



MINUTES
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: 5:04 pm**
- II. **Roll call:** Brett Marlo-Desantis, Jon Ashlock, Nels Peterson, Linda Pitcher, Marlene Druker and Tomi Kent-Smith
- III. **Staff Present:** Katrina Knutson, Kim Mahoney, Cindy Andrews,
- IV. **Applicant Present:** Jeff Langhelm and Marcos McGraw
- V. **Approval of Minutes:** February 25, 2021
 - a. **MOTION:** Move to approve the minutes of February 25, 2021 as written. Filand / Druker. All in Favor – Motion carried.
- VI. **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

Staff Presentation: Kimberly Mahoney provided staff's presentation.

MOTION: Move to keep the Brick House on the Historic Registry. Ashlock / Druker. All in favor - Motion carried

- 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

Item #1 - Chimney Repair

Staff presentation: Associate Planner, Kimberly Mahoney provided staffs presentation.

Applicant presentation: Jeff Langhlem, City of Gig Harbor Public Works director provided the applicant presentation. Mr. Langhlem discussed the intent of the applicant to use the original bricks that were removed from the chimney and any original bricks on site to rebuild the chimney.

Mr. Ashlock asked what the chimney was originally used for and if it was lined and capped. Ms. Pitcher, stated that it was the responsible action to remove the brick chimney as it was a safety issue, and asked why staff had not consider this as an emergency repair. Ms. Mahoney addressed Ms. Pitcher's questions. Ms. Knutson provided additional information and clarification. Ms. Pitcher continued to discuss her concerns. Ms. Druker asked for clarification as to the purpose that the chimney provides and should it be reconstructed. Mr. Ashlock stated that the chimney should remain as it is an architectural feature and an historic part of the site. Ms. Druker discussed the removal vs restoring the chimney.

Applicant Langhlem and McGraw addressed the board members questions and discussed the inspections scheduled for both chimneys.

Ms. Kent-Smith, commented that there are two brick chimneys that are being repaired do to water damage, this is a repair not new construction, those bricks could have been handmade bricks, we are retaining the historical structure by repairing.

MOTION: To allow the city to rebuild the chimney as is water, protected it and keep the historic classification on it. Ashlock / Pitcher – All in favor. Motion carried.

Item #2 - Heat Pump location:

Applicant Marcos McGraw provided the applicant.

Ms. Pitcher discussed the proposed location. Mr. Ashlock asked if there currently was a heat pump in the house. Mr. McGraw stated that it was part of the grant, also there is only one functional window upstairs in the building. Mr. Ashlock would rather see the windows repaired to open as opposed to the installation of a heat pump, Mr. Ashlock stated that, "As it is adding a mechanical unit to an Historic Structure, Mr. Ashlock would rather see the windows repaired to open. Mr. Pitcher agreed that functional windows would be the first choice, but a heat pump would be good for air/quality control, but is concerned about the noise, still would rather see the unit placed by the kitchen. Mr. Ashlock would like to add forced air with dehumidifier and no heat pump. Mr. Langhelm addressed Mr. Ashlock's questions and clarified the type of unit proposed, a duct less unit. Mr. Ashlock has less of an issue with a duct less unit. Ms. Pitcher agrees but would like to see the windows operable. Mr. Langhelm addressed the operable question. Mr. McGraw also discussed the window repairs.

MOTION: Move to accept the installation of the mini-split heat pump at the desired location as long as the condensation drain lines and service lines are not being run along the exterior of the building and visible on the brick structure.

Ashlock / Pitcher – All in favor. Motion carried.

Ms. Katrina stated that the applicant has not requested to repair the windows it could be a suggestion by the DRB.

Mr. Ashlock suggested that the windows not be touched during this construction phase, however, if the applicant wishes to repair the windows that the applicant return to the DRB for consideration.

MOTION: Move to adjourn at 6:08 pm. Ashlock / Smith. All in favor – Motion carried

VII. Upcoming Meetings

April 8, 2021

VIII. Adjourn

[RECORDING](#)