard of further damage to the building and the risk to life, limb, and property due to falling portions of the chimney.

- 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.”

No alterations proposed under this application will destroy existing buildings, structures, or the site. The bricks used on the veneer of the brick house and the chimney are referred to as “clinker bricks”. Clinker bricks will be used to replace the chimney.

- 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.”

Changes which have taken place at this property related to the brick house consist of how it was used by the various owners. Conrad M. Anderson built the original Boatyard building in 1920. Art Glein purchased the property from the Anderson family in 1945, and he built the brick house, which included the subject chimney. Edward Hoppen and Don Harter purchased the property from Art Glein in 1950, and the Hoppen family lived in the brick house (Historic Structures Report, July 2006, Eysman & Company; Pg. 16 – 18). The Hoppen family remodeled the brick house that, in part, included removing the wood burning stove in the kitchen and replaced it with an electric oven. The subject chimney has not been used to vent smoke since that change, nor will the city use the chimney for that purpose.

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

No alterations proposed under this application will destroy existing buildings, structures, or the site. Many revisions have transpired at the Eddon Boat Park site during recent years. These changes

demonstrate the transitional history from a privately owned boatyard facility to a public park. Specifically related to the brick house these changes consist of a deck on the water side of the brick house, public restrooms, a patio on the west side, a new ADA code-compliant parking stall, and a new code-compliant pedestrian route from the ADA parking stall to the southerly entrance. The proposed changes for replacing the brick chimney will preserve all the distinctive, stylistic features of the brick house.

- 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.”

The subject deteriorated architectural feature consists of the unstable brick chimney that was removed to prevent further decline of the existing building materials. The new 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.”
This is not applicable to the action that is the subject of this presentation to the Board.

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

The action that is the subject of this presentation to the Board 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.”

This site lies within the Waterfront/Commercial zone and it is listed on the city’s historic register. The adjacent zones consist of single-family residential to the south and west, and waterfront Millville to

the east. The proposed alteration is compatible with the size, scale, color, material, and character of the property, neighborhood, and environment.

- 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.”

If at any future time the proposed alteration, meaning replacement of the unstable chimney, were to be removed applicable building codes would dictate preservation of the essential form and integrity of the structure.

Recommended Action: This unstable condition of the chimney likely continues to a few courses of brick below the roof plane. The applicant will hire a consultant to inspect and analyze the current stability of the chimney to below the roof plane. Based on the results of that inspection and analysis the consultant will create details for replacement of the brick chimney compliant with current construction standards to match the historic appearance of the house. This alteration will recognize and demonstrate the transition of historic use of the building as stated in the response to criterion iv. The brick chimney will be designed and rebuilt in accordance with current construction standards and to preserve the historic appearance; however, it will not be design and rebuilt in accordance with current codes related to functioning chimneys.

REQUESTED ACTION

Request: The purpose of this amendment is to clarify the current condition of the brick chimney and describe the applicant’s request that the members of the Design Review Board issue a Certificate of Appropriateness for repair the chimney of the brick house at Eddon Boat Park.

Options: UNSTABLE BRICK CHIMNEY – Option 1 is the applicant’s preferred action to remove the remaining courses of brick for the subject chimney as needed to establish a stable base and rebuilding it as described above. Option 2 consists of removing the remaining courses of brick for the subject chimney below the roof plane and repairing the roof with materials that match the existing roofing. Option 3 consists of framing a faux chimney with brick façade atop the existing roof.



PUBLIC WORKS DEPARTMENT

RECEIVED
By CA at 4:08 pm, Mar 04, 2021

MEMORANDUM

TO: Design Review Board

THRU: Kimberly Mahoney, Associate Planner

FROM: Marcos McGraw, Project Engineer *MRM*

DATE: March 2, 2021

SUBJECT: Eddon Brick House - Certificate of Appropriateness; heat pump location and failed chimney

The Design Review Board (DRB) reviewed and approved a Certificate of Appropriateness (PL-HR-19-0002) for this project in October 2019. The records and plans related to that certificate showed the outside unit for the heat pump under the upper elevation of the deck on the waterside of the brick house (reference Exhibit 'A'). This location does not comply with the manufacturer's clearance requirements.

During the rainstorms in February 2021 we discovered water stains on the brick chimney within the building envelope of the brick house at Eddon Park. The city's Operations crew inspected the chimney. They found the bricks of the chimney to be unstable.

NEW LOCATION FOR HEAT PUMP

Current Condition: The location of the outside unit for the heat pump does not comply with the manufacturer's requirements. The primary clearance requirement that conflicts with this location is the required clearance above the unit. The manufacturer requires minimum vertical clearance above the unit of 19 11/16 inches. The height of the unit is 31 11/32 inches tall. Hence, the total required vertical clearance for the unit and the clearance is 51 1/32 inches (reference exhibit 'B'). Placing the unit at the design location will require significant impact to the sensitive area of the shoreline, existing vegetation, and the soils supporting the deck due to required excavation and shoring.

Other Considerations: Public Works staff reviewed other models produced by Mitsubishi and products by other manufacturers as well as different locations for the unit. All other multi-zone heat pump models by Mitsubishi Electric are the same size or larger than the subject unit. Products and models produced by other manufacturers for the same application have similar restrictions. The two alternative locations that Public Works staff considered consist of the far east end of the existing deck and the south corner of the existing deck. The east end of the deck is not feasible because during high-high tide unit will be partially submerged in salt water, installation and future maintenance would be restricted to low tide, and the unit would be visible from the water. The south corner of the deck is not feasible because it would require excavation of existing soils similar to what is required for the planned location or rebuilding that section of the deck to raise it above the unit, and this location is visible from public right-of-way as well as the water. (reference exhibit 'C')

Recommended Location: City Public Works staff and the contractor, JA Morris Construction, recommend that the outside unit be relocated to the southeast corner of the brick house. This location complies with all the requirements of the manufacturer. Also, the lines of sight to the unit from public right-of-way and the water will be encumbered by the existing deck, existing railing, the brick house, and existing landscape features.

UNSTABLE BRICK CHIMNEY

Current Condition: Rainwater periodically passes the existing roofing material into the building envelope at the chimney on the east side of the building. The original purpose of the chimney was to vent smoke from the original wood-fired cook stove in the kitchen of the brick house. Prior to the city purchasing the property in 2004, that wood stove was replaced by an electric oven. The chimney was not used since replacement of the stove, nor will the city have a need for the chimney. The week of February 16, 2021 the Contractor working on improvements to the brick house at Eddon Boat Park noticed water stains on the section of the brick chimney inside the building envelope. Members of the city's Operations Crew inspected the chimney, flashing, asphalt shingles, and underlayment. They found the bricks of the chimney to be unstable. The section of chimney above the roof line swayed four inches to six inches when they applied a gentle force against it. A mild earthquake or a brisk wind could cause the bricks of this chimney to topple to the deck below causing a risk to life, limb, and property.

Recommended Action: This unstable condition likely continues to a few courses of brick below the roof plane. The city's Operations Crew will remove the brick of the chimney to below the roof plane. The hole will be patched with modern roofing materials. The shingles will match the texture and color of the existing shingles. This alteration will recognize and demonstrate the transition of historic use of the building. Wherefore, the family living in the brick house switched from a wood burning stove to an electric oven in the kitchen long before they moved from the brick house.

