



Historic Waterfront Dock / Netshed Eligibility Checklist (See GHMC Chapter 17.97.040)

Client Assessment Information

A designated historic property is one that is voluntarily listed on the **Gig Harbor Register of Historic Places** as defined by GMAC Chapter 17.97.040.

Traditional fishing industry structures such as netsheds and boathouses were identified in the 2004 Comprehensive Plan as character defining elements of Gig Harbor's built environment (Goal 3.10 Identify, Preserve and Develop an Appropriate Waterfront Architecture, pgs 3-7). The City's Shoreline Master Program policies encourage the preservation and maintenance of the historic, cultural, scientific or educational integrity of known resources including properties listed on the Gig Harbor Register of Historic Places (see SMP Section 6.4- Historic, Cultural, Scientific and Educational Resources, pg 6-73). The Master Program also contains policies and regulations that address netsheds and their adaptive reuse,(see Section 7.16, Historic Netsheds pg.7-63).

The Gig Harbor Municipal Code (GHMC) Chapter 17.97 – Historic Preservation:

- establishes procedures for the voluntary designation of properties to the City's Register of Historic Properties;
- explains the effect of such designation, including the property's eligibility for special tax valuation;
- describes the process for maintenance and monitoring of such properties;
- and delegates the authority for registry listing recommendations to the Design Review Board.

Final approval for listing on the Gig Harbor Registry of Historic Properties is confirmed by the City Council.

An additional building square footage allowance is available to waterfront parcels located in the WM and WC zones for registered netsheds listed on the City of Gig Harbor Registry of Historic Places. As the State's acting Certified Local Government (CLG), it is the Design Review Board's (DRB) responsibility to determine netshed registry eligibility (GMAC Chapter 17.97.040 Register of Historic Places).

The checklist below represents *required elements* needed to qualify as a Registered Netshed. The list beginning on page two identifies typical character-defining features of an individual netshed. It will be used by the DRB to record physical details (exterior features) when reviewing netshed historic registry applications and added to the record. (It will be used when reviewing alterations to the registered property.)

| ELEMENTS REQUIRED TO QUALIFY AS A REGISTERED NETSHED | | (yes or no) |
|---|---|-------------|
| AGE | approximately 50 years old or more | |
| DOCK | a wood platform built out from the shore over the water and supported by piling (vertical timber driven into the sea bottom to support docks) | |
| NETSHED | an enclosed or covered structure usually associated with a dock | |
| HISTORIC USE | commercial fishing industry operations | |
| SITE SETBACK | zero; located over-water | |
| ROOF SHAPE | end-gabled roof | |
| ROOF PITCH | moderate pitch | |
| WINDOW PROPORTION | vertical or square (or no windows) | |

RECORD SPECIFIC NETSHED CHARACTERISTICS BELOW (for Design Review Board notes)

1. SCALE / FOOTPRINT OF NETSHED

(simple mass; typical sizes vary at approx 1200 sq ft.; built on a pier base in a rectilinear style)

2. SITE SPACING

(spacing between buildings enough for boat cradle; vessel loading and unloading)

3. HEIGHT

(one-story from floor to peak)

4. BUILDING SCALE / FACADES

(typically approx 28-30 ft width by 40+ ft length / no wall plane modulation)

5. MASSING

(sometimes includes covered work area with no siding / open ended)

6. ORIENTATION

(ridgeline typically perpendicular to the shoreline)

7. WINDOW TYPE

(fixed, slider, casement)

8. WINDOW RHYTHM & PLACEMENT

(typically equal spacing along the length of the longest side)

9. DOORWAY PLACEMENT

(within upland facing gabled end; may include large sliding or swinging doors on water-side of structure)

10. MATERIALS / EXTERIOR SIDING

(wood construction with wood or metal siding)

11. MATERIALS / FOUNDATION

(creosote wood pilings or wood pilings in concrete sleeves)

12. MATERIALS / ROOF

(asphalt, composite shingles or rolled; corrugated metal)

13. TRIM DETAILS

(exposed rafters; typically no trim, gutters or vents)

14. COLORS

(typically red or gray roof material with unpainted or white siding)

15. OTHER significant or physical characteristics or qualities:
