

Home & Garden

- 2019 -



- Building permit **codes**
- **Trends** in real estate
- Build a **rain garden**
- **Energy efficient** homes



Home show preview &
historical building restoration



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On the cover

This property located at 860 Hudson Place, Port Townsend is available for purchase through John L. Scott. Photo courtesy of Kelvin Hughes Productions

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Rebecca Holbrook of Anchors Aweigh, a professional home organizer, helps a Home Show attendee last year. *Courtesy photo*

Home Show to draw more than 50 vendors

Brian McLean
editor@ptleader.com

More than 50 vendors with expertise in areas ranging from landscaping to remodeling to energy efficiency will attend the Jefferson County Home Show. The free event will be held from 9 a.m. to 4 p.m. March 2 at Blue Heron Middle School, 3939 San Juan Ave. in Port Townsend.

"Your home is your No. 1 biggest investment," said Lizanne Coker, the executive director of the Jefferson County Home Builders Association. "The biggest thing is actually making sure you are maintaining your home."

Clinics and presentations, including a moderated discussion centered on the county's housing outlook, are scheduled throughout the day. In addition, attendees will be able to visit booths inside the school commons and outside the building, where electric cars will be on display and available for test drives.

"We try to cover all aspects of redoing your home," Coker said.

More than 600 people

Scheduled presentations

9 a.m. – Francesco Tortorici, "Composting 101 with biochar" clinic. Methods of small- and large-scale compost production will be shown. Discussion will cover various composting systems, including materials, bins, processes, etc.

10 a.m. – Hans Frederickson of Frederickson Electric, "Smart Energy Solutions" presentation. How much do you pay for heating, hot water, refrigeration, lights? Learn about how to reduce your energy consumption.

11 a.m. – Jason Temple, president of TempleFire, Inc., "Masonry Heaters" presentation. By burning wood efficiently and storing enough energy to heat throughout the day, masonry heaters are objects of art, engineering and myth. Learn how they work and why they continue to be applicable today.

12 p.m. – Mikiya Brayton of Willow Wind Farm & Gardens, "Pruning for Success" clinic. When you prune correctly, you encourage healthy growth and flowering. For most shrubs and trees, it helps to prune at the right time.

1 p.m. – Josua and Eveline Langevin of Savory Landscaping, "Edible Landscaping" presentation. Using edibles in landscape design can enhance a garden by providing a unique ornamental component with health, aesthetic and economic benefits.

2 p.m. – Andy Cochrane and Jen Clark of Power Trip Energy, "Solar Power 101" presentation. Learn how solar power can work in the Pacific Northwest and how your investment can help reduce your utility bills and gain you a 30 percent federal tax credit.

3 p.m. – "Housing on the Horizon" panel. Moderated discussion on local housing and future developments. The panel will include city and county officials, members of affordable housing groups and representatives of local development projects.

attended the event last year, and Coker said it's been growing by about 15 to 20 percent each year.

"People know of us and know we're the first weekend in March," she said.

Coker said the event can inspire people looking to design a home or remodel a room, or simply have questions about anything from building a deck

to planting a garden.

LANDSCAPING

The Washington State University Master Gardeners will have a booth. Coker said one of their functions is to help people identify plants.

"If you have a plant question, it's better to bring a photo for them to look at," Coker said.

A pruning specialist from

an electric car charger built into the home's main breaker. But there are other areas to save energy consumption, such as HVAC units, windows and insulation.

Frederickson Electric, a founding member of the Jefferson County Home Builders Association, will help answer questions about building a smart home.

Coker said vendors will cover topics such as security systems, doorbells, ringers and solar panels.

RENOVATION

Coker highlighted the products of Greenpod Development LLC, which features everything from recycled decks to recycled carpets.

Kitchen and bath designers and builders will be available to answer questions, and cabinetry designers also will attend.

In addition, Kevin Coker, Lizanne's husband, will demonstrate 3D home modeling.

"One of the fun things at the home show is seeing some of the products," Coker said. "People can see, 'What does this mean? What's the dif-

See **SHOW**, page 45 ▼

Willow Wind Farm & Gardens will be on hand to discuss techniques and the best times to prune. Representatives from Hadlock Building Supply, Port Townsend Garden Center and Savory Landscaping will answer questions about which plants work in different kinds of soil.

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What to know about building a rain garden in the Pacific Northwest

Lily Haight
lhaight@ptleader.com

The WSU Extension program and Master Gardeners can offer tips on how to build a rain garden.

Often composed of native shrubs, grasses and herbs, rain gardens filter stormwater through their soils and help prevent toxins from entering waterways such as Puget Sound.

When stormwater runs through streets, it can pick up particles of gasoline, heavy metals, fertilizers and animal waste, said Bob Simmons, WSU Extension rain garden facilitator.

Anyone can plant a rain garden. They can be shaped and sized to fit any yard and can be landscaped with a variety of plants to fit the surroundings and to bring more color and texture to gardens.

DETERMINE SPOT

The first step is to determine how drainage flows through potential locations and which area would capture the most runoff, according to the WSU Extension rain garden guide.

To be sure the garden is in a good spot, test the soil's drainage rate by digging a hole 1 foot deep by 1 foot wide, filling it with water and seeing how long it takes to drain completely. Secure a yard stick and divide the total inches by total hours to calculate the soil drainage rate. If the rate is less than 0.25 inch per hour but more than 0.1 inch per hour, the location may be good for the rain garden. If the drainage rate is less than 0.1, it might not work.

Then, determine the size and shape of the rain garden.

DESIGN

The best time to begin preparing soil for the rain garden is in late spring or early summer. Using stakes and rope, lay out the garden's perimeter and excavate the soil. Be sure to create an entryway for



Erica Guttman, a WSU Extension water resources faculty member, plants a rain garden. *Leader photo by Lily Haight*

stormwater using an extended drain, gutter downspout or landscaped area. Once you have leveled the excavated bottom, use rain garden soil mix or mix compost into the existing soil. Rain garden soil mix is typically a mixture of compost, sand and topsoil.

The sloping sides of the excavated area can be made into berms, which will hold overflow stormwater.

PLANT IN LATE SUMMER

The next step is to choose plants.

"Be sure to choose a variety of plants for year-round texture, interest and color," said Jeretta Wright, a master gardener in Jefferson County.