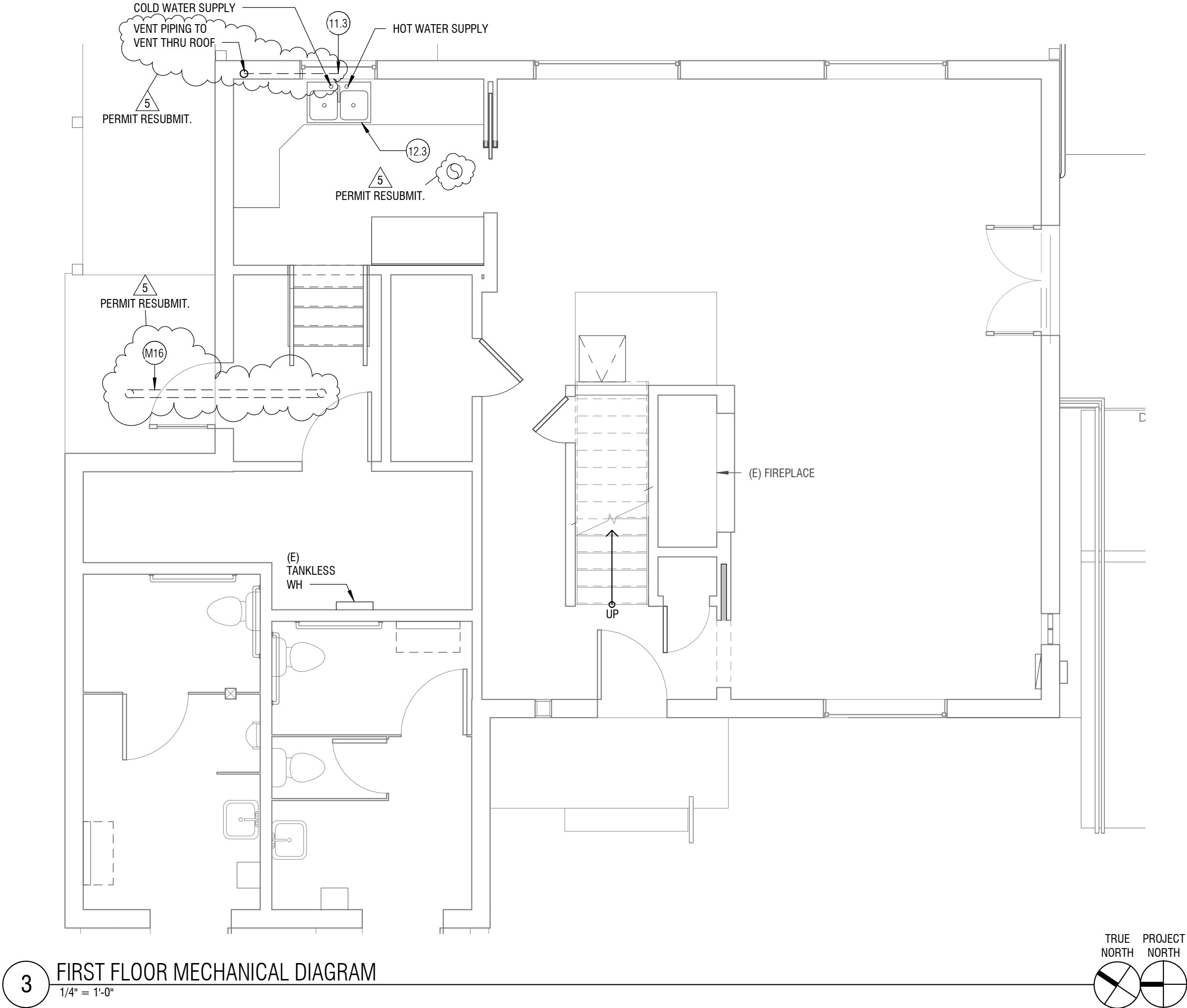
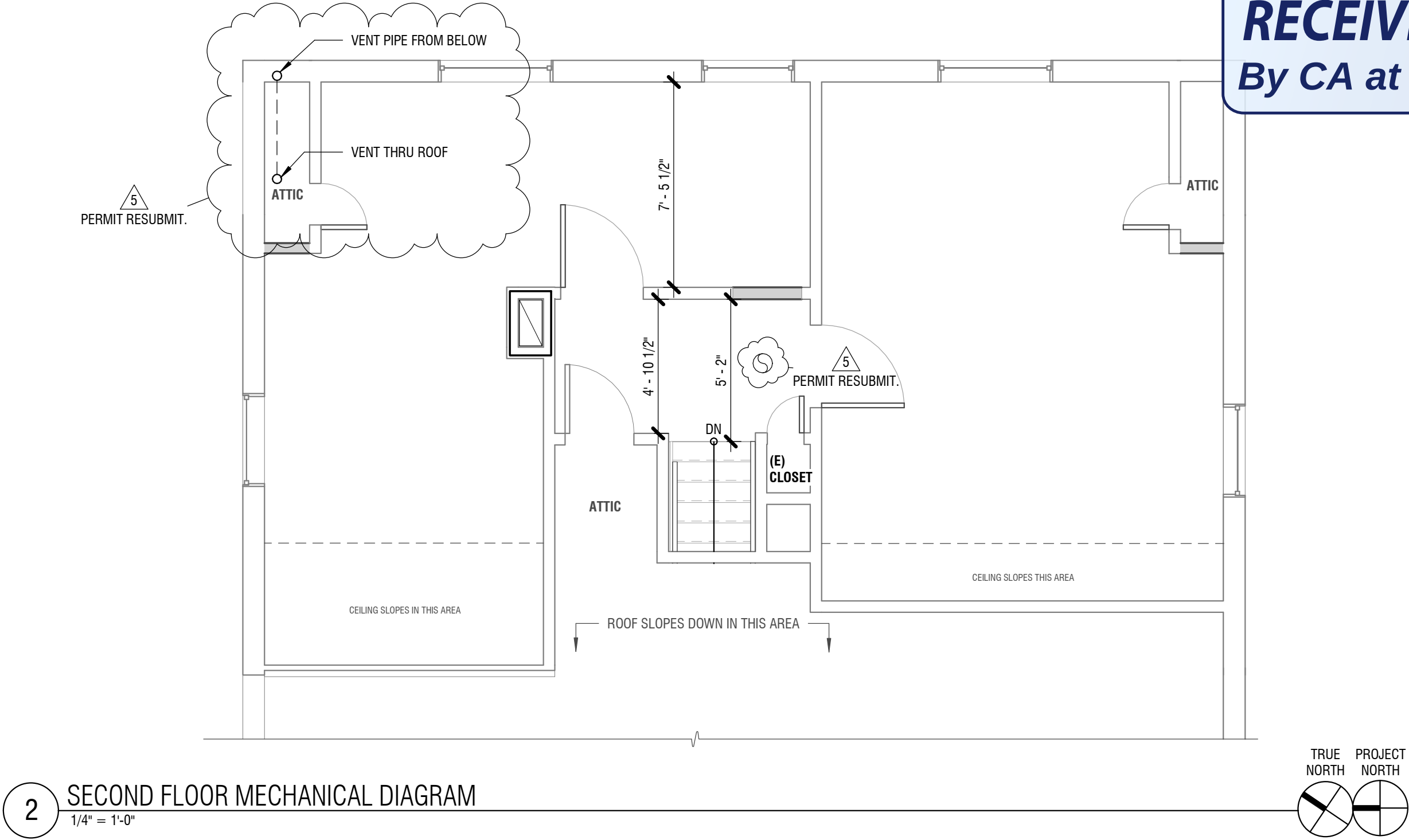
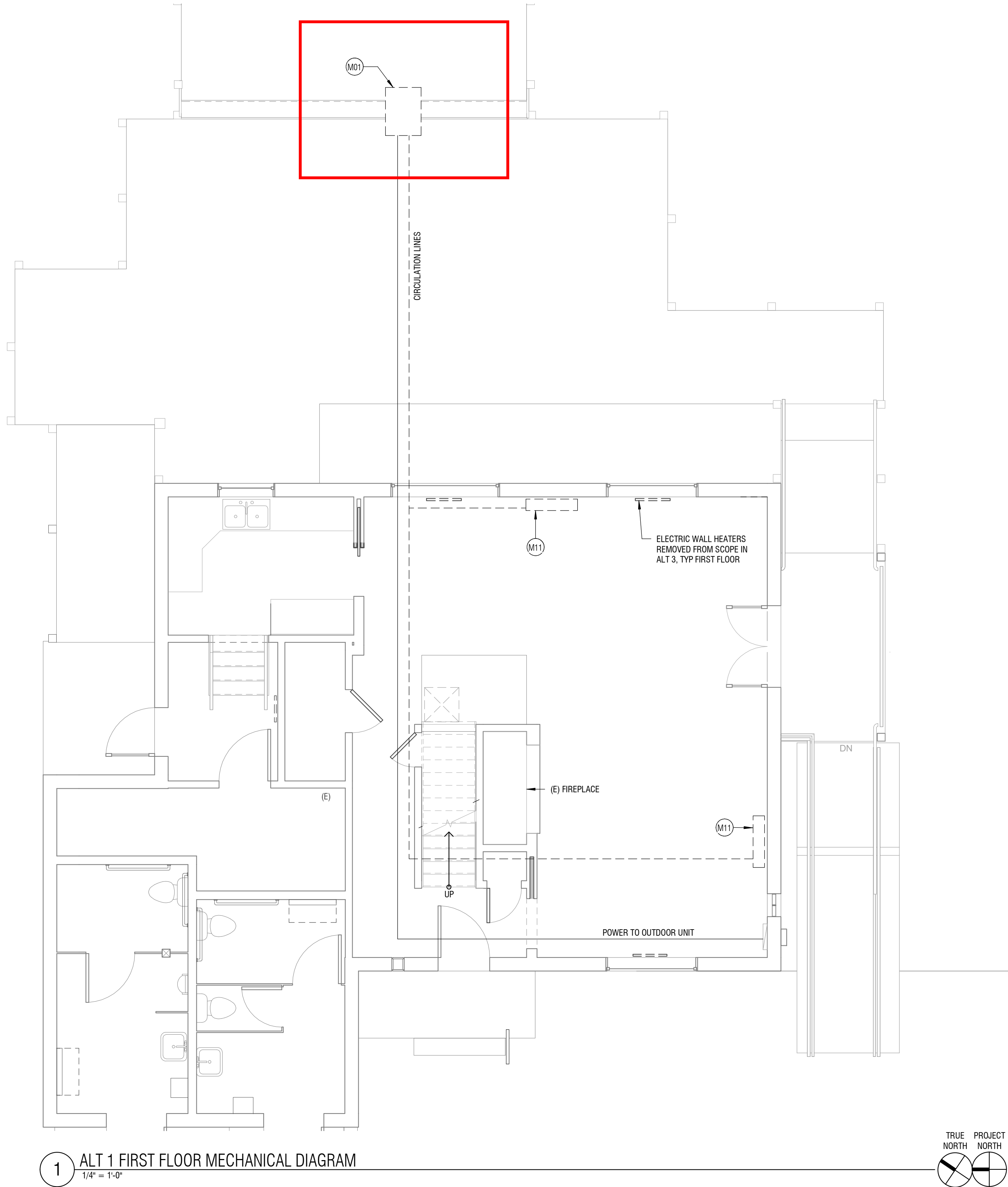
REQUESTED ACTION

