

Don't it always seem to go,
That you don't know what you've got
til it's gone...

-- JONI MITCHELL

2 0 1 0 P R E S E N T A T I O N T O G H P L A N N I N G C O M M I S S I O N - S M P U P D A T E

Good afternoon.

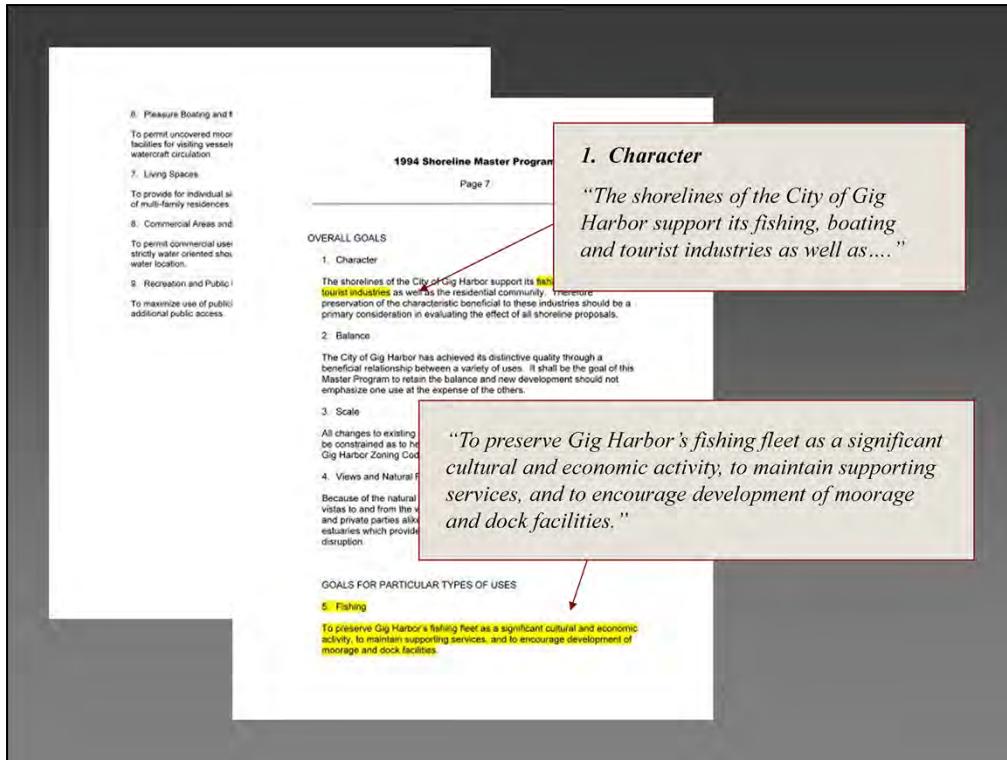
Thank you for setting aside this time for me.

My name is Lita Dawn Stanton and I act as the City's Historic Preservation Coordinator.

My reason for coming to you today is to talk about the Draft Shoreline Master Program (SMP) and how it impacts the future of Historic Preservation in the City.

I've tried to simplify this presentation by breaking the information up into 4 sections.

- A Background on our Cultural Resources and What we have
- Why it matters
- What we need and
- What we can do to get it



I credit the 1995 SMP we've been using since 1974 for recognizing the basic values of our community.

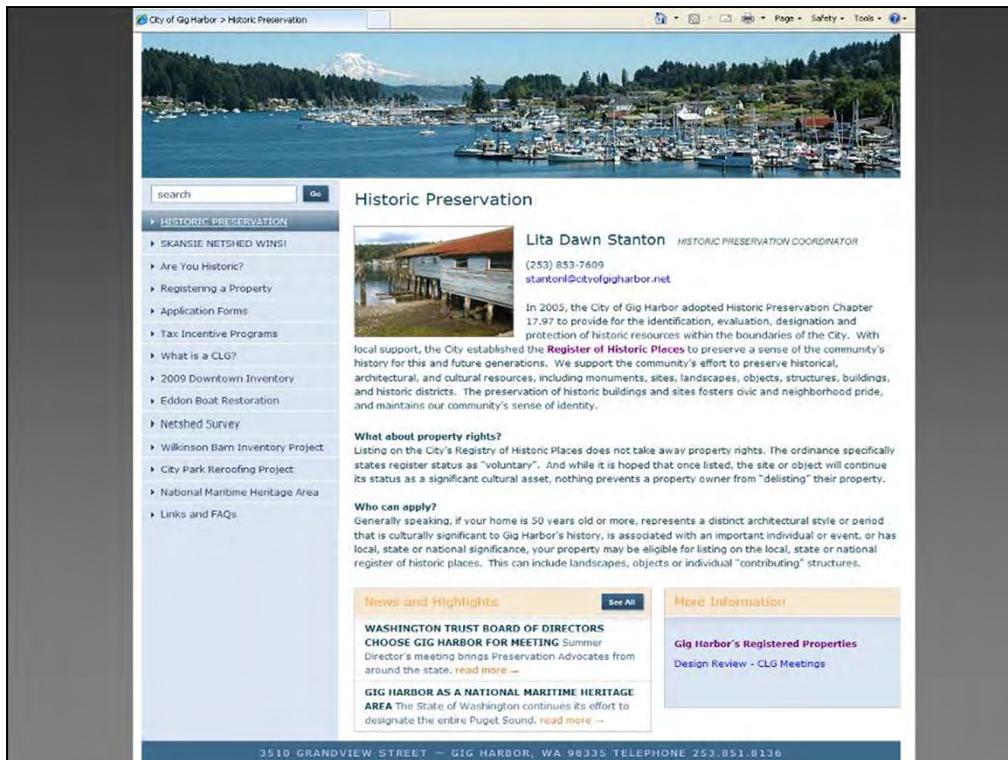
It begins with 4 main goals on page 7. They are listed in this order: Character, Balance, Scale. And finally, Views and Natural Features. Under #1. Character. The first item considered character-defining is "fishing".