Wright suggested choosing a mixture of emergents, different heights of perennials, grasses, ground covers, shrubs and trees.

"Consider the plant requirements — sun, part shade and full shade — and also whether or not deer will be munching on the plants," master gardener Sarah Fairbank said.

If the garden is in a spot that gets little to no shade, the plants need to be able to tolerate flooding in the winter and drought in the summer.

Plants in the center of the rain garden need to tolerate sitting in water in the winter. Sedges, rushes and red twig dogwood work well for this, Fairbank said.

The sloping sides of the rain

gardens are good for plants that will stabilize occasional saturation, she said, such as snow-berry, honeysuckle and spirea.

The outer edge of the garden is a good place to transition to the natural landscape, using ornamental grasses, Oregon grape and trees.

And certain plants, such as barberry, will work in a rain garden and are not eaten by deer.

Choosing native plants is the best option, as they are already adapted to the climate.

The best time to plant is in late summer and early fall, according to the WSU Extension Rain Garden handbook.

For tips and tricks and information about how rain

gardens help prevent runoff, see the WSU Extension website's rain garden page.

And if you don't want to plant your own garden but think there might be a lot of stormwater in an area of your yard, the WSU Extension gardeners might be able to help. A rain garden is not always necessary, even if an area gathers a lot of water. But Simmons said he is willing to do a preliminary home evaluation to see if a rain garden might be needed.

"You have to work upstream and catch the flows closer to where they're starting from," he said. "If people want to put a rain garden in, I'm willing to come out and assess, and see if it would be useful."

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Stewards of history

Owners of Old Consulate Inn maintain Victorian spirit of home

Chris McDaniel
cmcdaniel@ptleader.com

Cindy Madsen and Nathan Barnett, co-owners of the Old Consulate Inn, work tirelessly to maintain their historic home.

"Every homeowner, you live with constant maintenance," Barnett said. "This house is 6,300 square feet, which means you have more surfaces that need repair. We have all the normal things, furnaces and heating, and the fact that significant portions of it are coming up on 130 years old. The exterior is 130 years old, so you have the massive prospect of repainting it, which we did two years ago, and we have considerations with how do you deal with heat and electricity."

Because the home is a National Historic Landmark, and due to building codes, any changes to its exterior must be approved by the government before they are implemented, Madsen said.

"We are not allowed to change the exterior," she said. "That is pretty much what it boils down to."

The code does not affect the interior of the building, which the duo bought in June 2011, Barnett said.

"We could put a discotheque in the dining room," he said.

"We could do anything we want to the interior, and a lot of (Victorian) houses have been renovated," Madsen continued. "But this is what seems to be the right thing for this house, to maintain this aesthetic. But the rule for the historic preservation status is that we need to maintain the exterior."

The only change they've made to the exterior was the installation of a trellis.

"That was the last time that we ever did anything involving a permit," Madsen said.

The stringent nature of the codes was evident when the house was repainted. That also led to a hefty price tag, Barnett said.

"It was the price of the house," he said.

But the cost was well worth it, Madsen said.



In 1889, Frank Hastings began construction of the home. It was not complete until 1907. Leader photo by Chris McDaniel

"It was an amazing job," she said. "They stripped off all of the old lead paint, took it away in hazmat suits in special bags and got rid of it. They reconditioned the wood. It is beautiful wood under there. I would have really liked to have just put varnish over the top. It is absolutely gorgeous. But because it is a historic building, we are not allowed to change the exterior."

Many residents pay attention to any change to historic buildings, and when a coat of primer was applied to the exterior walls, many people panicked, Madsen said.

"Then they put on gray primer, which caused a huge to-do because people thought that was the paint color and it wasn't," she said. "But we had people stopping at the door."

After the primer dried, five coats of paint were applied, a process that took the entire summer. Then it was halted for

winter and finally was completed the following spring, Madsen said.

"We were willing to do that," she said. "The house needed that. There are things that you do for the house that you might not do for a house that is only 50 years old. With a 130-year-old house, we take really good care of it."

As stewards, there is no shirking such maintenance, no matter the price, Barnett said.

"If you want to see it continue through history, you have to put everything into it," he said. "There is no skipping. There is no place to cut corners. We always refer to this as a stewardship. We are taking care of the house, and it is taking care of us. It is a symbiosis."

HISTORIC PROPERTY

In 1889, Frank Hastings began construction of the home, located at 313 Walker St.

in Port Townsend, according to the inn's website. Construction of the roof was completed just after a record snowfall in 1890. Then in the early 1890s, the country slid into a recession.

"The shell was put up, and then there was the panic of '93, the recession of 1893, and everything just stopped," Madsen said. "Port Townsend never recovered from that recession, and the house sat here as just a shell for about seven years. You would be standing on the joists and looking up at the underside of the roof. It was just the exterior."

The home was placed in foreclosure and sold to the highest bidder, Madsen said.

"It went up for auction for back taxes and was sold to Mr. Owen Olsen," she said.

Olsen completed the house in 1907. It was the first private home in Port Townsend to have electrical lights, according to

the inn's website.

"As soon as it had floors and stairs and walls, Mrs. Olsen turned it into a boarding house," Madsen said.

"The interior of this house is Edwardian," she said. "It is much simpler than it would have been had it been finished in 1893 when it was started."

The exterior style is High Queen Anne Victorian, Madsen said.

"The furniture is Victorian, and the house is presented as a Victorian bed and breakfast," she said.

"A lot of the furniture is older than the interior of the house," Barnett said.

That includes chairs and sofas from the 1830s and '40s.

"The owners before us were all antique dealers so, as they would go to auctions, they would find antiques that would fit the house," he said.

See STEWARDS, page 46 ▼

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Using mulch can help protect landscaping. Photos courtesy from Wildflower Landscaping, LLC

Mulch can help suppress weeds, protect root systems

Jess Norton and Christina Tinning
Wildflower Landscaping, LLC
Contributors

Mulching planter beds or pathways with wood products not only gives an impressive finished look, it conserves water, insulates roots, extends the growing season, contributes to healthy soil flora and suppresses weed growth, keeping the bed looking better and saving time and money.

For mulch to be most effective in weed control, it needs to be made up of pieces of irregular shapes and various sizes so they can bind together to create a layer that both denies sprouting weeds the fresh air they need and insulates the roots of more mature plants to minimize the effects of temperature swings.