Request: The purpose of this application is to request that the members of the Design Review Board issue a Certificate of Appropriateness for two changes on the subject site that is listed on the city's historic register. These changes consist of placing the outside unit for the heat pump at the southeast corner of the brick house in lieu of under the deck and removing the brick chimney on the east side of the house as described above.

Options: HEAT PUMP – Place the outside unit for the heat pump at the southeast corner of the brick house as depicted on page 4 of 4 in exhibit 'C'.

BRICK CHIMNEY – Option 1 is the applicant's preferred action consisting of removing the brick chimney and repairing the roof as described above. This option will be the least impact to project time and cost plus preserve the greatest safety on the site. Option 2 consists of replacing the chimney to match the appearance and character of the house by rebuilding the chimney or framing a faux chimney with brick façade.

REGISTERED ARCHITECT
JONATHAN H. HARTUNG
STATE OF WASHINGTON



KEYNOTE LEGEND	
MARK	KEYNOTE TEXT
11.3	CONNECT SINK DRAIN TO (E) 3" DRAIN IN CRAWL SPACE. PROVIDE CODE COMPLIANT VENT THRU ROOF. COORDINATE LOCATION IN FIELD W/ OWNER
12.3	33" WIDE STAINLESS STEEL KITCHEN SINK W/ MANUAL FAUCET. INSTALL PER 13/A0.1. OPERABLE PARTS SHALL MEET THE REQUIREMENTS OF ICC/ANSI A117.1-2009 309.4
M01	AIR SOURCE HEAT PUMP MODULE. SUPPORTED FROM (E) DECK STRUCTURE W/ MANUFACTURER'S MOUNTING SYSTEM
M11	DUCTLESS HEAT PUMP AIR HANDLER. MITSUBISHI, DAIKIN, OR EQUIVALENT, TYP
M16	4" CONTINUOUS OUTSIDE AIR SUPPLY. TERMINATE AT GRILLE IN SOFFIT

REVISIONS	
REVISION 1	AREA CALC REVISION, 11/25/19
REVISION 2	BUILDING PERMIT CORRECTION RESPONSES, 1/29/2020
REVISION 3	BUILDING PERMIT CORRECTION RESPONSES - STRUCTURAL, 2/10/2020
REVISION 4	DESIGN REVIEW CORRECTION RESPONSES, 7/15/2020
REVISION 5	PERMIT RESUBMITTAL CORRECTION RESPONSES, 9/11/2020

GIG HARBOR
"THE MARITIME CITY"

PUBLIC WORKS
DEPARTMENT

3510 Grandview Street
Gig Harbor, WA 98335
(253) 851-6170
www.cityofgigharbor.net

DESIGNED BY:	SHKS ARCHITECTS
DRAWN BY:	SK
CHECKED BY:	JH
APPROVED BY:	
SCALE:	AS INDICATED
DATE:	7/20/2020 REV 10/1/2020

EDDON BOAT PARK BRICK HOUSE REMODEL PHASE 2

100% DESIGN / PERMIT SUBMITTAL	JOB NO. CPP1403
MECHANICAL DIAGRAM & ALT 1	DRAWING NO.
	SHEET 13 OF 15

M2.0

Job Name:
System Reference:
RECEIVED

By CA at 4:09 pm, Mar 04, 2021

Date:



Outdoor Unit: MXZ-3C24NA2

ACCESSORIES

- ☐ 3/8" x 1/2" Port Adapter (MAC-A454JP-E)
- ☐ 1/2" x 3/8" Port Adapter (MAC-A455JP-E)
- ☐ 1/2" x 5/8" Port Adapter (MAC-A456JP-E)
- ☐ M-NET Adapter (PAC-IF01MNT-E)
- ☐ Base Heater (PAC-645BH-E)

(For data on specific indoor units, see the MXZ-C Technical and Service Manual.)

Specifications			Model Name
Unit Type			MXZ-3C24NA2
Cooling* (Non-ducted / Ducted)	Rated Capacity	Btu/h	22,000 / 23,600
	Capacity Range	Btu/h	9,500 - 22,000 / 9,500 - 25,500
	Rated Total Input	W	1,620 / 2,100
Heating at 47°F* (Non-ducted / Ducted)	Rated Capacity	Btu/h	25,000 / 24,600
	Capacity Range	Btu/h	15,500 - 30,600 / 15,500 - 29,400
	Rated Total Input	W	1,750 / 1,900
Heating at 17°F* (Non-ducted/Ducted)	Rated Capacity	Btu/h	14,000 / 14,000
	Rated Total Input	W	2,120 / 2,230
Connectable Capacity		Btu/h	12,000 - 27,000
Energy Star® (ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.)			Yes
Electrical Requirements	Power Supply	Voltage, Phase, Hertz	208 / 230V, 1-Phase, 60 Hz
	Recommended Fuse/Breaker Size	A	25
	MCA	A	22.1
Voltage	Indoor - Outdoor S1-S2	V	AC 208 / 230
	Indoor - Outdoor S2-S3	V	DC ±24
Compressor			INVERTER-driven Scroll Hermetic
Fan Motor (ECM)		F.L.A.	2.43
Sound Pressure Level	Cooling	dB(A)	51
	Heating	dB(A)	55
External Dimensions (H x W x D)		In mm	31-11/32 x 37-13/32 x 13 (796 x 950 x 330)
Net Weight		Lbs / kg	137 (62)
External Finish			Munsell No. 3Y 7.8/11
Refrigerant Pipe Size O.D.	Liquid (High Pressure)	In / mm	1/4 (6.35)
	Gas (Low Pressure)	In / mm	A Port: 1/2 (12.7) ; Other: 3/8 (9.52)
Max. Refrigerant Line Length		Ft / m	230 (70)
Max. Piping Length for Each Indoor Unit		Ft / m	82 (25)
Max. Refrigerant Pipe Height Difference	If IDU is Above ODU	Ft / m	49 (15)
	If IDU is Below ODU	Ft / m	49 (15)
Connection Method			Flared/Flared
Refrigerant			R410A

* Rating Conditions per AHRI Standard:

 Cooling | Indoor: 80° F (27° C) DB / 67° F (19° C) WB
 Cooling | Outdoor: 95° F (35° C) DB / 23.9° C (75° F) WB

