

Anacortes Historic Preservation Board Meeting minutes
4 p.m., Wednesday, 14 March 2018
Anacortes Museum Library

Members present: Vice Chair Ken Hansen, Secretary Bunny Heiner, and Mark Nihart; Museum Staff: Bret Lunsford and Elaine Walker

Guests: Nick Carpenter of Nickel Bros. Moving Company; Olson Building- Marine Supply & Hardware
Building tenants: Carolyn Moulton, Juli Gilmore, and Lea Mayberry; also Pam Allan and Port of Anacortes
Commissioner Jon Petrich

In the absence of Chairman Bob Ross, Vice Chair Ken Hansen called the meeting to order at 4 p.m. Because of the unusual number of visitors, the regular agenda was modified and Nick Carpenter was invited to make his presentation first. He showed a video of Nickel Bros. Moving Company's work which illustrated the company's motto: "Recycle Not Demolition." The company has two major moving departments, residential and business, and operates a permitting department. Nickel Bros. maintains web sites for the sale of buildings and offers to help with marketing such structures, and will confer with developers, cities, and counties in the course of making decisions. He said it takes up to a week to six months - and perhaps never - for such arrangements to be made. There is a land trust on San Juan Island which purchases moved buildings (from Skagit County and British Columbia, among other sites) and has created an affordable housing subdivision which has, at present, eight houses and has two more houses scheduled to be moved to the site. Nick said he would be talking to the City of Anacortes about the possibility of creating such a development here.

Those present thanked Nick for his presentation and he took his leave. Bret then explained the AHPB's authority and limitations in dealing with the Olson-Marine Supply & Hardware situation and presented a history of the Olson Building.

Carolyn Moulton was the first of the tenant group to speak. She said the tenants had had a meeting on Tuesday, 13 March 2018, and the consensus was that more time is needed. She said the group wants "all the allies we can get." One of the possibilities is to sell the Olson Building to the Anacortes Housing Authority. Selling the structure to the tenants at \$1.00 per business, plus agreeing to be responsible for any liabilities, was not a viable solution, she said.

Bret said he had discussed the Anacortes Junk Company building with Nick Vann. The AJC building is about to fall down, unlike the Olson and Marine Hardware buildings, which could be saved. Bret recommended that the tenants contact Vann.

Mark recommended that the Port and City be asked for more time to make any decision.

Pam Allan asked for support from the AHPB and support of work to get funding for improvements for this important waterfront block. She said the "fear factor" was a big issue.

Elaine said that petitions to save the block were a possibility.

Mark asked Commissioner Jon Petrich when the decision would be made. Jon replied it could be as soon as two weeks and said, speaking personally and not for the Port Commission, that demolition should be the last option. He said the Port Director was speaking only of the buildings, not the land. He pointed out that

no one currently on the Port Commission, nor the Port Director himself, were part of the Port's personnel at the time the buildings were purchased.

Carolyn concurred that demolition should be the last option and pointed out that shutting down five businesses would go against Port policy. The block's businesses work with customers who are owners of yachts worth thousands of dollars to those whose mode of transportation is a bicycle and for whom the purchase of a new tire can be a daunting financial investment.

Lea Mayberry said that Port Director Dan Warra has not spoken to her, despite the fact that she is a tenant in both of the buildings.

Bret asked if the block is part of the Port's strategic plan. He said the Vann had told him that buildings on the National Historic Register are subject to SEPA regulations and that the Olson Block is an honorary designee.

Mark made a motion to ask the Port to withhold its decision for three years to have time to study options. Ken recommended a two-year hold, and Carolyn recommended two and one-half years. Jon pointed out that to bring the buildings up to code would mandate the tenants move out while the work was being done. Juli Gilmore said the work would not have to be done all at one time.

Mark asked Jon if he could take the board's recommendations back to the Port Commission for a two and one-half year break to study options. Carolyn pointed out that a public show of support "goes a long way." Bred said that we, as a board, need time.

Mark then restated his motion to read: "AHPB requests that the Port of Anacortes provide time to study the Olson and Marine Hardware buildings preservation options." All votes "aye."

Jon said that public safety could be a problem if no decision is made by the end of 2018 and the possibility exists that the Olson Building could be boarded up. He said there are inadequate funds in the Port's budget for maintenance and that legal council would defer to the engineering report which the Port has received. The "patches" made in restoration are not working out as hoped and the risk exposure. Legal counsel has been raised

Bret commented that any local properties on either the National or State Registries should be on the Anacortes Registry too.

Elaine brought up the A-Town article and because the deadline is looming, asked for any changes in her article. Ken recommended leaving out any workshop dates in the article.

Ken called for approval of the 14 February 2018 minutes and all voted "aye." The meeting was then adjourned, about 5:50 p.m.

The next regular board meeting will be at 4 p.m. on Wednesday, 11 April 2018.

Respectfully submitted,

Virginia E. (Bunny) Heiner
Secretary.