Grass clippings, leaves and other types of mulch work well but lack that essential geometry and will decompose much faster. Chunk bark, with its large pieces and rounded edges, is less effective at discouraging weeds because of

its non-interlocking shape.

It is important not to mulch beds with compost. It feeds the weeds just like it feeds your own plants. Use compost as fertilizer within the drip zone (60 percent of the size of the plant), but avoid spreading it throughout the garden.

Hardwoods like alder and maple look great and work well but can invite invasive mycelia or Phytophthora “water mold” that can spread to fruit trees, madronas and rhododendrons.

The bark of our western red cedar resists decay and lasts longer than hardwood. Its naturally occurring plicatic acid offers a few months of repelling fleas and ticks. Pet owners might consider laying a fresh layer each spring.

Douglas fir also repels insects, although not to the same degree or for as long.

The best bark grade to use is a medium with plenty of fines included, or a fine bark, which is a little more expensive and tends to break down a little faster but looks

great in smaller gardens, raised beds and pots.

Whichever type you decide is best for your yard, know that buying in bulk from a local source will save you time, money and energy.

Our favorite product at Wildflower is a blend of several softwoods: primarily hemlock, western red cedar, and fir, which we carry year-round in medium and fine grades. It is available for delivery by the cubic yard from most suppliers around Port Townsend.

Bark further inhibits weeds chemically by providing a layer of inert material, highly devoid of nitrogen, thus creating a harsh environment for a newly germinated seed. Because the wood itself is low in nitrogen, the bacteria and fungi that break it down over time have to pull the nitrogen they need from the surrounding environment and store it in their own bodies.

Over time, the decomposition



See MULCH, page 45 ▼



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from left: Jimmy Scarborough, Senior Electrical Engineer; Jake Swan & Russ Miller, Staking Engineers

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SECRET GARDENS Northwest

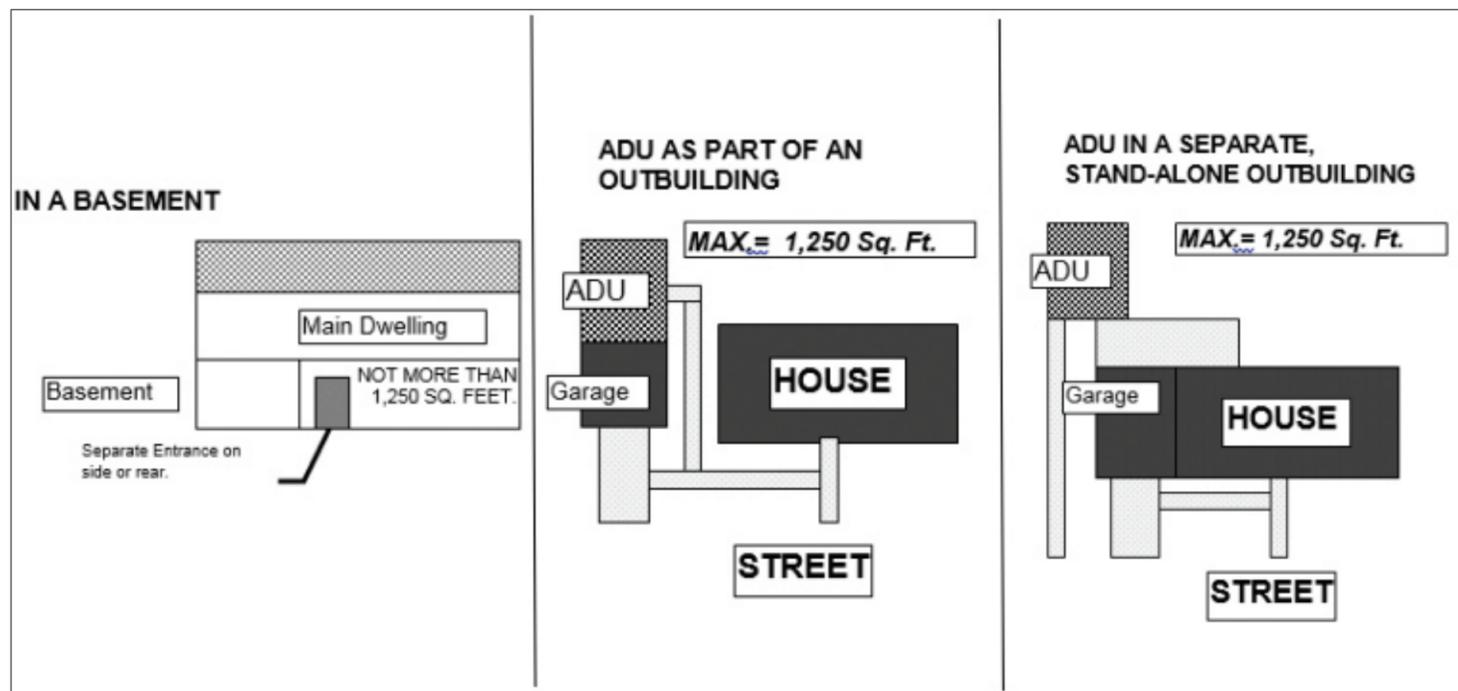





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Rules, regulations for accessory dwelling units



In Jefferson County, an ADU can have a maximum size of 1,250 square feet. But in Port Townsend, the maximum size is 800 square feet. Image courtesy of Jefferson County Department of Community Development

Lily Haight
lhaight@ptleader.com

Putting a small house next to a larger home on the same lot can increase affordable housing in an area, and it also can provide homeowners with supplemental income.

But before a homeowner begins plans for such a house, called an accessible dwelling unit, it's important to understand the rules and regulations for ADUs where you live.

"I have many clients who raise their family in a big house, and at the end of the day, they don't need the space," Port Townsend architect Kevin Coker said. "So one of the things I tell them to do is consider the ADU."

Coker, who owns the design and building company Coker Designs, specializes in energy-efficient homes. He said one way to increase the flexibility of a home is to build an ADU, which can be next to or attached to a single-family home. It can be above another structure, such as a garage.

An ADU is used as a complete, independent living facility with a kitchen, bathroom, living space and bedrooms. Not only can it increase home security and provide homeowners with supplemental income, it can be a good alternative for those who don't want to live in an apartment or buy a house.