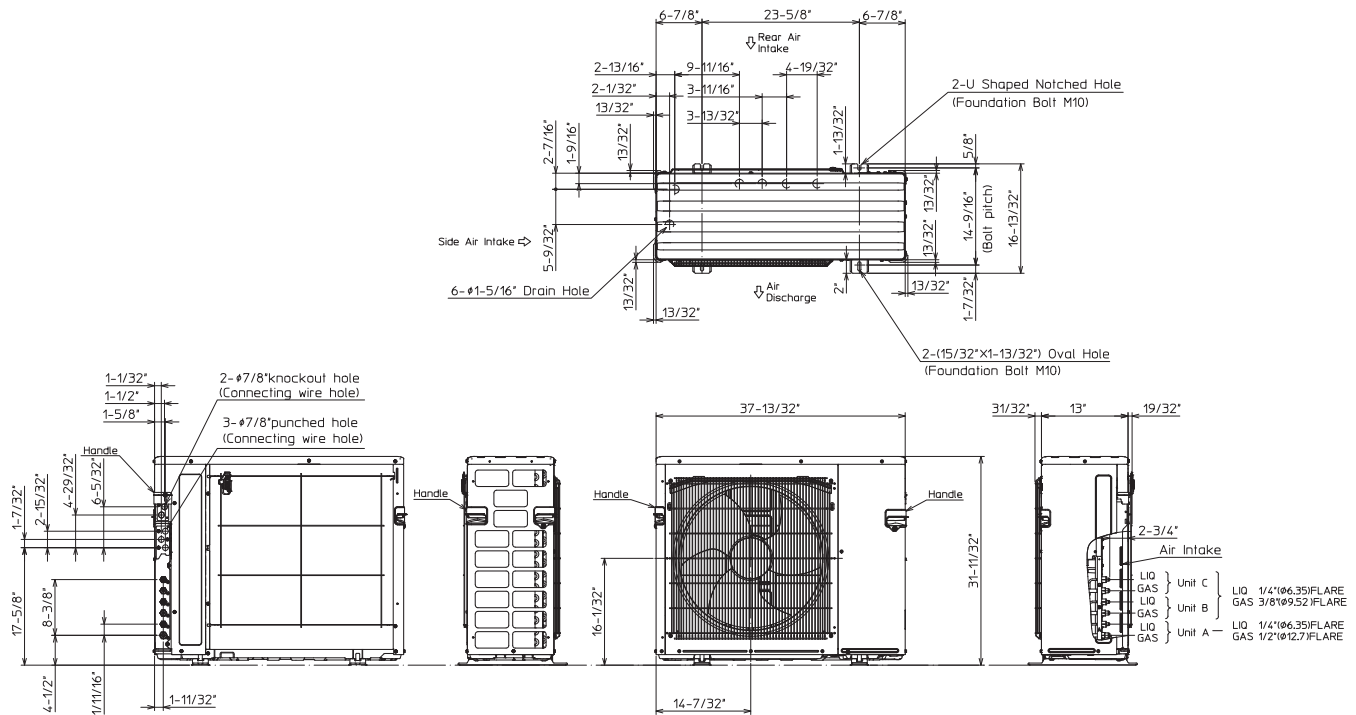
 Heating at 47°F | Indoor: 70° F (21° C) DB / 60° F (16° C) WB
 Heating at 47°F | Outdoor: 47° F (8° C) DB / 43° F (6° C) WB

 Heating at 17° F | Indoor: 70° F (21° C) DB
 Heating at 17° F | Outdoor: 17° F (-8° C) DB / 15° F (-9° C) WB

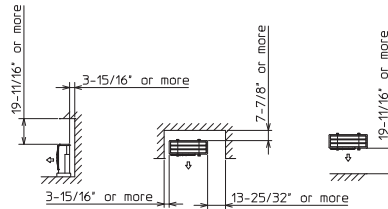
Exhibit 'B' - Catalog Cut_ heat pump

DIMENSIONS: MXZ-3C24NA2

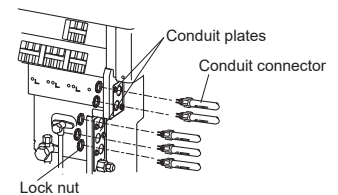
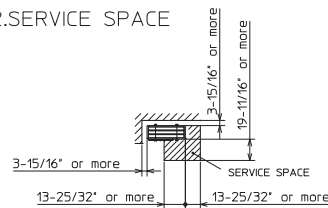
Unit: inch



1.FREE SPACE



2.SERVICE SPACE



COOLING & HEATING

1340 Satellite Boulevard, Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com



EXHIBIT 'C' - PICTURES



Location of outside heat pump unit as shown on the plans

EXHIBIT 'C' - PICTURES



1st location considered for relocating outside heat pump unit

EXHIBIT 'C' - PICTURES



2nd location considered for relocating outside heat pump unit

EXHIBIT 'C' - PICTURES



Recommended location for relocating outside heat pump unit

EXHIBIT 'C' - PICTURES



Location of unstable brick chimney – front view

EXHIBIT 'C' - PICTURES



Location of unstable brick chimney – back view





THE CITY OF GIG HARBOR
EDDON BOAT PARK
Historic Boatyard
Public Dock / Viewing Deck
Public Restrooms

3711





RECEIVED

By CA at 4:07 pm, Mar 04, 2021

City of Gig Harbor Certificate of Appropriateness ☒ Request for Review ☐ Request for Waiver GMAC Chapter 17.97.050 – Historic Preservation	CITY USE ONLY Case Number _____ Date Received _____ By _____ Receipt # _____ By _____
NAME OF PROJECT Eddon Boat Park Brick House Remodel - heat pump & chimney	

APPLICANT City of Gig Harbor - Engineering Name <u>Marcos McGraw</u> Address <u>3510 Grandview Street</u> City <u>Gig Harbor</u> State <u>WA</u> Zip <u>98335</u> Phone <u>(253) 853 - 2647</u>	PROPERTY LOCATION Property Address <u>3805 Harborview Drive</u> Assessor's Parcel Number <u>0221053074</u>
Name _____ Address _____ City _____ State _____ Zip _____ Phone <u>()</u>	COMMENTS _____ _____ _____ _____
I (WE) Name <u>Marcos McGraw</u> Signature <u>Marcos McGraw</u> Do hereby affirm and certify, under penalty of perjury, that I am one (or more) of the owners or owner under contract of the herein described property and that the foregoing statements and answers are in all respects true and correct on my information and belief as to those matter, I believe to be true.	

Project Classification (check all boxes that apply to your project)

- ☐ **Conceptual Review (Pre-application meeting):** Discuss with the Design Review Board preliminary design ideas for a project. The Board will address the appropriateness of the proposal and provide design guidance.
- ☐ **New Construction:** Construction of a new building, additions, garages, sheds, fences, gazebos or other structures on a designated property.
- ☒ **Exterior Building Alteration:** Includes all exterior changes to an existing building excluding ordinary repair and maintenance.
- ☐ **Site Alterations:** Removing, adding or changing site features that will alter the appearance of the property. Site features include, but are not limited to, roads, fencing, retaining walls, walks, patios, and in the case of cemeteries, grave markers and plot demarcations. Site alteration includes tree removal, land clearing, landscaping, grading and filling.
- ☐ **Signs or Graphics:** Installation of a sign or graphic on a building, or on the land parcel of record.
- ☐ **Demolition:** Removal of any building structure or portion of a structure on the parcel of record. For all demolitions, the applicant must include a written reason for the demolition, proposed plans for the site, and a time frame for project initiation and completion.
- ☐ **Special Valuation Project:** An owner of a Gig Harbor Registered property can apply for a 10-year property tax reduction based on the amount spent on an approved project. The minimum amount for the qualifying project rehabilitation is 25% of the building's value before work was begun. Once approval is granted, the property continues to be assessed on the normal schedule, but the amount spent on the rehabilitation is subtracted for a period of 10 years. This special valuation is available on current work, or projects completed within the last 2 years.
- ☐ **Other:** _____
- ☐ **Other:** _____

Work Description (please type or print legibly)

The information you provide to the DRB is all they will have of your design. It must accurately illustrate what you have in mind. Consult **The Secretary of the Interiors Standards and Guidelines for Preservation, Rehabilitation, Restoration, and Reconstruction for Historic Properties** (<http://www.nps.gov/tps/standards.htm>) for more detailed information.

Describe the proposed project in detail below, including all changes to the building, site, or lot. Include all features to be removed, altered, and/or added. Indicate all materials to be used and the manufacturer. Attach additional sheets as needed.

(SEE ENCLOSED MEMORANDUM)

[illegible]

Materials to Submit with Application

Color Photos: 35mm or digital only. Polaroids will not be accepted. Include photos of each side of the structures to be altered and close-ups of the specific areas on site to be changed.

Drawings for conceptual review, new construction or graphics/signage:

Ten complete sets must be submitted. One set of drawings must be 11" by 17" size or smaller for the Board's record.

Plans shall include:

- Name of property owner
- Address of project including lot and block
- Tax parcel number
- **Four elevations:** drawings of front, back, and both sides; elevations must be labeled as to orientation with all materials and colors labeled
- **Site plan:** A site plan must be included for new construction, additions, signs/graphics, demolition, fencing and site alterations. The site plan shall show all existing structures and or/features, and their relationship to proposed work, property lines, a North arrow; fencing; retaining walls, utilities, and landscaping features.

Material Samples/Manufacturers' Brochures: Material samples and brochures that show and describe the materials to be used (i.e. paint chips, brochures on doors, outdoor equipment, windows, etc.)