Directly below that is the heading: "Goals for Particular Types of Uses"

The first on the list: Fishing.

(quote) To preserve Gig Harbor's fishing fleet as a significant cultural and economic activity, to maintain supporting services, and to encourage development of moorage and dock facilities. *(end-quote)*

The objective of my discussion today is to suggest ways to maintain the spirit of what was written nearly 40 years ago.



In 2005, the City signed on under the State Department of Archaeology and Historic Preservation (aka DAHP) and was designated a CLG or Certified Local Government. This status requires that the City act on behalf of DAHP to (and I quote): *“provide for the identification, evaluation and designation of Historic Structures, Objects and Sites.”* end-quote.

On behalf of the State, we manage a local Register of Historic Places and report to them each year.

This is a screenshot of the City's Historic Preservation pages on the website.

My job is to make sure we are managing our historic resources, educating the public and promoting the preservation of our existing cultural resources.

Unlike most regulatory arms in city government, Historic Preservation tends to be driven by incentives.

Rather than identifying “what we can’t do” the approach is to ask “what do we want.”



So what do we have left that's historic?

Gig Harbor's history by all standards, is in its infancy.

Our Euro-American history only goes back to the late 1800's.

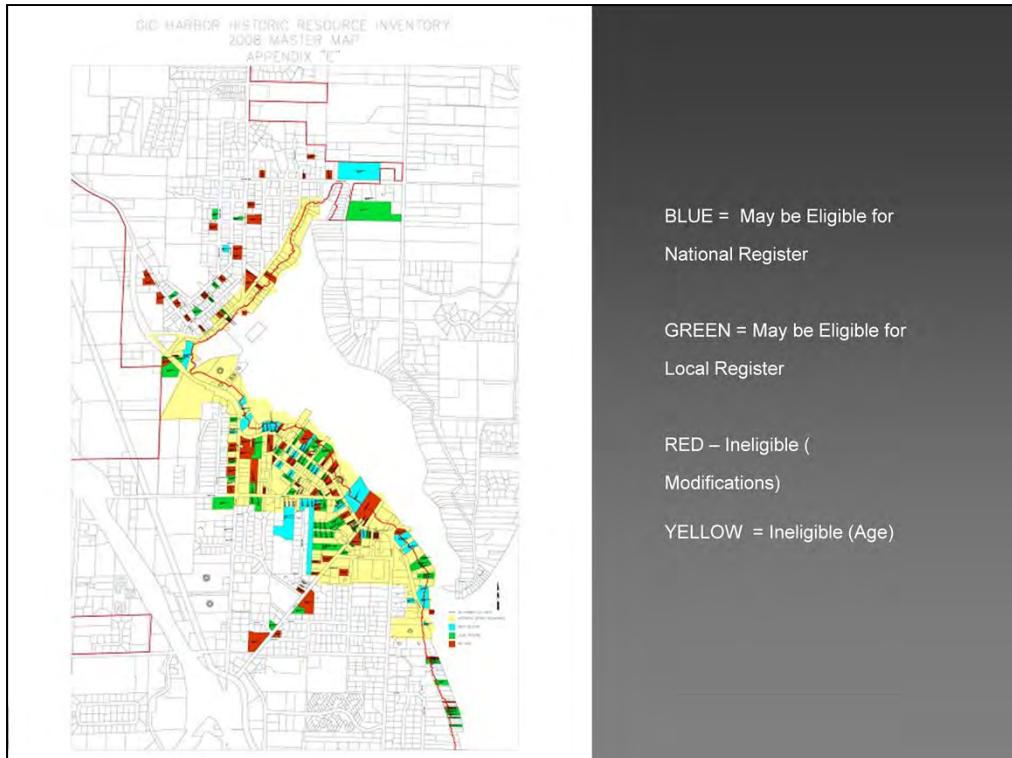
That's about 150 years.

With the earliest development occurring at the water's edge, it stands to reason that most of our historic structures are on or near the shoreline.

This image is from 1946.

The historic structures still standing in this area of town are shown in orange.

3 netsheds are shown at the water's edge.



In 2008, we received a state grant to do an inventory of our historic properties in the view basin. This Map shows those findings.

211 properties in the view basin were inventoried.

Most of the structures are private homes with only 22 commercial buildings in the survey.

- The shell of the old Skansie Boatbuilding Company which is now the Gig Harbor Marina.
- The West Side Grocers and Peoples Dock is now the Tides Tavern.
- The Washington State Co-Op building just past the Tides still stands and provides office space to architects and a sail shop.
- Spiro's in the old Peninsula Hotel with its adjacent grouping of historic buildings.
- Finholms Market
- and a handful of other buildings are all that's left

Drive. The most cohesive group is located around the intersection of Pioneer Way and Harborview Drive. Here, the continuity of form, materials and height is illustrative of early 20th century commercial business districts. Most of these were built during the 1920s and are of masonry construction. Although a few remain relatively intact the majority have been altered. For this reason the area is not considered eligible for listing in the National Register of Historic Places; however, it is eligible for listing on the local register. The majority of commercial buildings in the Finholm District significantly altered and are not eligible for listing.

Following construction of the second Narrows Bridge, a number of commercial buildings were constructed in the city, most in the area south along Judson Street. Among them are Parker's Service Station at 3209 1961 and Key Bank at 3216 Judson built in 1960. The Peninsula Shop also built during this time; however, it has been extensively altered and is in the inventory.

Institutional Buildings

There is a remarkably small number of institutional buildings in the study area and the inventory. The oldest surviving church is Memorial 7721 Pioneer Way built in 1913. It has been significantly altered; however, form and massing contribute to the historic character of the historic church. St. Nicholas at 3510 Rosedale Avenue was built in 1914. It is an example of early religious architecture and directly associated with the Croatian Catholic community. Built in the Gothic Revival tradition, it is a rare preserved and rare surviving example of an early church. St. John's Episcopal was built in 1946. It has been altered somewhat and is the only church that is no longer in use as a religious facility. The Methodist Parsonage at 3209 Burnham Drive NW, built in 1905, is also included within this thematic group as it has been significantly altered.