"The ADU is a great way to be in the city, close to everything you want to get to, but if you're not ready to buy yet, you don't have to buy," Coker said.

On top of that, ADUs can increase the housing supply, and they can be more affordable for young people.

"The ADU is a great way to be in the city, close to everything you want to get to, but if you're not ready to buy yet, you don't have to buy."

Kevin Coker
ARCHITECT

"The reason housing is less affordable in communities like ours is that the housing supply is so limited," Coker said. "The more we can add additional dwellings, increase the supply, will help keep the rents down."

But adding an ADU to your property requires following rules and regulations.

According to Port Townsend's Development Services Department website, "ADUs can be developed in districts zoned as residential one, two or three, which are low density single-family areas, medium density single-family areas and medium density multifamily areas. The owner of the single-family home

must occupy either the primary unit or the ADU and must meet the regulations outlined in the Port Townsend Municipal Code."

The city's code includes rules such as setbacks from property lines and space limits to ADUs.

Coker said the first thing to do is to check with a designer or city planner to be sure it's even possible.

"One of the initial things is to have someone come in, or go to the city, talk to a professional that can tell you about the rules that need to be observed and understand their specific site and existing house," he said.

Not only that, but the rules in the city are different from the rules in the county. For example, in Port Townsend, an ADU cannot exceed 800 square feet, whereas in the county it cannot exceed 1,250 square feet.

The permitting processes also are different. According to the Jefferson County Department of Community Development website, an owner-occupant must apply for a building permit for an ADU with Jefferson County DCD. In the city, if the ADU is a new structure or an addition, the ADU requirements will be included with the building permit issued for the new structure or addition.

But if the ADU is being established in an existing structure, you may need to apply for a building permit, depending on the improvements required.

The Port Townsend Department of Development Services and Jefferson County Department of Community Development both offer customer assistance meetings to help answer any questions and to help with the permitting process.

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When it comes to constructing a building, there are steps an owner must take - like to ensure the right permits are received - before construction can begin. *Courtesy photo*

How to get a building permit in Jefferson County

Chris McDaniel
cmcdaniel@ptleader.com

Before constructing a new building in Jefferson County, the first step is to get a permit from the Department of Community Development. Each project is different, and many questions may arise.

Jodi Adams, DCD permit and administration manager, recently discussed the most frequently asked questions her department encounters.

TOP 6 QUESTIONS:

1. What are your setbacks? It depends on your property and the surrounding roads and properties.
2. Are there critical areas on my property? Again, this depends on your property, but you can use our GIS maps to identify your critical areas.
3. How many homes can I put on my property? The limit is two.
4. Can I run a short-term rental or home business? Usually yes, but you must apply for a permit and comply with the requirements of the permit.
5. Do I need a permit for a barn or garage? Not for an agricultural building, but yes for garages and carports.

6. How close can my home be to the shoreline? Typically 150 feet, but this can vary depending on the property and structure.

OTHER QUESTIONS

What is the most important information a person needs when seeking a permit for construction?

"Your best option for permitting would be to schedule a customer assistance meeting with our office to discuss your property and your proposed building," Adams said. "We will let you know all the details regarding your specific property so you can come in to apply with as complete an application as possible, with no surprises. We also recommend talking to Environmental Health about septic and potable water for the property you are building on."

What is the first step in the process?

"The first step would be to complete your application packet and schedule an appointment with our permit technician to submit," Adams said. "If you are proposing a structure with plumbing, you will need to submit a septic application to Environmental Health prior to submitting your building permit."

See PERMIT, page 23 ▼

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For disability access, leave it to the pros

When shopping for homes, look for ones suited for retrofits

Kirk Boxleitner
kboxleitner@ptleader.com

If you're a homeowner looking to retrofit your house to accommodate disabled residents, staff members from Jefferson County's Department of Community Development have a simple first step: Leave it to the professionals.

"We always recommend they retain qualified professionals rather than trying to do it themselves," said Patty Charnas, director of the Department of Community Development. "Someone like an architect will know

sense for a wheelchair going up slope."

For homebuyers anticipating they might need to accommodate a person with disabilities in the future, Charnas advised looking for signs that future retrofits would require less labor and expense.

"As you're walking through, ask yourself, 'Could the kitchen cabinets be lowered easily?'" Charnas said. "How about the countertops?"

To accommodate a wheelchair, Monroe said a bathroom should provide a 60-inch radius. Charnas

"Someone like an architect will know how to retrofit a home to make it navigable for those who are disabled."

Patty Charnas

DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT

how to retrofit a home to make it navigable for those who are disabled."

Jeff Monroe, certified plans examiner for the DCD, recommended reviewing the International Building Code on Accessibility and Usability for Residential Facilities.

Monroe said that, in order to be compliant with the Americans with Disabilities Act, the maximum rise for any wheelchair ramp must be 30 inches.

"Beyond that, you need landings to allow people going up the ramp to rest and regroup," Monroe said.

Charnas clarified the ADA maximum slope for ramps is 1:12, in terms of what may be allowed, but the operating standard is 1:20, "which would make

advised placing the ADA-accessible bathroom on the same floor as the bedroom — the ground floor, unless the house is built into the side of the hill and has multiple "ground-level" entries.

"If you have someone in a wheelchair who nonetheless likes to go out every morning to get the newspaper, a gravel driveway is going to be tough for them to negotiate," Charnas said. "You can get it paved, but, of course, you'll need to apply for a permit first."

For these and other reasons, Charnas reiterated retaining a professional architect would help homeowners "allay their fears" and meet standards for permitting, whether by the county or the city.



Even if you don't require disability access in your home now, when shopping for a long-term home, it's a good idea to avoid what could be obstacles if you or another person becomes disabled in the future. *Leader file photo*



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County real estate market sees declines

Local broker offers tips for buyers, sellers

Kirk Boxleitner
kboxleitner@ptleader.com

While Northwest Multiple Listing Service statistics for Washington state show year-over-year improvement in the volume of new listings and total inventory, Jefferson County has seen declines, not only in its active listings but also in its pending and closed sales for single-family residential homes and condominiums.

For Washington state as a whole, the MLS stats show a 45 percent increase in active listings, from January 2018 to January 2019, whereas for Jefferson County, the active listings decreased by 15 percent.