Application Accepted / Rejected:

	CITY USE ONLY
	Case Number _____
	DRB Meeting Date _____
NAME OF PROJECT	

☐

Certificate of Appropriateness issued by Gig Harbor Design Review Board

☐

Certificate of Appropriateness rejected by Gig Harbor Design Review Board

DRB Representative Signature

Date

Findings of Fact of Gig Harbor Design Review Board: (attached)

RESOLUTION NO. 1011

A RESOLUTION OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO HISTORIC PRESERVATION, DESIGNATING THE EDDON/HOPPEN RESIDENCE FOR INCLUSION IN THE CITY'S REGISTER OF HISTORIC PLACES, IMPOSING CONTROLS UPON THE EDDON/HOPPEN RESIDENCE, UNDER CHAPTER 17.97 OF THE GIG HARBOR MUNICIPAL CODE.

WHEREAS, The City of Gig Harbor is the owner of record of the parcel located at 3711 Harborview Drive in Gig Harbor, Washington, Pierce County Assessor's parcel number 0221053050 (the "Property"); and

WHEREAS, on September 9, 2015 The Public Works Director requested that the Property be added to the City's Registry of Historic Places; and

WHEREAS, the Historic Preservation Code, Chapter 17.97 of the Gig Harbor Municipal Code, establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, archaeological engineering or geographic importance; and

WHEREAS, pursuant to GHMC Section 17.97.040(B)(3), the Design Review Board of the City, at a public meeting on September 24, 2015, voted to recommend approval of the nomination of the residence located on the property described below as a historic landmark, transmitted its decision to the City Council for consideration, and recommended that the same be approved by the City Council; and

WHEREAS, it appears that the exterior of the structure located on the property is an outstanding example of the City's cultural, artistic, social, architectural, and historic heritage; and

WHEREAS, such designation would safeguard the heritage of the City as represented by those buildings which reflect significant elements of the city's history to foster civic and neighborhood pride in the beauty and accomplishments of the past; provide a sense of identity based on the city's history; stabilize and improve the aesthetic and economic viability of the site; enhance the City's attraction of tourists and visitors; and promote the use of the historic buildings for education and cultural stimulation; and

WHEREAS, the DRB recommends improving and reconsidering design for a greater historical context to the ADA ramp, restrooms and deck upgrades that have previously occurred prior to listing when any future improvements are completed; and

WHEREAS, based upon said findings, the City Council believes that it would be in the best interest of the City to so designate the property described below as a historic landmark and place it on the Gig Harbor Register of Historic Places;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GIG HARBOR:

Section 1. Designation. Pursuant to the provisions of Chapter 17.97 of the Gig Harbor Municipal Code, the Council of the City of Gig Harbor hereby approves the designation of the following property as a historic landmark and places said property on the Gig Harbor Register of Historic Places:

EDDON/HOPPEN RESIDENCE

The residence located at 3711 Harborview Drive, Gig Harbor, Washington 98335, Assessor Parcel Number 0221053050 which includes the exterior of the structure as shown on attached Exhibit "A", attached hereto and incorporated herein and legally described as:

Section 05 Township 21 Range 02 Quarter 33 : COM NW COR GOVT LOT 7
TH S 01 DEG 13 MIN W 572.82 FT N 50 DEG 55 MIN E 58 FT TO INTER ELY

LI OF B H CO RD & POB TH CONT N 50 DEG 55 MIN E 162.55 FT N 19 DEG 49 MIN E 79 FT TO INTER ML OF GIG HARBOR TH S 25 DEG 00 MIN E 90.96 FT N 63 DEG 57 MIN E 55 FT M/L TO A PT THAT IS 287.37 FT E OF & AT R/A TO W LI SEC TH S 01 DEG 13 MIN W 163 FT M/L TO INTER NLY LI SD B H CO RD TH WLY & SLY 272 FT ALG NLY LI SD RD TO BEG TO /W TDLDS ABUTT

Situate in the City of Gig Harbor, County of Pierce, State of Washington;

based upon satisfaction of the following standards of GHMC 17.97.040, the property:

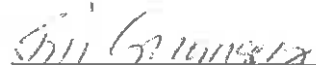
1. Is associated with events that have made a significant contribution to the broad patters of national, state or local history;
5. Is associated with the lives of persons significant in national, state or local history;

Section 2. Historic Registry (HR). The Planning Director is hereby instructed to effectuate the necessary changes to the Zoning Map of the City in accordance with the designation established by this resolution.

Section 3. Controls. A Certificate of Appropriateness must be obtained from the Design Review Board pursuant to GHMC Section 17.97.050 before the owners may make alterations or changes to the exterior of the residence.

PASSED by the City Council and approved by the Mayor of the City of Gig Harbor this 12th day of October, 2015.

CITY OF GIG HARBOR


JILL GUERNSEY, MAYOR

ATTEST/AUTHENTICATED:


MOLLY TOWSLEE, City Clerk

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY


Angela G. Summerfield

FILED WITH THE CITY CLERK: 10/07/15
PASSED BY THE CITY COUNCIL: 10/12/15
RESOLUTION NO: 1011

EXHIBIT A





COMMUNITY DEVELOPMENT DEPARTMENT

Notice of Decision
City of Gig Harbor Design Review Board
PL-HR-19-0002

TO: City of Gig Harbor, Public Works Department, attention: Marcos McGraw

FROM: Design Review Board

DATE: December 16, 2019

SUBJECT: Certificate of Appropriateness
Eddon Boat Brick House Remodel-Phase II
3805 Harborview Drive

I. General Information:

1. **Applicant:** City of Gig Harbor, c/o Marcos McGraw
3510 Grandview Street
Gig Harbor, WA 98335
2. **Owner:** City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335

II. Findings of Fact:

1. The applicant has requested a Certificate of Appropriateness pursuant to Gig Harbor Municipal Code (GHMC) Section 17.97.050 to allow the reuse of the Eddon Boat Brick House as a Community Recreation Hall and as an office, together with associated document storage. The structure, which was constructed in 1945, is listed on the Gig Harbor Register of Historic Places pursuant to City of Gig Harbor Resolution No. 1011.

The proposal involves the use of the first floor of the structure as a Community Recreation Hall with accessory kitchen area and the use of the structure's second floor by the Gig Harbor Boat Shop as an office and for associated document storage.

The proposed improvements are intended to bring the structure into compliance with current building and fire codes to allow its use by the public and Gig Harbor Boat Shop. They consist of the following:

- Reconstructing the ADA accessible parking stall located in front of the public restrooms located within the structure;
- Overlaying the back porch and connected ramp with "Trex" decking;
- Adding a railing to the back porch and ramp to match the existing railing;
- Installing new exterior lighting;
- Installing a new exterior entry door on the southerly side of the house.

2. Two public meetings were held by the DRB on the applicant's request for a Certificate of Appropriateness; the first on September 26, 2019 and the second on October 10, 2019. At the second meeting, the DRB reviewed and approved a revised design concept for a proposed stainless-steel metal and cable railing, rather than the original railing concept that consisted of a 36-inch high aluminum powder coated railing with vertical balusters.

3. The Eddon Boat Brick House is a listed property on the city's Register of Historic Places pursuant to city of Gig Harbor Resolution No.1011 passed by the Gig Harbor City Council on October 12, 2015.

4. GHMC Subsection 17.97.050(A) states as follows:

"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 DRB and without receipt of a certificate of appropriateness, or in the case of demolition, a waiver, as a result of the review."

4. GHMC subsection 17.97.050(C)(4) requires a showing of consistency with certain criteria set forth in Washington Administrative Code (WAC) Section 254-20-100 as the basis for the city's approval of a Certificate of Appropriateness.

5. WAC Section 254-20-030 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."

6. Pursuant to WAC 254-20-100, the DRB finds that the applicant's proposal to allow the proposed use of the Eddon Boat Brick House as a Community Recreation Hall and to allow its remodel is consistent with the definition of "rehabilitation," and subject to the criteria necessary to be met for the approval of the same as set forth in GHMC Subsection 17.97.050(C)(4)(a).

7. The Community Development Department staff report dated September 23, 2019 analyzes the applicant's request for a Certificate of Appropriateness for consistency with the criteria set forth in GHMC Subsection 17.97.050(C)(4)(a) and the DRB adopts the department's analysis of the applicable criteria.

III. Conclusions of Law:

1. Based on the Findings of Fact set forth above, the DRB concludes that the applicant's proposal to allow the rehabilitation of the Eddon Boat Brick House is consistent with the criteria necessary to be met for the authorization of a Certificate of Appropriateness and should be approved.

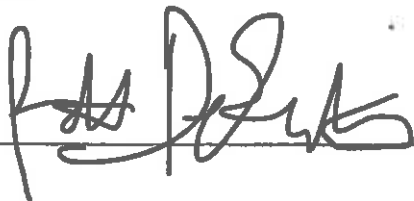
IV. Decision:

The Design Review Board approves the requested Certificate of Appropriateness subject to the following special condition of approval:

1. The railing proposed for the ADA accessible ramp on the southerly side of the brick house shall be designed and installed consistently with the stainless-steel and cable railing design approved by the DRB at its meeting on October 10, 2019.

Brett Marlo-DeSantis, Chair
Design Review Board

Signature: _____



Date: _____

12.16.19

cc: Nicole Jones-Vogel, Parks Manager, City of Gig Harbor Public Works
Department



**Design Review Board
Certificate of Appropriateness
PL-HR-21-0001**

Exhibit D

**Notice of Decision
City of Gig Harbor Design Review Board
HR-20-0001**

TO: City of Gig Harbor Public Works Department, Engineering Division, c/o Marco McGraw, Project Engineer

FROM: Design Review Board

DATE: April 14, 2020

SUBJECT: Certificate of Appropriateness File No. HR-20-0001-Eddon Boat Option #2-Existing Driveway & Off-Street Parking Stall Relocation
3805 Harborview Drive

I. General Information:

- 1. Applicant:** City of Gig Harbor
- 2. Owner:** City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335

II. Findings of Fact:

1. The applicant has requested a Certificate of Appropriateness pursuant to Gig Harbor Municipal Code (GHMC) Section 17.97.050 to allow the proposed Eddon Boat Brick House Option #2 improvements that only facilitate the construction of the Harborview/Stinson Intersection improvement project including a proposed roundabout. Included in Option #2 is the relocation to the south of the existing access driveway that serves the Eddon Boat site and the relocation of four existing gravel-surfaced off-street parking stalls from the easterly side of the existing driveway, to the westerly side of the relocated

driveway. A fill-slope is proposed as part of the driveway and parking stall relocation and will require 55 cubic yards of cut and 271 cubic yards of fill.

2. The Eddon Boat site is a listed property on the city's Register of Historic Places pursuant to city of Gig Harbor Resolution No.660 passed by the Gig Harbor City Council on February 27, 2006. The Eddon Boat Brick House and property were added to the Historic Register by Resolution No.1011 on October 12, 2015.

3. GHMC Subsection 17.97.050.C states as follows:

"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 DRB and without receipt of a certificate of appropriateness, or in the case of demolition, a waiver, as a result of the review."

4. GHMC subsection 17.97.050.C.4 requires a showing of consistency with certain criteria set forth in Washington Administrative Code (WAC) Section 254-20-100 as the basis for the city's approval of a Certificate of Appropriateness.

5. WAC Section 253-20-030 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."

6. Pursuant to WAC 253-20-030, the Design Review Board (DRB) finds that the applicant's proposal to allow the proposed Option #2 improvements is consistent with the definition of "rehabilitation," and subject to the criteria necessary to be met for the approval of the same as set forth in GHMC 17.97.050.4.a.i-x.

7. The Planning Division staff report and the supplemental staff report dated February 21, 2020 and April 2, 2020, respectively, analyze the applicant's request for a Certificate of Appropriateness for consistency with the criteria set forth in GHMC Subsection 17.97.050.4.a.i-x and the DRB adopts the division's analysis of the applicable criteria.

III. Conclusions of Law:

1. Based on the Findings of Fact set forth above, the DRB concludes that the applicant's proposal to allow the Option #2 improvements as addressed herein is

consistent with the criteria necessary to be met for the authorization of a Certificate of Appropriateness and should be approved.

IV. Decision:

The Design Review Board approves the requested Certificate of Appropriateness subject to the following special conditions of approval:

1. The proposed Eddon Boat Option #2 project shall be developed consistently with the project plans approved by the DRB per city of Gig Harbor File No. HR-20-0001. Those plans are marked as Exhibit "H" to the supplemental staff report dated April 2, 2020.
2. The proposed Option #2 off-street parking area and relocated driveway shall be landscaped consistent with the applicable requirements of GHMC Chapter 17.78 (Trees, Landscaping & Screening). The applicant shall submit a final landscape plan to the Community Development Director for review and approval. The plan shall comply with the irrigation requirements of GHMC 17.78.030. The plan shall be revised to meet the parking lot landscaping requirements of GHMC Section 17.78.080, or the applicant shall apply for and receive authorization of an Alternative Landscape Plan to address any landscape code deficiencies.

Brett Marlo-Desantis, Chair
Design Review Board



Date: 4-14-20

cc: Planning File

September 17, 2020

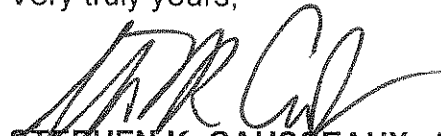
City of Gig Harbor
Attn: Marcos McGraw, Project Engineer
3510 Grandview Street
Gig Harbor, WA 98335

**RE: PL-CUP-20-0003, PL-VAR-20-0001,
PL-SPR-20-0003 & PL-DR-20-0018
EDDON BOAT PARK SITE IMPROVEMENTS**

Dear Applicant:

Transmitted herewith is the Report and Decision of the City of Gig Harbor Hearing Examiner regarding your request for the above-entitled matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "SKC", is written over the typed name.

STEPHEN K. CAUSSEAU, JR.
Hearing Examiner

SKC/jjp
cc: Parties of Record

OFFICE OF THE HEARING EXAMINER

CITY OF GIG HARBOR

REPORT AND DECISION

CASE NO.: PL-CUP-20-0003, PL-VAR-20-0001,
PL-SPR-20-0003 & PL-DR-20-0018
EDDON BOAT PARK SITE IMPROVEMENTS

APPLICANT/OWNERS: City of Gig Harbor
Attn: Marcos McGraw, Project Engineer
3510 Grandview Street
Gig Harbor, WA 98335

PLANNERS: Peter Katich and Kimberly Mahoney

SUMMARY OF REQUEST:

Conditional Use Permit, Site Plan Review, off-street parking stall variance, design review approval, and design alternative approval to allow the use of the Eddon Boat Brick House as a Community Recreation Hall and office, and to allow the development of additional off-street parking to serve the proposed uses and site. While the office is allowed in the WC District as an outright permitted use, Community Recreation Halls are a conditionally allowed use in the district. The Gig Harbor Shoreline Master Program (GHSMP) allows both uses land ward of the site's Ordinary High Water Mark (OHWM) as permitted uses.

SUMMARY OF DECISION: Requests granted, subject to conditions.

DATE OF DECISION: September 10, 2020

PUBLIC HEARING:

After reviewing the Planning Department Staff Report and examining available information on file with the application, the Examiner conducted a public hearing on the request as follows:

The hearing was opened on August 20, 2020, at 1:30 p.m.

Parties wishing to testify were sworn in by the Examiner.

The following exhibits were submitted and made a part of the record as follows:

- EXHIBIT 1 - Planning Department Staff Report
- EXHIBIT A - Memorandum dated February 7, 2020 from Marcos McGraw
- EXHIBIT B - Memorandum dated May 27, 2020 from Marcos McGraw
- EXHIBIT C - Project Permit Plans
- EXHIBIT D - Design Review Board Recommendation
- EXHIBIT E - Design Review Board Decision on Certificate of Appropriateness
- EXHIBIT F - SEPA Adoption Notice – Revised MDNS
- EXHIBIT G - Notice of Application – Certificate of Transmittal and Declaration of Publishing, Mailing, and Posting
- EXHIBIT H - Notice of Public Hearing – Certificate of Transmittal and Declaration of Publishing, Mailing, and Posting
- EXHIBIT I - DRB Decision dated April 12, 2020
- EXHIBIT J - Memorandum from Marcos McGraw to Examiner dated August 18, 2020
- EXHIBIT K - Revised Plans dated July 31, 2020
- EXHIBIT L - Memorandum from Marcos McGraw to Examiner dated August 21, 2020, Requesting Reopening of the Record
- EXHIBIT M - Memorandum to Examiner from Kimberly Mahoney dated August 21, 2020, Requesting Reopening of the Record
- EXHIBIT N - Order Reopening Record dated August 26, 2020

The Minutes of the Public Hearing set forth below are not the official record and are provided for the convenience of the parties. The official record is the recording of the hearing that can be transcribed for purposes of appeal.