Industrial Buildings

There are very few surviving properties associated with the city's industry that remain. These include the Austin Mill Building at 4102 Harborview built in 1912-1913; the Ship Building Company at 3117 Harborview Drive, ca. 1912-25; Gig Harbor Works at 3308 Harborview Drive built in 1925; and, Spadoni Brothers' Stinson built in 1950. With the exception of Spadoni Brothers Garage a number of these properties have been compromised through demolition or alteration of parts.

Netsheds

Perhaps Gig Harbor's most distinctive, and iconic, historic buildings are its netsheds. There are 20 included in the inventory. Seventeen are located on the water; the remaining ones are located on Rosedale Avenue a short distance from the shoreline.

Netscheds

Perhaps Gig Harbor's most distinctive, and iconic, historic buildings are its netsheds. There are 20 included in the inventory. Seventeen are located on the water; the remaining ones are located on Rosedale Avenue a short distance from the shoreline.

Ranging in date from the first decade of the 20th century to 1950, these simple, vernacular buildings are remarkably similar in form, massing and detail. A number of them are still in their original use; most have been adapted to other uses. All those that retain physical integrity are considered eligible for listing in the National Register of Historic Places due to their rarity and historic association with the city's fishing history.

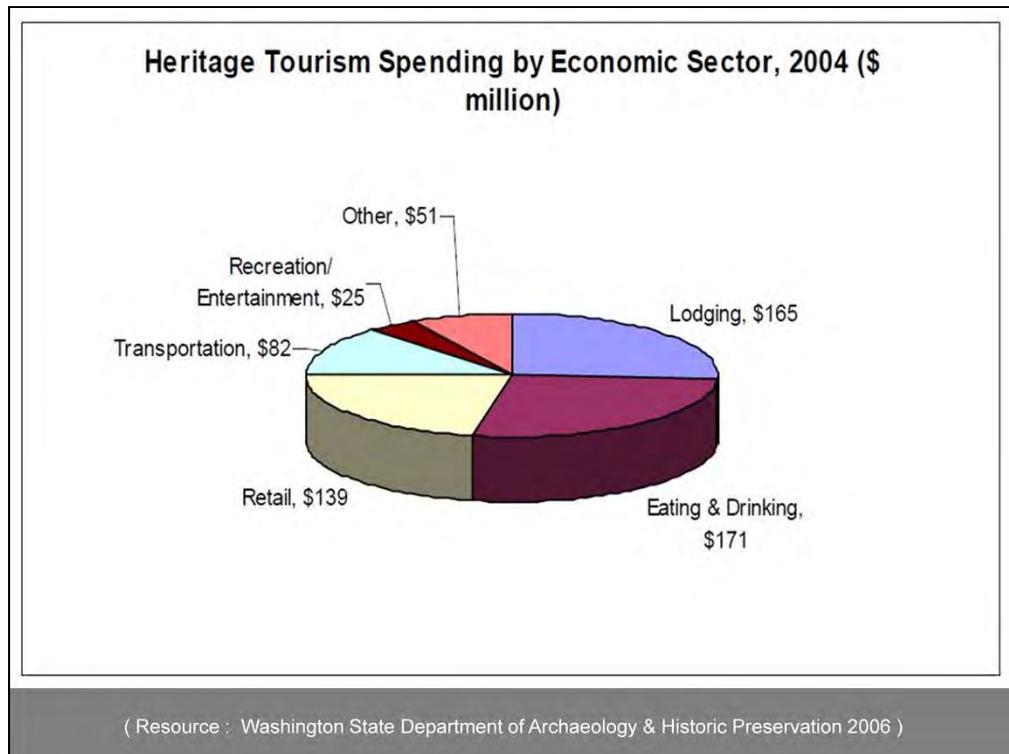
Except, of course, for what the survey consultant called:

"Perhaps Gig Harbor's most distinctive and iconic historic buildings are its netsheds." (end-quote)



17 Historic
Netsheds

What we lack in prominent historic landmarks, we have found in our modest, over-water docks and sheds because other than the fishing vessels themselves, these 17 netsheds set us apart from every other town on the Puget Sound, and probably the entire country.



This is the “Why does it matter?” slide.

Historic Preservation has documented economic benefits.

In 2004 the State did a study to evaluate, in dollars and cents, what the economic pay-back is to communities.

They focused on the rehabilitation of historic buildings, heritage tourism, and the effects of historic designation on residential property values.

Recent data suggests that especially in this tough economic environment, visitors are staying closer to home.

On average, Heritage tourists spend \$72.00 a day.

Comparison of Historic Rehabilitation with Other Economic Sectors

Economic Sector	Jobs (per \$1 million of Sales)	Labor Income (\$ per \$1 million of Sales)
Health Services	36.31	1.185
Retail Trades	33.87	0.962
Historic Rehabilitation	27.50	1.026
Finance and Insurance	26.73	0.978
Construction	26.45	0.908
Wood Products Manufacturing	26.39	0.920
Food Products Manufacturing	21.72	0.705
Aerospace Manufacturing	10.60	0.452

(Resource : Washington State Department of Archaeology & Historic Preservation 2006)

And developers are finding new ways to reinvest in existing structures.