Pending sales year to year

showed much less disparity between the state overall and the county, with the state experiencing a 3 percent decrease in pending sales, while the county saw pending sales decrease by nearly 6 percent.

The MLS numbers show a much wider gulf between the state and the county in closed sales. While both Washington state and Jefferson County saw year-to-year declines, from January 2018 to January 2019, closed sales went down state-wide by almost 9 percent, but by 35 percent in Jefferson County.

Statewide, residential and condo homes are looking at 2 1/2 months of inventory, while that number increases to almost 5 months for the county.

Regardless of what the market might be doing, Maryn Sunkel, a real estate agent and former county appraiser, offered some advice for prospective homebuyers and sellers alike, starting with encouraging them to retain the services of a professional broker.

"A good broker will know the real estate market of an area, as well as the process involved in purchasing a home," Sunkel said.

While securing a home loan, Sunkel also recommended going through the pre-approval process with a lender to determine what prices are feasible within one's budget and lifestyle.

"You need to determine what

"You need to determine what you need, what you want, and the difference between the two," Sunkel said.

you need, what you want, and the difference between the two," Sunkel said.

When putting your home on the market, Sunkel advised not only cleaning and preparing the home for viewing, but also excluding any personal

items not for sale as part of the purchase of the house.

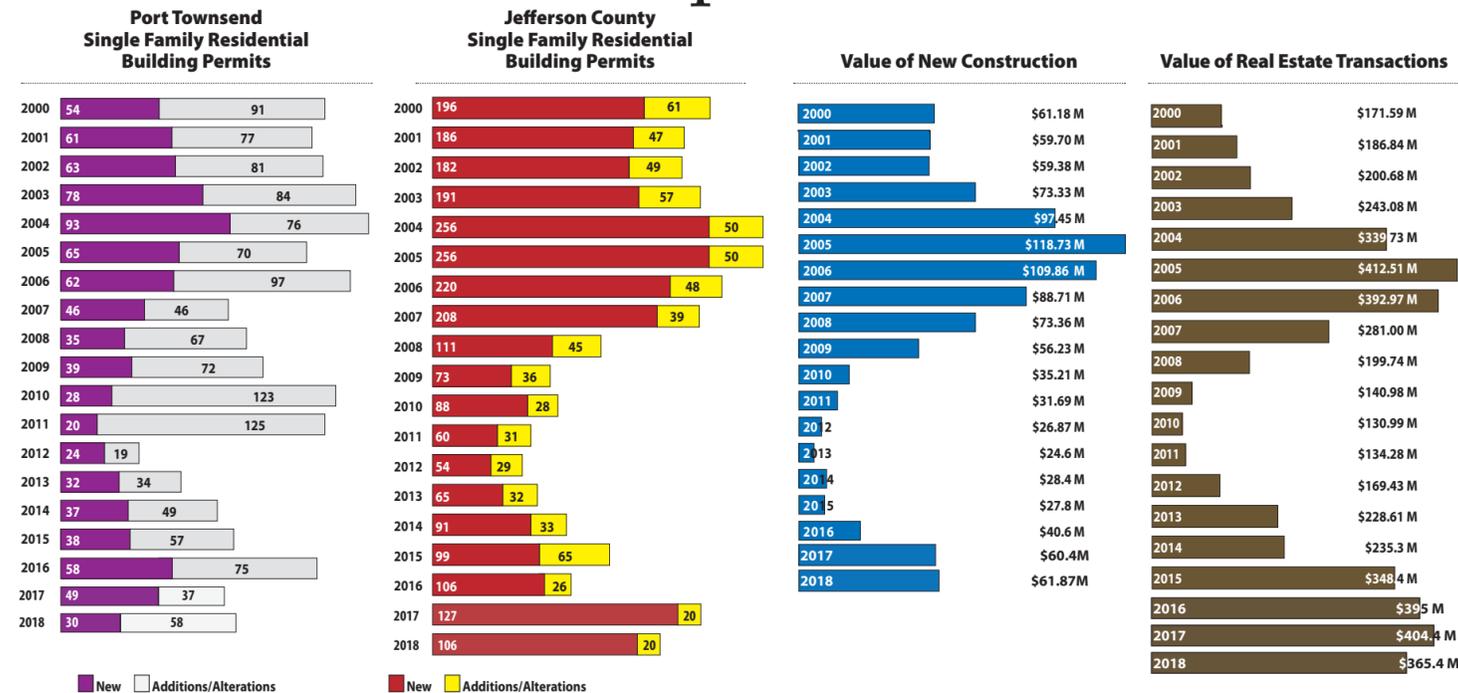
"You don't want to accidentally sell off any heirlooms in the process," Sunkel said. "You should also repair any areas you know need it to make the home inspection go more smoothly."

Maryn Sunkel
REAL ESTATE AGENT



Flowering pink heather brightens up a yard and makes an easy-to-care-for groundcover. *Leader photos by Lily Haight*

Statistical Improvement 2018



Source: City of Port Townsend

Source: Jefferson County Department of Community Development. Does not include modular homes or manufactured/mobile homes.

Source: Jefferson County Assessor's Office

Source: Jefferson County Treasurer's Office

Add color to gray days

Winter flowering plants, herbs and grasses can add colors and textures to a garden, even during the gray, rainy days of late winter.

When looking for winter color, choose flowering heathers, different sizes and colors of grasses, and shrubs that aren't just green, such as Sunburst Yew.