KIM MAHONEY appeared, presented the Community Development Department Staff Report and testified that the request is for improvements and change of use of the Eddon house that is adjacent to Gig Harbor Bay. The structure is located within the WC zone classification and consists of two structures, a boat house and a residential house. The residential house is before us for consideration. She then presented a history of the site. The applicant, city of Gig Harbor, requests a change of use from the present single-family dwelling to a community recreational facility and office. Such uses are allowed outright in the WC zone. The City will lease the first floor of the structure to the Gig Harbor BoatShop for 180 days per year. Thus, the BoatShop will use the community facilities for 180 days and the City will use it for 180 days. Conditions address operating hours for the facility and seating limitations. The applicant proposes four off-site parking spaces and three new onsite spaces. The City Design Review Board issued a Certificate of Appropriateness determining that the project will avoid impacts to the historic property. The project also went through the design review process and the Board once again recommends approval. The City provided proper notice of the application and hearing, but received no comments. The improvements to the intersection of Stinson and Harborview will be considered separately. She asked that the Examiner issue a holistic decision for all applications, but

separate decisions if the project does not meet all criteria. They have addressed the tree concerns and revised the landscaping per the neighbors' request. They will prune the landscaping thereby limiting the height to 18 feet. The four existing onsite parking spaces will be moved to the opposite side of the access. The new parking stalls will also be used by the BoatShop, and are parallel to the driveway. The city will also provide four additional off-street parking spaces.

MARCOS McGRAW, project engineer, appeared and in questioning by the Examiner testified that the proposed time of use 8:00 a.m. to 8:30 p.m. is the total time allotted for the activity to include setup and take down. In 2004 a grass roots effort resulted in the City purchasing the boat shop and house. The City is improving public access to the site. They propose to remodel the brick house and make it available for public use.

MS. MAHONEY reappeared and testified that the applicant or whomever is using the facility must comply with the State noise law.

No one spoke further in this matter and the Hearing Examiner took the matter under advisement. The hearing was concluded at 2:15 p.m.

NOTE: A complete record of this hearing is available in the office of the City of Gig Harbor Planning Department.

FINDINGS, CONCLUSIONS, AND DECISION:

FINDINGS:

1. The Hearing Examiner has admitted documentary evidence into the record, heard testimony, and taken this matter under advisement.
2. Pursuant to Section 197-11-630 of the Washington Administrative Code (WAC) and Chapter 18.04 of the Gig Harbor Municipal Code (GHMC), on July 27, 2020, the city's Responsible Official adopted a Mitigated Determination of Non-significance (MDNS) prepared under File #PL-SEPA-20-0004 for the Stinson-Harborview Intersection RAB (roundabout) to address the environmental review requirements for the proposed action pursuant to the State Environmental Policy Act (SEPA). The SEPA Adoption Notice is Exhibit "F" to the Staff Report.
3. Notice of application (NOA) for the proposal was mailed to owners of property within 300-feet of the site on June 22, 2020. On April 2, 2020, the NOA was published in the Peninsula Gateway and posted on the site. No comments were received in response to the NOA.

The legal notice for the scheduled public hearing was published in the Peninsula Gateway, mailed to owners of property within 300 feet of the site, and posted on the

site on August 6, 2020. No written comments were received. The Certificate of Transmittal and Affidavit of Posting for the Notice of Application and Public Hearing Notice are Exhibits "G" and "H," to the Staff Report.

4. The Eddon Boat Park site, located adjacent to the northeast side of the intersection of Harborview Drive and Stinson Avenue within the City of Gig Harbor, has supported a boat yard from the early 1920s until its closure in 2002. In 1945 a previous owner constructed both the existing boat building and the brick residence on the site. In 2004 city of Gig Harbor voters passes a 3.6 million dollar, municipal bond that allowed and authorized the City to purchase the boat yard property. Both the boat yard building and brick house are listed on the City's Register of Historic Places pursuant to GHMC Chapter 17.97. A recent remodel project provided a public restroom facility within the house that serves both the boat yard building and the Eddon Boat Park.
5. The applicant, city of Gig Harbor, requests a conditional use permit, site plan review approval, off-street parking stall variance, design review approval, and approval of design alternatives that would change the use of the brick house from a residence into a community recreation hall and offices.
6. The brick house is located within the Waterfront Commercial (WC) zone classification of the GHMC. Said classification authorizes offices as an outright permitted use, and community recreation halls subject to acquisition of a conditional use permit. The Gig Harbor Shoreline Master Program (SMP) allows both uses as permitted outright if located landward of the ordinary high watermark of Gig Harbor Bay. Due to the listing of the brick house and boat house as historic properties, the applicant also must secure a Certificate of Appropriateness to authorize the change in use. The Gig Harbor Design Review Board (DRB) granted said certificate in a decision dated December 16, 2019. The DRB also recommends approval of several design alternatives for the project.
7. The brick house project is associated with a City project to reconstruct the intersection of Stinson Avenue and Harborview Drive. The City will modify said intersection by eliminating a stop sign on Stinson Avenue and installing a roundabout at said intersection. The street project also includes relocation of the existing driveway serving the house and boat shop, relocation of the four, onsite, parking stalls, provision of four, new, on-street, parking stalls, and provision of three, new, onsite parking stalls. The most recent site plan shows that the four, existing, onsite, parking stalls now located adjacent to the waterward side of the existing driveway that serves the park will be relocated to the landward side of the new drive. The street project also shows four additional on-street parking stalls adjacent to the Eddon Boat Park. Thus, the overall facility will now have seven, onsite stalls and four, new, on-street stalls for park users.

8. Conversion of the brick house to office and community recreation uses will include an upgrade of pedestrian accessibility to current standards. Such will include replacing of interior finishes, installing new electrical wires and lighting, and making structural modifications as needed. The City and the Gig Harbor BoatShop will both utilize the house. The BoatShop will use the 535 square foot, second floor for office space and document storage, and both entities will use the first level for various functions. The 1,031 square foot, first floor will have a maximum occupancy of 30 seats, and usage will include the existing, outdoor deck. Events at the facility may include alcoholic beverages, but will not include food preparation. However, facility users may bring food prepared offsite to the event. The applicant proposes event hours of operation from 8:00 a.m. to 8:30 p.m. daily including holidays. Users may have additional time to prepare for the event prior to 8:00 a.m., and additional time to clean the premises subsequent to 8:30 p.m. The BoatShop will manage reservations. The city and the BoatShop will each use the facility for 180 days.
9. The Eddon Boat Park site encompasses 1.82 acres of both tidelands and uplands. The uplands slope down gradually from Harborview Drive to Gig Harbor Bay. Vegetation consists of grasses, weeds, shrubs, and both coniferous trees, and deciduous trees. A portion of a Category II estuarine wetland extends along the parcel's shoreline frontage with Gig Harbor Bay, and the road/driveway improvements will impact approximately 3,405 square feet of regulated wetland buffers. Mitigation is addressed within the road improvement project and will consist of 12, 902 square feet of native plantings within the buffer area.
10. The Gig Harbor Comprehensive Plan designates the park site as "waterfront". Said designation contemplates a variety of mixed uses along the waterfront that are allowed under the SMP and the applicable WC zone. As previously found both the SMP and WC zone authorize both proposed uses. Therefore, the project is consistent with the Comprehensive Plan.
11. In accordance with Chapter 17.50 GHMC, the intent of the WC zone classification is to provide a wide range of uses and activities along Gig Harbor Bay. Said chapter encourages water oriented businesses and uses that maintain the scale of existing structures and are water dependent. The GHMC also authorizes non-water dependent uses that maintain or enhance views and the character of the area. In the present case the change of use of the brick house and onsite improvements are consistent with the WC classification, as such changes will increase both physical access and view access of the waterfront. Furthermore, a community recreation hall will provide access to the waterfront for many residents.
12. Pursuant to GHMC 17.97.050 the applicant submitted a request to the city of Gig Harbor Design Review Board (DRB) for a Certificate of Appropriateness to allow reuse of the brick house as a community recreation hall and for offices/document storage. The DRB conducted public meetings on September 26, 2019, and October 10, 2019. In the October meeting the DRB reviewed and approved a revised,

design concept for a proposed stainless steel, metal and cable railing as an alternative to the original railing that consisted of a 36 inch tall, aluminum, powder coated railing with vertical balusters. Other features considered by the DRB included reconstructing the ADA accessible parking stalls; overlaying the back porch and ramp with "Trex" decking; adding a railing to the back porch and ramp; installing new, exterior lighting; and installing a new, exterior, entry door on the southern side of the house. DRB members voted to recommend approval of the Certificate of Appropriateness subject to use of the stainless steel and cable railing design. The Examiner agrees with the DRB and adopts its recommendation as his own.

