

Minutes
Mason County Historic Preservation Commission
February 9, 2017
Mason County Department of Health Meeting Room
415 N. 6th Street
Shelton, WA 98584

Members Present: Rick Calvin, Ed Huber, Stephanie Neil, David Willard, Marty Harrell

Members Absent: Steve Rose

County Staff: Michael MacSems and Marissa Watson

I. Call to Order

Roll Call- Mr. Calvin called the meeting to order at 2:00 p.m.

Review and Approve Minutes from January 12th – Ms. Neil and Mr. Calvin did not see any issues with the minutes. Ms. Neil made a motion to approve minutes, Ms. Harrell seconded, all in favor, motion carried.

Correspondence-

- WTFHP Trust News – January 2017
- Post Card from Revitalize Washington

II. New Business

Announcements – Ms. Neil talked to John McDonald about the Old Belfair Cemetery; gave him information to contact the DAHP. She talked to the owner of the property as well.

Certificate of Appropriateness Review for residing the Sargent Oyster House – Mr. Calvin asked if everyone had reviewed the COA. He mentions that the HPC doesn't currently have a review proscribed process for COAs set in place. He has been looking at Hoquiam's COA process as a model.

Bonnie Knight for North Bay Historical Society begins her presentation on the Sargent Oyster House for a COA. She talked about taking the asbestos siding off, about the company they found that manufactures a product, GAF Purity 12 x 24 shingles that look very close to the original siding. Ms. Knight mentions the email from Nicholas Vann, State Historical Architect with DAHP, and his opinion that the proposed replacement meets the Secretary of the Interior's Standards for Rehabilitation.

Ms. Neil stated that she accepts the validity of the project, especially with Nicholas Vann's email. Mr. Calvin talks about all the information they were given on the product, the website, and identification of product numbers. Mr. Willard asks about the old

material disposal. Ms. Knight explained that they have ORCAA approval for the project and that one of their volunteers is a certified asbestos remover, which has greatly helped in the reduction of costs for removal.

Mr. Huber made a motion to approve the Certificate of Appropriateness for the Sargent Oyster House to be resided with GAF Purity 12 x 24 shingles as specified with the recommendation in the email from Nicholas Vann, State Historical Architect with DAHP. Motion seconded by Ms. Neil, all in favor, motion carried. Mr. Calvin will write a letter.

Review of Winter 2016-17 Heritage Grant Applications – HPC discusses the financial status for grants. Mr. MacSems mentions that there is \$15,000 in the budget for the year. Ms. Neil asks for more clarification, trying to decide how much to spend in this cycle. Mr. Calvin talks about the evaluation and score for the applications, as well as deciding on the budget. Ms. Neil would like to spend between \$5,000 and \$10,000 in this cycle.

It is noted here that Ms. Harrell recuses herself from voting in this round of Heritage Grant Applications due to ties with one of the applicants.

Pickering Community Club presents their application for the Winter 2016-17 Heritage Grant. The porch rails of the Grant School have dry rot, steps on side of school are wobbly and unsafe, and the gate at the entrance to the drive is rotting. There was discussion of the contractor having to build new rails to code, which may or may not change the current architectural look. Ms. Neil asks about the second part of the proposal, which involves the installation of a wrought iron gate. She is curious if the project area experiences a lot of security or vandalism issues. The answer was that currently they do not have these problems, but with continued recognition of the site, the potential for vandalism may increase. Mr. Huber thinks the character change, by bringing railings up to code will be minor. It was stated that the original porch may not have had railings.

Mr. Huber mentions that the gate cost seems expensive and would the Community Club be willing to look at a different material than wrought iron or just repair the current gate. Mr. Willard talk about the gate and different material usage from the standpoint of the strongest vandalism deterrent.

Mr. Calvin mentions that the project has been categorized by the applicant as a small capital project. He then reads the definition of such a project and asks the HPC if they think this project of the Pickering Community Club falls under that category. Ms. Neil believes both the railings and the gate fall under the stated category, but she has concerns over the cost of the gate. She suggests that the HPC could approve the railings and that maybe the Pickering Community Club could come back with a different gate proposal.

Mr. Calvin is concerned with the railing replacement architecturally. Ms. Neil mention that there are exemptions from code for historical purposes. Mr. Calvin has two points, one that there is enough of a description on the porch rails, the budget is reasonable and labor is okay; secondly he asks if the Pickering Community Club is willing to modify

their proposal. The representative from the club would like to leave the proposed gate on the grant request.

Mr. MacSems asks if the railings need a Certificate of Appropriateness. Mr. Huber replies that the railings are not original to the Grant School. Mr. Calvin mentions that ordinary repair and maintenance do not require a COA.

Bonnie Knight presents the request for a Heritage Grant for the Sargent Oyster House. Ms. Knight talks about the house's stabilization and the need to get rid of the asbestos siding. The North Bay Historical Society has received a lot of interest in this project and donations, including that of labor. She briefly goes over the materials she mentioned earlier in the meeting and that they are asking for \$5,000 toward the cost of the new shingle siding. Ms. Knight mentions that they have done their best to get a good price. They want to start taking the current siding off as soon as possible that is why it is important to order the new siding quickly, due to the wet weather and not wanting to leave the building exposed.