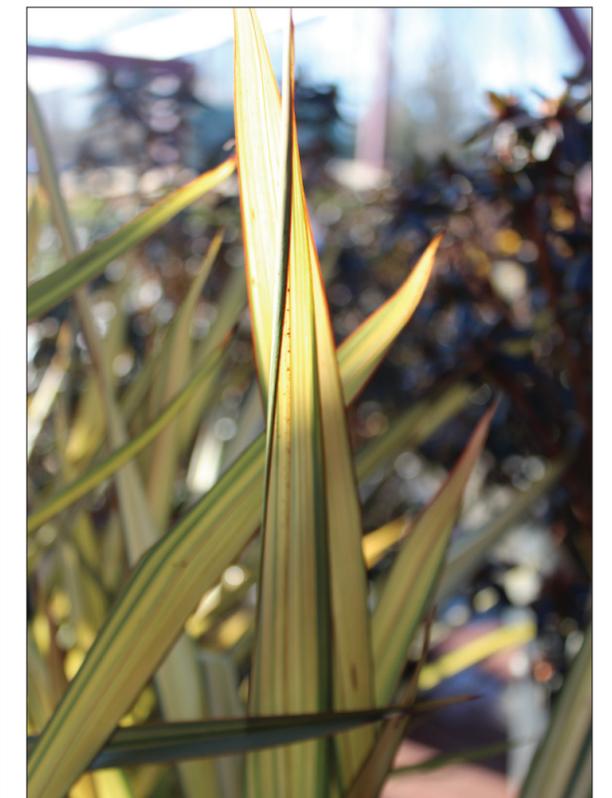
Berry plants, such as the snowberry, can add

texture to a garden. Meanwhile, shrubs like red twig dogwood can add a flash of color to an otherwise gray day with its red stems that are bare in the winter.

In pots and containers, plant pansies and primroses, which come in a variety of pinks, purples and yellows, for the ultimate winter pop of color.



Erica carnea is a winter flowering white heather. Its flowers can enliven a garden between winter and spring.



New Zealand flax is a low-maintenance ornamental grass that has no problem surviving heat in the summer. It looks great in pots and containers.



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Reconstruction of Port Townsend Vineyards' Water Street Wine Bar, 725 Water St., was not able to proceed until proper permitting was in place to ensure all city and state building codes were observed. *Leader photo by Chris McDaniel*

Following the code

Downtown businesses need to comply with city ordinance

Chris McDaniel
cmcdaniel@ptleader.com

Businesses in downtown Port Townsend need to observe established building codes to maintain safety in the 21st Century.

"Every business owner in the city of Port Townsend must comply with all of the adopted building and fire codes in addition to other municipal codes," said Angela Garcia, city building official. "I would like to note that it is very important for business owners, and homeowners, too, that when they obtain an electrical permit through Labor and Industries to inquire if a building permit from the city will be required. The reason for this is to ensure that modifications do not damage structural integrity or fire-rated assemblies and other life safety

components to existing buildings."

The codes are in place to ensure public safety, Garcia said.

"When most people go to a movie, a restaurant, a retail shop or are relaxing at home, they may not give much thought to the building components — life safety systems or structural stability of the building they are in — and they shouldn't have to," she said. "Building codes establish minimum construction requirements for residential and commercial uses that ensures the homes people live in and the buildings people visit and work in are safe, accessible, comfortable and energy efficient."

Any new construction or alteration cannot begin until a permit is issued by the city to ensure all requirements are met, Garcia said.

See **CODES**, page 26 ▼



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WHAT'S THE DIFFERENCE?

HSPF = $\frac{\text{total space heating required during the heating season}}{\text{the total electrical energy consumed during the same season.}}$ HSPF ranges from 6.8-10.

COP = $\frac{\text{heat provided}}{\text{the amount of energy input.}}$ COP ranges from 2-4.

The Jefferson County Public Utility District and the U.S. Department of Energy offer host of energy-saving tips, such as advice on water heaters, on their websites. *Courtesy graphic from Energy.gov*

Kirk Boxleitner
kboxleitner@ptleader.com

Victorian architecture and "power vampires" are among the chief foes of those who hope to make their homes more energy efficient in Jefferson County, according to the county's Public Utility District.

"Many people don't realize that 50 percent of their energy costs come from heating their homes," said Bill Graham, resource manager for the PUD. "That makes the integrity of our housing envelope very important. Part of your heating is lost to windows, but a big part of it is lost to insufficient insulation, especially with the old Victorian homes in this area."

Graham said many Victorian homes come with "absolutely nothing" in the way of insulation, barring perhaps "some wadded-up newspapers," but at the same time, he rated the Olympic Peninsula's

"A lot of homes didn't really start becoming energy efficient until the 2000s."

Bill Graham
RESOURCE MANAGER
JEFFERSON COUNTY PUD

newer homes as among the most energy-efficient in the Pacific Northwest.

"A lot of homes didn't really start becoming energy efficient until the 2000s," Graham said. "While we have a number of buildings from the 1800s, even houses that date back as recently as the 1990s weren't as energy efficient as they could have been."

One place most homeowners already have made more efficient is lighting.

"Most of the region has

transitioned from incandescent to LED," Graham said. "Up until the early 2000s, the average household was spending 12 percent of its energy bill on lighting. Now, that's down to about 5 percent."

Graham said water heaters also can undermine energy efficiency. He estimated they account for 14 percent of the average household's annual energy budget, but electrical water heaters can push that up to 20 percent during the winter months.

"You need to check the age

of your water heater and ensure it's in tip-top working order," Graham said. "Heat pump water heaters use ambient air rather than electrical coils to heat the water, which is much more efficient."

Regardless of type, Graham recommended placing water heaters in a garage or utility room.

The final culprit of lost energy Graham warned against are so-called "power vampires," which draw energy from outlets even when they're not being used.

"This can be televisions, DVRs, modems and routers," Graham said. "Even if you're not using a microwave, it still has a clock."

While Graham acknowledges it's not feasible to turn off every device when it's not being used, he suggested putting as many devices as possible on power strips so the whole strip can be shut off when not in use.

"Laptops use an enormous

amount of electricity compared to desktop computers, so you should think about unplugging them every once in a while, too," Graham said. "Especially since it's not good for laptop batteries if they're always plugged in."

Graham also promoted the U.S. Department of Energy website, which echoes his recommendation of heat pump water heaters, and he touts loose-fill fiberglass insulation as the most energy efficient currently available.

The site also encourages homeowners to go "beyond double-pane windows" by making sure their windows have low-emissivity coatings to allow visible light to pass through while still trapping heat.

The site also explains how triple-pane "low-e" windows fill the spaces between each pane with an argon and krypton gas mixture, in some cases performing even better than insulating walls.

Permit: What you need to know before building

Continued from page 14

How many steps are there?
"The steps vary widely depending on the proposed project," Adams said. "In most cases you will need to speak with Public Works, Environmental Health and Community Development. We all offer walk-in times for the public to speak to us about the proposed project. We can give you as much information as requested based on the project you are proposing to help you come in with a complete application packet."