13. The DRB also considered three design alternatives pursuant to GHMC 17.98.055. Said alternatives, if approved, would allow the proposed Eddon boat brick house Option 2 improvements, which would facilitate construction of the roundabout at the Harborview Drive/Stinson Avenue intersection. DRB members voted to recommend approval of the three alternatives subject to conditions implementing Option 2, and provision of landscaping, irrigation, and parking lot landscaping. However, the DRB authorized the applicant to apply for an alternative landscape plan to address any deficiencies. The Examiner agrees with the DRB's recommendation and adopts it as his own.
14. Section 17.14.020 GHMC requires a conditional use permit for a community recreation hall within the WC zone classification. Prior to obtaining such permit the applicant must show that the request satisfies the criteria set forth in GHMC 17.64.040. Findings on each criterion are hereby made as follows:
 - A. The proposed use of the brick house as a community recreation hall is conditionally allowed within the WC zone, and as previously found, is consistent with the intent of said zone.
 - B. Granting the conditional use permit will not detrimentally impact the public health, safety, comfort, convenience, and general welfare, nor will it adversely affect the established character of the surrounding neighborhood. Finally, the community recreation hall will not injure property or improvements in the vicinity and zone. The applicant proposes to refurbish the Eddon Boat Brick House, a listed property on the City's Register of Historic Places. Said house is separated from the nearest, adjacent, residential dwellings by both the park and Harborview Drive. The applicant proposes a maximum of 30 seats, reasonable hours of operation, and compliance with noise requirements. Many activities will likely occur on the large deck extending from the house toward Gig Harbor Bay and away from residences. Finally, no food preparation will occur onsite, and therefore users should not create odor issues. Following concerns raised by a neighbor of proposed landscaping blocking views of the shoreline, the city agreed to prune the landscaping such that it will not exceed 18 feet in height.

- C. The proposed use is properly located in relation to other land uses as well as to transportation and service facilities. Public facilities and street capacities can serve the recreation hall without placing an undue burden on such. The community hall is located on the Eddon Boat Park site that abuts Harborview Drive and has direct access thereto. Both uses will generate few vehicle trips, and all City services and facilities are available to serve the site. Excellent access will be provided by the new roundabout at the Stinson/Harborview intersection. Furthermore, the street project will add four on-street parking stalls adjacent to the site.
 - D. The park site is of sufficient size to accommodate the recreational hall use. The project meets all requirements for yards, open spaces, walls, fencing, parking, loading, and landscaping. The on-street parking spaces and three new off-street spaces justify the off-street parking variance required for the proposal as found hereinafter.
15. The access to the brick house from Harborview Drive also provides access to the BoatShop. The four parking spaces proposed for relocation to the westerly side of the access drive currently serve the BoatShop. No parking spaces currently serve the house. Conversion of the lower floor of the house into a community hall requires the provision of eight onsite parking spaces. The offices require two, onsite spaces. The Harborview/Stinson project will provide three, new, on-street, parking stalls on the north side of Harborview Drive east of the new roundabout; and a fourth, on-street, parking stall on the east side of Harborview Drive north of the roundabout. All four of said parking stalls abut the Eddon Boat Park site. Because the project can provide only three, new, off-street stalls along the relocated access driveway, the applicant requests a parking variance to reduce the required number of onsite parking stalls from ten to three.
16. Section 17.66.030 GHMC authorizes the Examiner to grant variances to the numeric and dimensional requirements of the zoning code. However, prior to obtaining a variance, an applicant must show that the request satisfies all criteria set forth therein. Findings on each criterion are hereby made as follows:
- A. The proposed parking variance neither amounts to a zone reclassification, nor does it authorize any use of the boat park property not allowed by the WC zone classification.
 - B. Special circumstances and conditions peculiar to the site to include its size, shape, topography, and location, which are not applicable to other parcels in the same area, provide justification for the variance. Furthermore, denial of the variance will deprive the City of the opportunity to convert the house into a community use. Other parcel owners along the shoreline have managed to provide sufficient off-street parking. The special circumstances peculiar to

this site include its historic development pattern that includes both the boat building and brick house and their placement on the Register of Historic Places. Such designation and the shape of the parcel prohibit more than three, onsite, parking spaces. Furthermore, even the construction of the roundabout at the Harborview/Stinson intersection landward of the site, requires a shoreline variance.

- C. The special conditions and circumstances outlined above do not result from the actions of the applicant. Previous owners many years ago constructed the improvements on the site and changed the topography. Furthermore, the designation of the structures as Historic limits the ability to increase parking.
 - D. Granting the variance does not confer a special privilege on the present parcel that is denied to other parcels in the WC zone.
 - E. Granting the variance will not materially, detrimentally impact the public welfare nor will it injure property or improvements in the vicinity and zone. To the contrary, granting the variance will provide a public benefit as it will allow improved public access to the brick house and boat house.
 - F. The variance is the minimum necessary to allow a reasonable use of the land. The applicant has provided the maximum number of off-street parking spaces while maintaining separation from Gig Harbor Bay and working with the topography. This variance makes it possible for a reasonable use of the brick house.
17. Approval of the conditional use permit and parking variance, ensure that the proposed site plan is consistent with all criteria set forth in GHMC 17.96.035.

CONCLUSIONS:

- 1. The Hearing Examiner has jurisdiction to consider and decide the issues presented by this request.
- 2. The applicant has shown that the request for a conditional use permit, site plan review, off-street parking stall variance, design review, and design alternatives, and Certificate of Appropriateness to allow use of the Eddon Boat Brick House for a community recreation hall and offices/storage satisfies all applicable criteria of the Gig Harbor Shoreline Master Program and the Gig Harbor Municipal Code and therefore should be granted subject to the following conditions:
 - 1. The seating capacity of the Community Recreation Hall shall be limited to a maximum of 30-seats.

2. The hours of operation for the Community Recreation Hall shall be limited to the hours of 8:00am-8:30pm daily, including holidays, with additional time to prepare for the event and cleanup thereafter.
3. A Certificate of Occupancy for the refurbished Eddon Boat Brick House and Community Recreation Hall and office shall not be approved by the city until the access driveway and relocated and proposed off-street parking is provided, and four on-street parking stalls within the Harborview Drive right-of-way abutting the site are constructed as proposed and available to the public.
4. The proposed Eddon Boat Option #2 project shall be developed consistently with the project plans approved by the DRB per city of Gig Harbor File No. HR-20-0001. Those plans are marked as Exhibit H to the supplemental staff report dated April 2, 2020.
5. The proposed Option #2 off-street parking area and relocated driveway shall be landscaped consistent with the applicable requirements of GHMC Chapter 17.78 (Trees, Landscaping & Screening). The applicant shall submit a final landscape plan to the Community Development Director for review and approval. The plan shall comply with the irrigation requirements of GHMC 17.78.030. The plan shall be revised to meet the parking lot landscaping requirements of GHMC Section 17.78.080, or the applicant shall apply for and receive authorization of an Alternative Landscape Plan to address any landscape code deficiencies.
6. The railing proposed for the ADA accessible ramp on the southerly side of the brick house shall be designed and installed consistently with the stainless-steel and cable railing design approved by DRB at its meeting on October 10, 2019.

SEPA Mitigation Measure-File #PL-SEPA-20-0004-Per SEPA Adoption Notice
Dated July 27, 2020

7. Prior to the Community Development Department, Planning Division's final inspection for the project, the required mitigation shall be implemented consistently with all representations set forth in the Mitigation and Monitoring Plan dated June 1, 2020.
8. Per the city's revised Mitigation of Determination dated June 23, 2020, the native vegetation proposed under the mitigation plan shall consist of tree and shrub species that do not exceed the maximum allowable building height of the site's WC District zoning designation (18-feet).

DECISION:

The request for approval of a conditional use permit, site plan review, off-street parking stall variance, and design review to include design alternatives and a Certificate of Appropriateness to allow conversion of the Eddon Boat Brick House to a community recreation hall and offices/storage is hereby granted subject to the conditions contained in the conclusions above.

ORDERED this 17th day of September, 2020.



STEPHEN K. CAUSSEAU, JR.
Hearing Examiner

TRANSMITTED this 17th day of September, 2020, to the following:

APPLICANT/OWNERS: City of Gig Harbor
Attn: Marcos McGraw, Project Engineer
3510 Grandview Street
Gig Harbor, WA 98335

OTHERS:

CITY OF GIG HARBOR

Duration of Permits:

The land use permits addressed by this decision, shall expire three (3) years from the date of decision unless a complete application for subsequent building permit or civil permit has been submitted and remained active, pursuant to GHMC 19.02.008. Upon written request by the property owner, prior to the date of land use permit expiration, the director may grant an extension of time up to but not exceeding one (1) year pursuant to GHMC 19.02.008(F). See GHMC 19.02.008 for complete regulations on the duration of permit approvals and expiration of permits.

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 Kim Mahoney, Associate Planner, at 253-851-6170 should you desire to review the file.

Concerning Further Review

There is no administrative appeal of the hearing examiner's decision. A request for reconsideration may be filed according to the procedures set forth in Ordinance No. 1073. If a request for reconsideration is filed, this may affect the deadline for filing judicial appeal (Chapter 36.70c RCW) (see Ord. 1073, Ch. 36.70C RCW and RCW 90.58.180). Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.