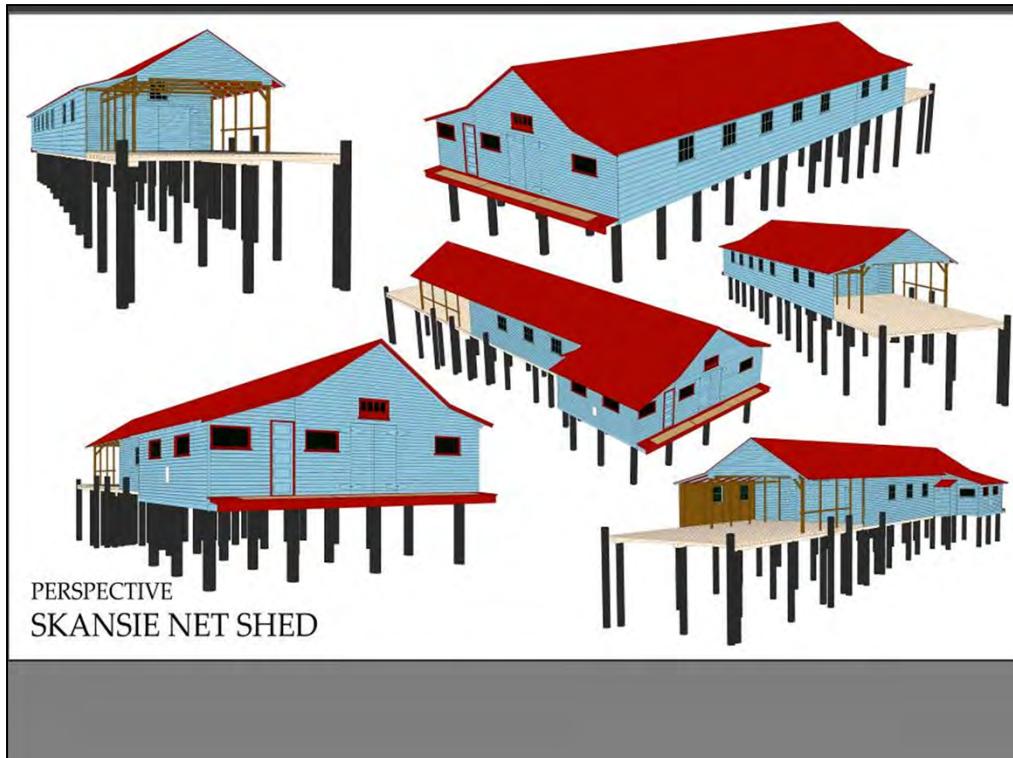
So how do we preserve what we have?

The more attention our remaining landmarks draw, the more opportunities we find. So far this attention has paid big dividends with over \$1 million in preservation dollars.

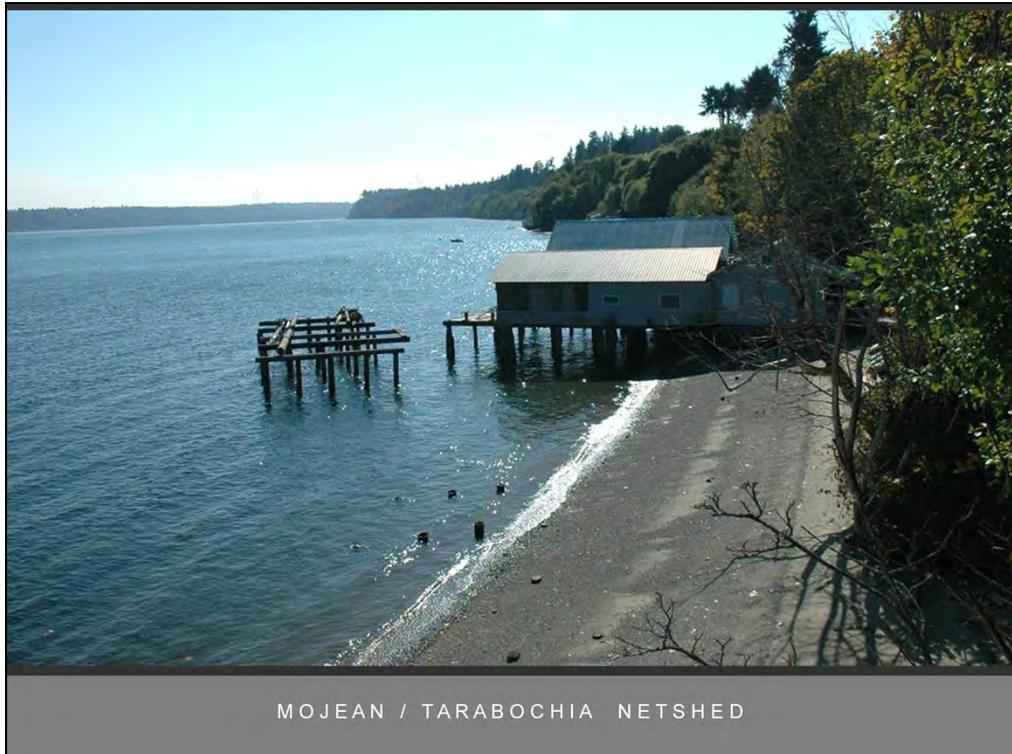
It began when all 17 sheds were recognized by the Washington State Trust for Historic Preservation's when they were added to their **2008 Most Endangered Structures List**.



In 2009, the City was awarded a grant to do a survey of the netsheds.



Engineered drawings were completed on all 17 sheds.



Copies of the survey are available here at the City, the Pierce County Library, the Harbor History Museum, DAHP in Olympia, and posted on the city's website.



PERSPECTIVE
TARABOCHIA NET SHED

MOJEAN / TARABOCHIA NETSHED

The drawings, historic narratives and 4x5 negatives of each shed is on file with the Library of Congress in Washington D.C and posted on their “Built in America” website for research.