How long does the entire process take to finish?
"Prior to applying at our office, the applicant needs to have a septic design in place, a well drilled, and potentially a special report if they have critical areas on their property," Adams said. "Once all of those things are in place or applied for and they submit their application packet with our office, it typically takes six to eight weeks to permit issuance. Then the applicant has five years to build their structure, but will need to renew their permit each year up to five years."

Is there help for people navigating the process?

Community Development offers customer assistance meetings from 9 a.m. to noon Mondays and Tuesdays and from 1:30 to 4:30 p.m. Wednesdays and Thursdays. "You can also mail in or email your CAM form, and we will call or email you the answers to your questions," Adams said. "Currently this service is free for 15 minutes, which is usually long enough to answer basic questions. Over 15 minutes is \$100 for an hour, and that fee can be credited to a permit if applied for within a year. We are in the process over the next few months of moving to an almost entirely paid CAM system. This will allow us to better answer the questions of customers, since we have a pretty complicated code at Jefferson County, and most properties have some critical areas on them."

What are the fees involved?

"The land use fees are based on an hourly rate established each year by our department," Adams said. "This year the rate is \$94 per hour. The building fees are established by a table in the International Building



Those seeking to construct a new building need to first get a permit from the Department of Community Development, located at 621 Sheridan St. in Port Townsend. *Leader photo by Chris McDaniel*

Code and based on the square footage and type of building being constructed."

Each single-family residence is charged the following fees:

- Building base for inspections.
- Building plan review, 85 percent of the building base.

- Land use review fee.
- Environmental health review fee for septic requirements.
- Environmental health review fee for potable water review.
- State building fee.
- Scanning fee to scan the file

after the building is finalized.

- Public works fee for stormwater if commercial, or potentially a road-approach fee.
- Address fee, if the property does not have an address already.
- Technology fee, 5 percent of the total permit cost.

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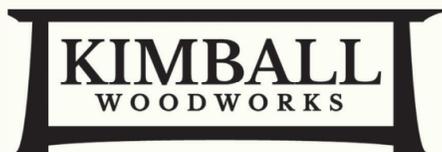
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Born and raised in Port Townsend, Todd Hulbert has over 25 years of construction experience. After working with other companies, most notably Tollefson Builders, he started Hulbert Custom Construction in 2014. Todd partnered with Ethan Rogers to start Rogers Paint Group in 2016. Ethan has 20 years of experience in all phases of painting and drywall and was excited to join Todd to offer his professional services. Purchasing Kimball Woodworks from Fred Kimball, Todd brought in Dan Klaassen to manage the Cabinet-making company. Dan brings 20 years experience in Cabinetry and fine woodwork. They are all looking forward to spring 2019 when a new shop will be constructed at the Kimball Woodworks site and will include a CNC machine to offer even more opportunities to Jefferson County.



Property ownership doesn't ensure well-water rights

Endangered fish, aquifers come first

Kirk Boxleitner
kboxleitner@ptleader.com

Just because you've bought a parcel of property in Jefferson County, it doesn't guarantee you can use the source of water for your proposed development.

"If it's possible for you to connect to public water, it makes things a lot less complicated," said Susan Porto, an environmental health specialist with Jefferson County Public Health. "Using an existing well or drilling a new well can have some challenges depending on where you are in the county, both on a regulatory level and on a quality and quantity level."

Porto said that, in order to drill, reconstruct or decommission a well in the county, a well-inspection application must be submitted to Public Health.

There are regulations that pertain to anyone proposing to drill a new well, or to use any existing wells that have not received approval under a building permit. They include:

1. Determination of adequate potable water
2. The Water Resource Inventory Area 17 (WRIA 17) In Stream Flow Rule.
3. The Seawater Intrusion Ordinance.

Porto recounted how WRIA 17 was intended to protect endangered fish from the impact of low stream flows in their spawning season.

WRIA 17 is made up of three management areas: Coastal, Reserve and Chimacum sub-basin.

"The rule protects fish by limiting how much water the wells can use, depending on how water deprived the particular stream is in the manage-

ment area," Porto said. "In the most critically water-deprived area of the county, the Chimacum sub-basin, the use of water is limited to indoor domestic use only."

That means any stock watering or irrigation in that area that does not have a "vested use" after December 31, 2009, must be from rainwater catchment.

Porto said that, while prior vested farms retained their exempt well or water rights use, houses built after 2009 could be allowed to use well water for the interior of those homes but not for irrigation or stock watering.

As for the Saltwater Intrusion Ordinance, Porto explained how it impacts parcels a quarter-mile from the shoreline, as well as Marrowstone Island.

"Marrowstone Island properties are particularly impacted by this rule, because the island has a sole-source aquifer that is already saltwater-intruded," Porto said. "Public water was extended to the island because of this."

As a result, Porto warned those looking to purchase land on Marrowstone Island that, even if the property they purchase already comes with wells, they may still be required to decommission those wells, depending on prior use and approvals.

"In any case, they are not allowed to use those wells for irrigation if they are connected to the public water supply," Porto said. "The goal is to try and prevent the already saltwater-intruded aquifer from being degraded any further."

Porto cited a Feb. 27, 2018 letter from Michael Gallagher, section manager of southwest regional office water resources for the state Department of Ecology, which stipulated that Ecology would not approve "any well siting variances on Marrowstone Island, whether for domestic supply or



A well driller works on the end cap of a well. Photo courtesy of Department of Ecology

other purposes."

Jefferson County Environmental Health Department is available for general public questions from 9 to 10:30 a.m. Mondays through Fridays, and otherwise by appointment.

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Codes: Enforced by city and fire

▼ Continued from page 20

"The purpose of a building permit is to examine plans and perform inspections to make sure that the buildings and systems that serve the buildings are in compliance with the adopted building codes," she said.

The city enforces the building and fire codes that are adopted by Washington state about every three years,

Garcia said.

"Our current adopted code cycle is 2015," she said. "The 2018 codes are proposed to be adopted by Washington state in July 2020."