Mr. Willard asks about the location of the building once it is over the water in Allyn. Ms. Knight talks about the location and hands out flyers with an artist conception of the look of the restored Oyster House and the location.

Mr. Calvin thanks Ms. Knight and the North Bay Historical Society for applying for the COA. Mr. MacSems mentions that according to the Historic Preservation Ordinance the COA process can take as long as 90 days and says that future COA applications should allow more lead before a project is scheduled to start. COAs will be needed for future phases of this project.

Ms. Knight talks about the next step after the siding, which is the roof. The HPC discusses whether what is on the building now is the original roof and the diamond pattern that is formed. Ms. Neil mentioned that using original material is not always as important as achieving the original look of the building or structure.

Mr. Calvin hands out evaluation sheets to the HPC members, except Ms. Harrell who continues to recuse herself for this grant cycle. There is a general discussion about funding, Mr. MacSems states that the HPC usually receives more grant requests for the summer cycle.

HPC members score both proposals. The Pickering Community Club Heritage Grant Application scores 94 points and the North Bay Historical Society Heritage Grant Application scores 100 points.

Ms. Neil suggests that the Pickering Community Club come back in the summer for a revised gate proposal, Mr. Willard agrees.

Ms. Neil made a motion to fund the porch that Pickering Community Club proposed up to \$1,000 and to fund the full requested amount of \$5,000 for the North Bay Historical

Society's Sargent Oyster House re-siding project. Mr. Willard seconded the motion, all in favor, motion carried. (Ms. Harrell did not vote)

Mr. Calvin explains that North Bay Historical Society will be reimbursed after the work is done, also work must be done within a certain timeframe. And they should communicate with Mr. MacSems if they are getting close to the deadline and work is not complete. Mr. MacSems also explains the BOCC as the final authority on the funding and that he will be presenting these grant applications to the BOCC for approval in one of their monthly meetings.

Other (if any) – Mr. Calvin requests the Certificate of Appropriateness Process be included on the Agenda for March.

III. Old Business

Continued Memorial Hall Discussion- Mr. Calvin informs Mr. Willard of past discussions the group has had on this topic, but no new discussion took place. Mr. MacSems says that he will follow up with Mr. Vrabel.

Kamilche Cemetery Update- Ms. Neil mentions there wasn't any news at the moment.

Continuing Review Mason County Historic Preservation Ordinance and Review Mason County Historic Preservation Commission bylaws- Mr. MacSems requests that the HPC does not take any action on this section at this meeting, due to other items on this agenda that now require attention.

Mr. Huber mentions some corrections to language in the Ordinance and will send those corrections to Mr. Calvin.

Mr. Calvin notes that they may need to add Certificate of Appropriateness language to the Ordinance, which they will discuss the COA process at next meeting. He also mentions having the COA on the website for applicants to access, in the future.

Mr. Calvin and Ms. Neil discuss the By Laws and the Ad Hoc Committee. Ms. Neil would like to keep it flexible in regards to members required. It is suggested that the language include something like, committee cannot reach a quorum. They also discuss open public meeting act. Mr. Calvin agrees to go back and craft the language.

Comprehensive Plan Update- None

Website Update (if any) – Mr. MacSems would like to wait until the HPC has a full attendance at a commission meeting before taking photos to update the website.

Other (if any) – Mr. MacSems mentions that everyone who showed interest in the CLG Training is signed up. Also, mentions the Cultural Resources Summit in May, may be one or two day event; early bird deadline is in April. He asks if the group wants to have a

Historical Preservation Roundtable, and if so when. Mr. Calvin says they may not have enough time to put something like that, or some other event, together in time for this year. Ms. Neil mentions that in the past they have put an ad in the newspaper about listing historical preservation events in May, the HPC pays for an advertisement.

Mr. MacSems asks if the HPC wants to buy an ad in the Mason County Journal for Historic Preservation Month again this year. The HPC talks about creating a news release asking for the public to let the County know about historic preservation related events plant for this May, that could be included in a newspaper ad.

The HPC members also discuss planning for some sort of event in May 2018 and planning early. Mr. Huber asks about creating an on-line calendar for HPC events. Ms. Neil mentions the 10 year event they had and the success of it. Mr. Calvin asks that advertising be put on March's agenda, as well as discussing the HPC taking part in the Matlock Old Timers event in May.

Mr. Huber makes a motion to put a news release out regarding Historic Preservation Month. Ms. Neil seconds the motion, all in favor, motion carried.

IV. Other Commission Discussion

Financial Statement- All members read over financial statement; no money spent yet. No questions or comments.

V. Next Meeting Date March 9, 2017

VI. Adjournment

At 4:30 p.m. Ms. Harrell made a motion to adjourn. Motion seconded by Ms. Neil. All in favor, meeting adjourned.