City of Gig Harbor washington state (253) 851.8136

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National Maritime Heritage Area

Washington State
NATIONAL MARITIME HERITAGE AREA
Feasibility Study

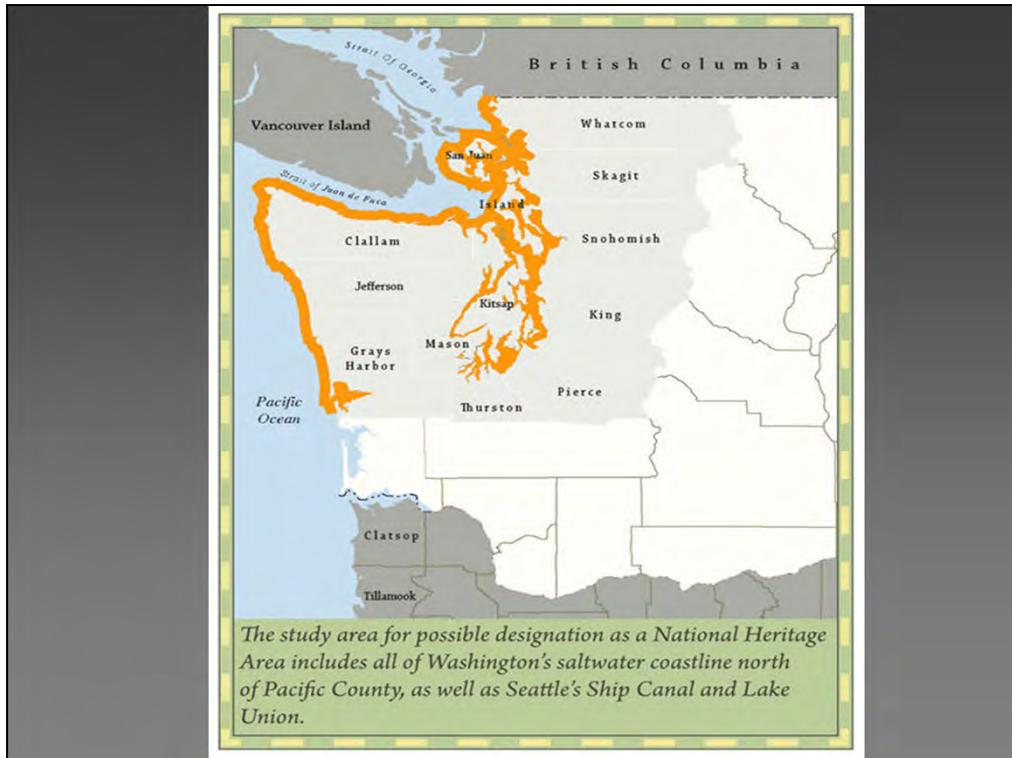


WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION

Washington State's Department of Archaeology and Historic Preservation (DAHP) is working to designate the entire Puget Sound as a **National Maritime Heritage Area**. In order to apply, a feasibility study is underway. Go to: <http://www.maritimeheritage.net/resources/mha.asp> for information on why and how it will benefit you and your organization.

Another project underway is Washington State's bid to become the first National **Maritime** Heritage Area in the country.

It would apply to all of Puget Sound and the coastline to promote Heritage Tourism by water.

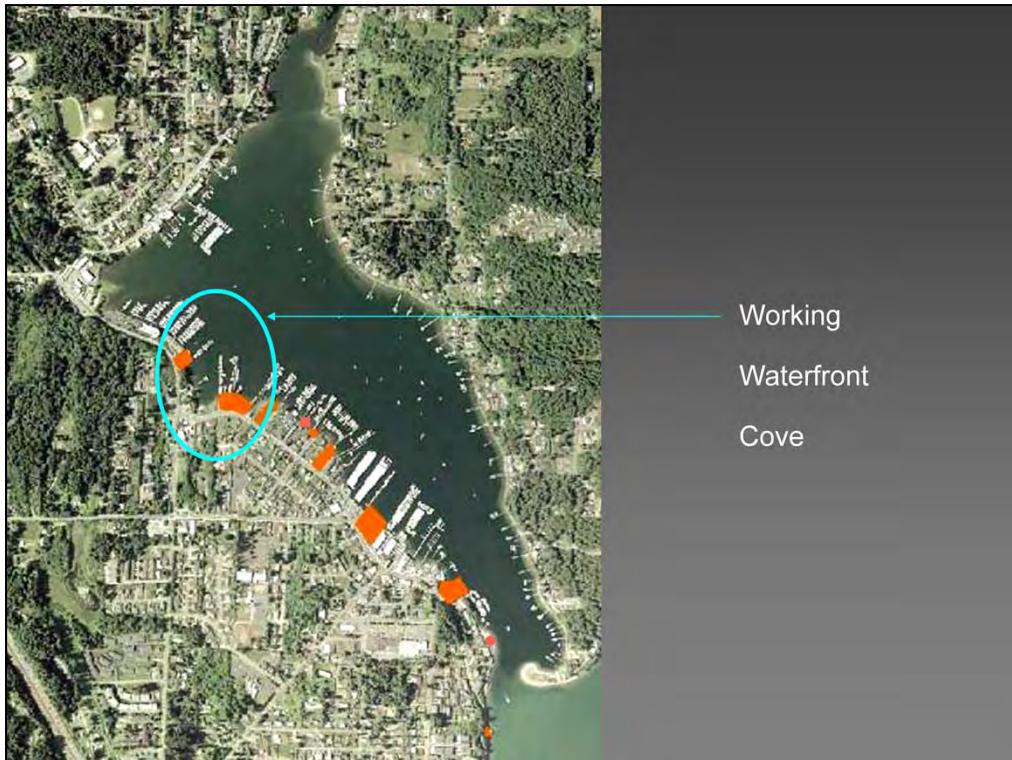


Gig Harbor is one of 7 key destination locations that tell our Northwest story.
We're famous.



This year the National Trust and American Express ran a stiff competition for \$1 million dollars to preserve local landmarks. It was a “by invitation only” competition and out of 25 sites, we were one of only 3 projects in Western Washington awarded the runner-up position of \$100K that will be used to restore the Skansie Netshed.

In 2011 we'll use another DAHP grant to create a **Walking Guide to Gig Harbor Netsheds**. Another grant will be used to add Skansie Netshed to the National Register of Historic Places.



Your decision to add Historic Netsheds for adaptive reuse will provide an important incentive to help preserve them. Because without an income source, their maintenance may become impractical. No one expects all 17 net sheds to survive, but with an allowance for expanded uses-- some will.

There is one more step we could take that would strengthen preservation and visibility for the community.

The 2008 Inventory of Historic Structures in the downtown calls out a cluster of those historic netsheds located in the cove next to the Eddon Boat Yard site.

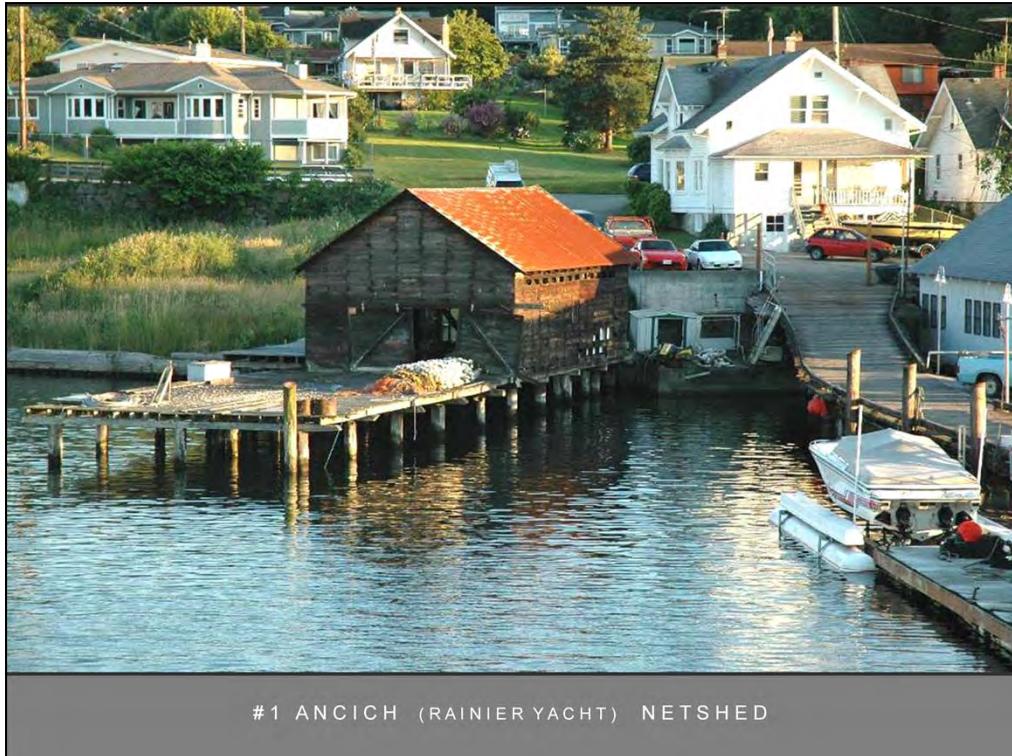
Their importance as a **Working Waterfront** ensemble is really remarkable.

Most of our commercial fishing fleet is found in this area.

It's remained virtually unchanged for over 50 years.

This District is considered eligible for the National Register.

The following images show each of them from the water.



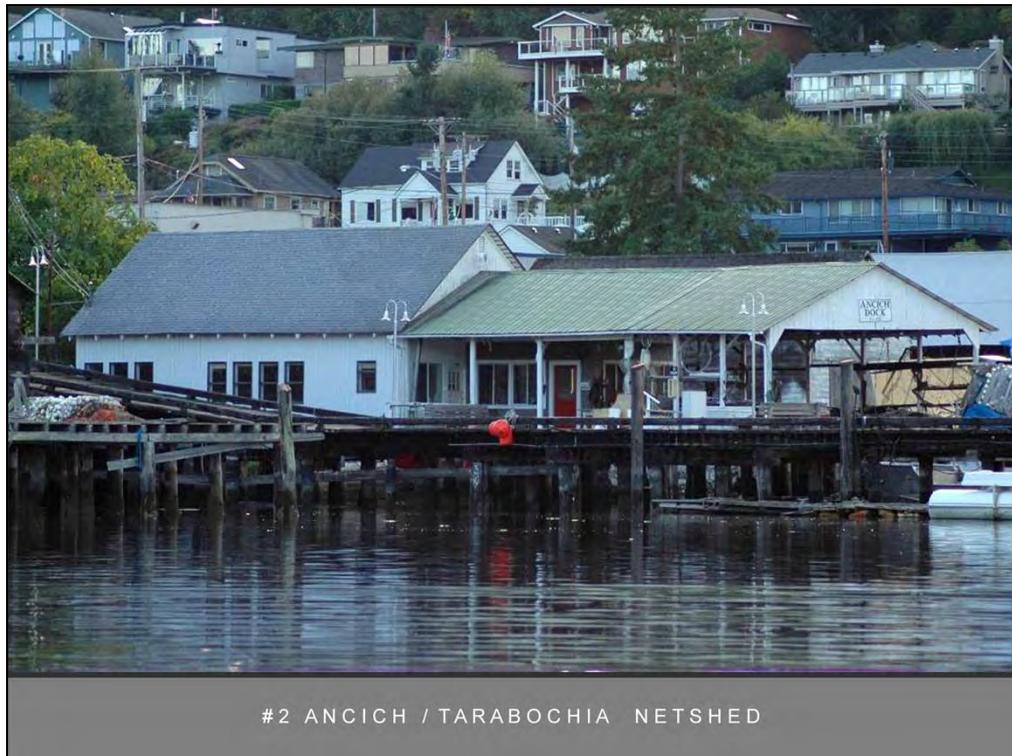
#1 ANCICH (RAINIER YACHT) NETSHED

Probably the most obvious reason why they've survived is because (other than the Ancich Brothers site that recently sold, pictured above), they have been passed down from fishing family to fishing family, generation to generation.

But at today's waterfront prices, I don't know of any fishermen that could afford to buy a netshed outright.

It just doesn't pencil out. The costs to own and maintain one are becoming cost prohibitive...

In addition to property taxes, the water UNDER the netsheds is, in most cases, leased from the Department of Natural Resources.



The annual rate for the “tideland-lease” is figured on a per-square-foot amount -- based on Pierce County assessed upland values.

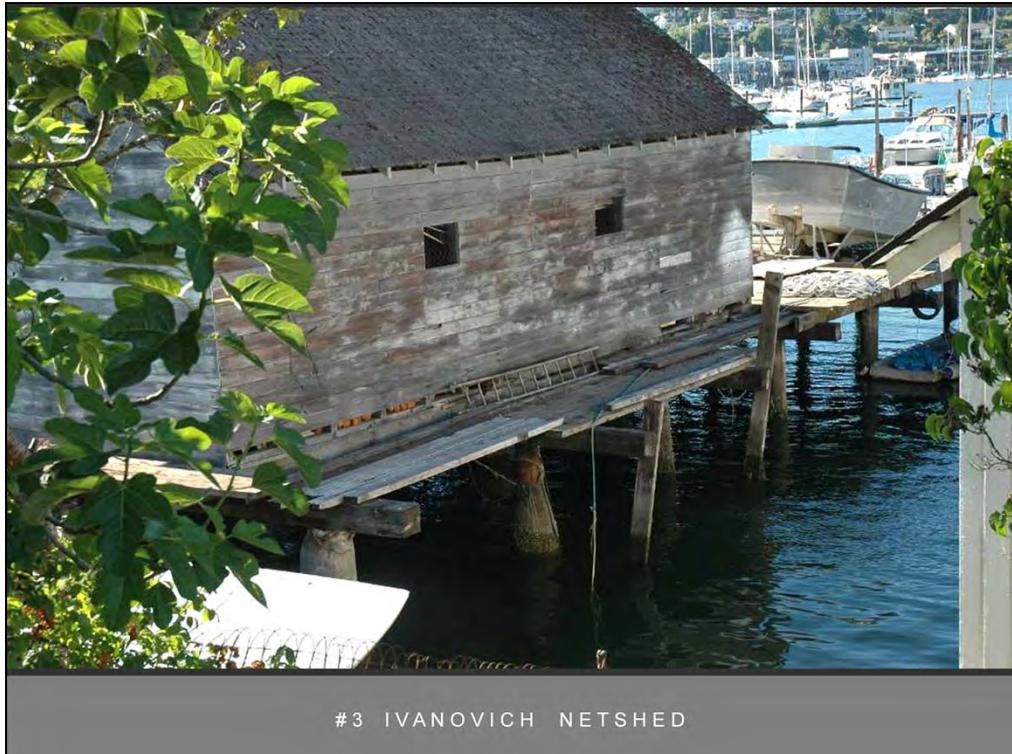
That value is based on **highest and best use** which in Gig Harbor equates to condos & recreational marinas.

In 2009, per-square-foot rates for the uplands ranged from a low of 10 cents to a high of 43 cents per square foot.

Exhibit A is from DNR. The column in yellow shows the rates. To the left is the annual fee each property owner pays. It can equate to as high as \$14,000 each year for the tidelands.

In some cases property owners who want to preserve access of their docks for navigation, may be required to lease the open water all the way out to the outer harbor line. If not, anyone can lease it. This can double a lease rates.

How can this happen? Because there are so few left – no allowances have been written.

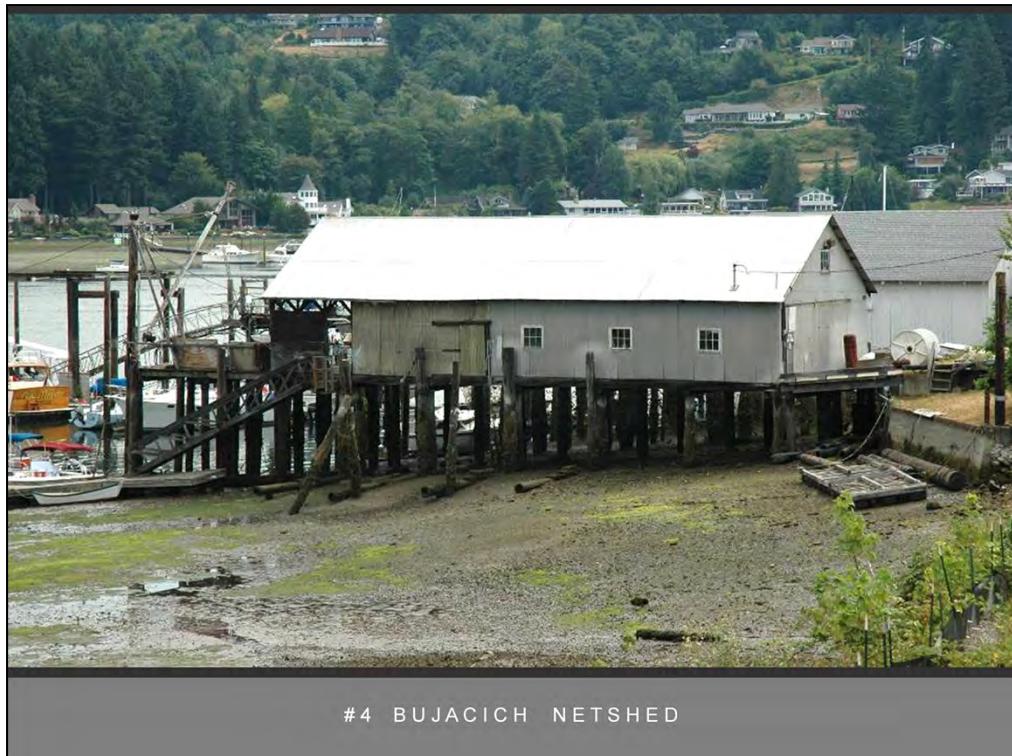


#3 IVANOVICH NETSHED

Pierce County's highest and best does not reflect existing use.

50+ slip marinas are taxed at the same rate as smaller 1 to 5 boat moorage facilities.

I think this information is important because there is no equitable relief in sight. Tideland leases and property taxes put pressure on smaller facilities to sell. Without a some creative relief, redevelopment of these properties is eminent.



So what can we do?

If we agree with the authors of the Shoreline Master Program and the spirit of their stated goals written in 1974...

And if we are willing to acknowledge the **public benefit** when netshed owners maintain them.

Then why not make an effort to find incentives that might preserve this stretch of Historic **Working Waterfront**?



We regulate for open space and parks.

We regulate to preserve buffers and trees.

We regulate to protect views.

If we do not plan for the future and consider creative ways to protect the netsheds and the open water -- it will be lost.

If we do nothing, recreational slips may displace our working waterfront and Gig Harbor's commercial fishing fleet.



#6 GILICH / BLAIR-MOLLER NETSHED

I ask that you consider adding a new designation for the cove called HISTORIC WORKING WATERFRONT.

WAC 332-30-137 – Nonwater-Dependent Uses
Exceptional Circumstances

1. (e) When acceptable sites and circumstances are identified in adopted local shoreline management master programs which provide for the present and future needs of all uses and resources of statewide value, identify specific areas or situations in which nonwater-dependent uses will be allowed, and justify the exceptional nature of those areas or situations.

Thanks to Senior Planner Peter Katich and his dialogue with DNR this week, they are willing to recognize netsheds as unique.

They have determined that the netsheds qualify as an "exceptional circumstance" provided we identify them in our SMP.

If you approve, planning could propose draft language for a new HISTORIC WORKING WATERFRONT designation.

HISTORIC WORKING WATERFRONT

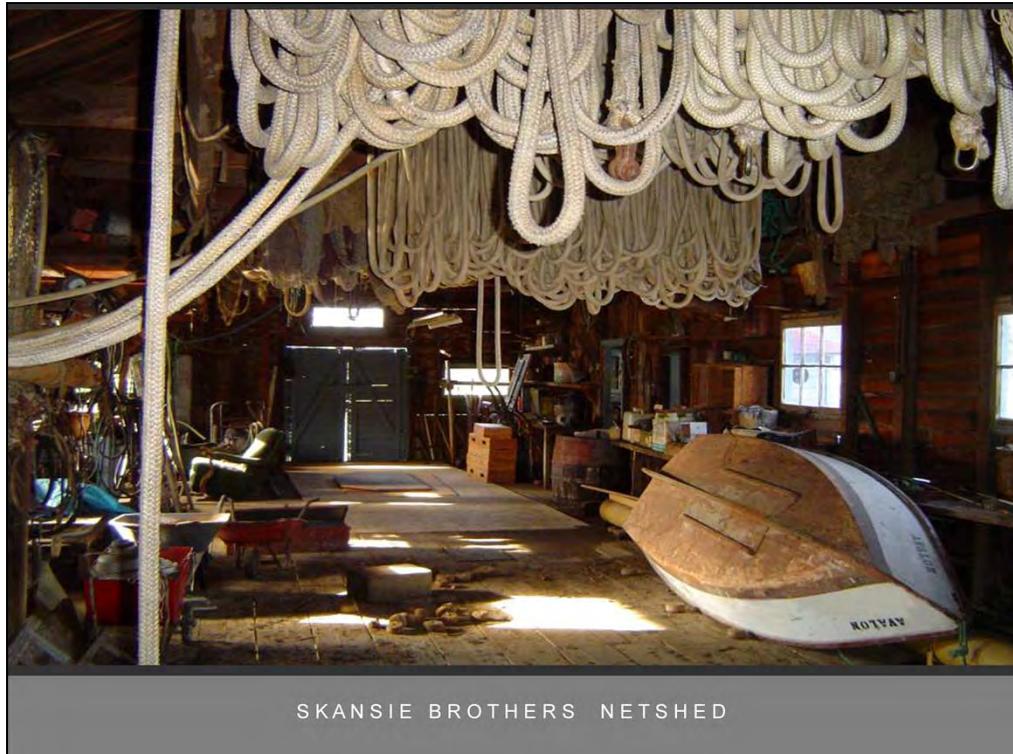
The purpose of the “Historic Working Waterfront” is to create incentives to preserve its exceptional use per WAC 332-30-137 1 (e), and to acknowledge the public benefit of investments that preserve Gig Harbor’s netsheds, commercial fishing facilities and docks. The goal of the City is to encourage the protection of this important and character-defining cultural resource.

Chapter 5 – Shoreline Environment Designations - could be amended to include a 6th designation on the map.

Chapter 6 – General Goals, Policies and Regulations – could read something like this....

HISTORIC WORKING WATERFRONT

The purpose of the “Historic Working Waterfront” is to create incentives that preserve its exceptional use per WAC 332-30-137 1 (e), and to acknowledge the public benefit of investments that preserve Gig Harbor’s netsheds, commercial fishing facilities and docks. The goal of the City is to encourage the protection of this important and character-defining cultural resource.



SKANSIE BROTHERS NETSHED

It's been said that the heart and soul of a city can be read through what it leaves behind.



Well this is all that's left of the working waterfront in Coal Harbour, Canada. This sculpture called the “Light Shed” was completed in 2004 and is a tribute to the history of the area whose docks, sheds and fishing boats were replaced by marinas, public spaces and commercial buildings.

We can do better.

Thanks to your consideration and I'd be happy to answer any questions you might have.

http://vancouver.ca/parks/info/features/2004/041206_artinparks.htm