For more information on which building and fire codes have been adopted, visit <https://cityofpt.us/development-services/page/building-codes>



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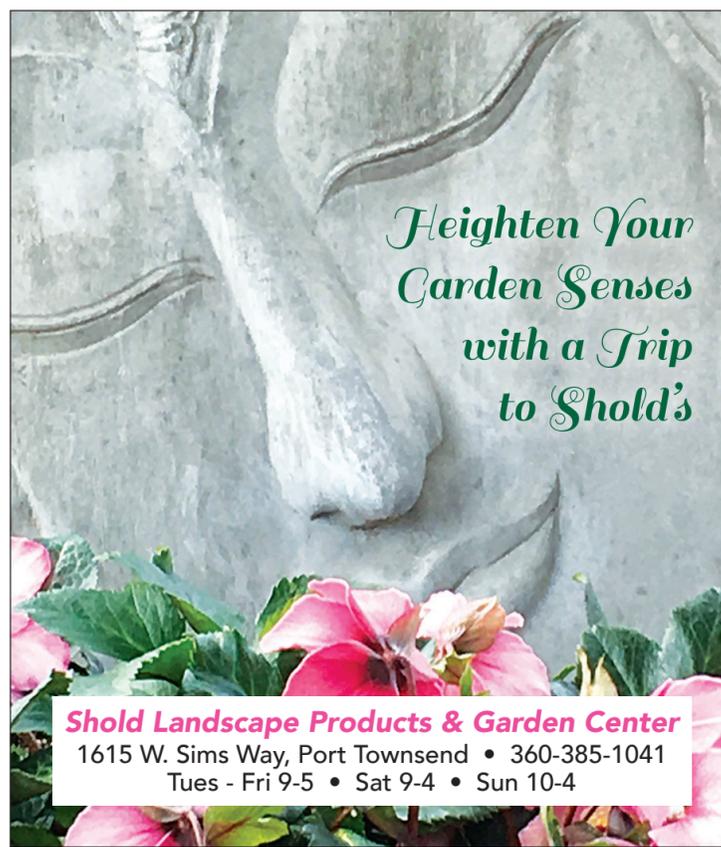
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Mulch: Preparing landscapes

▼Continued from page 10

of wood exhausts the supply of available nitrogen, a key nutrient for plant health, along the surface of the soil. Nitrogen absorption from the breakdown of wood products is limited to the soil in contact with the wood where weed seeds are germinating, and will not steal it from established plants whose roots reach far deeper into the soil.

After three to four years, the cycle reverses, and nitrogen is released as the bacteria and fungi that were enjoying their woody feast die off and return that nutrient to the soil.

That decomposed wood then provides medium for soil flora and, as we know, a high diversity of

microbiology is your first and best defense against systemic issues: parasites, mold, rot, and nearly all other disease and fungi.

That's when it's time to put a new layer down, making those nutrients available to plants with mature root systems, and establishing a new layer of protection over top.

Bark also conserves water in the garden by breaking the wicking cycle. It allows moisture to penetrate through to the soil, but as the sunlight reflects off the bark, the bark shades the water below and does not wick the moisture back up from the ground, allowing it to stay in the ground where it can be absorbed by your plants.

Show: Event set for March 2

▼Continued from page 4

ference between a metal roof versus a shingle?"

HOUSING PANEL

Belinda Graham, who works on special projects for the city of Port Townsend, will moderate the "Housing on the Horizon" panel at 3 p.m.

Included will be representatives from the city, county and affordable housing groups as well as the building industry.

"Back in 2017, county commissioners declared a housing emergency in the county," Graham said. "We will be looking at where we are going with this."

Graham said within the city,

"there are some projects that are starting to percolate."

"I can see things are starting to happen," she said. "The county and the city are trying to do things to make that happen. It might be a good time to let people know, 'Hey, here's where we are, and here's where we want to be based on the horizon.'"



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Stewards: Preserving historical local architecture

▼Continued from page 8

“So, when we got here, all the big huge gorgeous Victorian antiques were already here. There is some that we brought in.”

BED AND BREAKFAST

The property has been operated as a bed-and-breakfast for more than 40 years, Madsen said.

“We had talked about doing a bed-and-breakfast on and off, and it just seemed, especially in Port Townsend, that a Victorian was the right way to go,” she said. “We looked at others that were more contemporary, and we just really liked this one. We walked in the door, and it felt good. Right off the bat, it had personality. We enjoy it. We enjoy wearing semi-period clothing. It is fun when we open the door and people smile. That is what we are here for, to make people smile.”

The house is the centerpiece of their lives, Barnett and Madsen said.

“We came here because we love this. It is not an accident. We love history, and we like doing things well. We are not starry-eyed about it. We have no desire to actually live with cholera.”

Nathan Barnett
CO-OWNER OLD CONSULATE INN

“We came here because we love this,” Barnett said. “It is not an accident. We love history, and we like doing things well. We are not starry-eyed about it. We have no desire to actually live with cholera.”

The two have decided to maintain historical accuracy where feasible, they said.

“There are places where historical accuracy is just a terrible idea,” Barnett said. “They put in wall-to-wall carpeting upstairs. We are gradually taking away

wall-to-wall carpeting in places where we think it is appropriate.”

In other interior areas, the two do their best to maintain historical accuracy.

“Somebody broke one of the curved windows in the turret,” Barnett said. “We went out and found the one place in western

Washington that still can produce curved glass windows. We took window frames (from out of the wall) and took them to a real glazier and had them

produce glass with the same curve and the right cut. That took two or three weeks. And then we drove back and picked (them) up. And, that was all while we were still trying to operate a business.”

But modern safety and convenience is welcome, Barnett said.

“The heavy lifting has been done,” he said. “We have fire-suppression systems, modern plumbing. The families who lived here, and there were multiple families that lived here in Port Townsend that are still around, they had internal plumbing. They had a real life. This was not a return to the Victorian era ever. A lot of people have done a lot of work over the years.”

Yet the upkeep never ends, Madsen said.

“There are always things that are happening,” she said. “We have to maintain all the drains, frequently. I avoided counting light bulbs in this house for the first seven years because of

all the chandeliers. Then last year we got the last of them switched over to LED. At that point I actually did an inventory, and we have 198 light bulbs on this property. They are all LED except for one or two at this point. I am waiting for them to die.”

The upkeep on the building means Barnett and Madsen break even financially, they said.

“Cindy has not paid herself yet,” Barnett said. “As far as life, it covers it. It pays for itself, the mortgage, the electricity, the water. Cindy is working full time every day, and it covers the house. Also the eggs we might want to eat.”

“I don’t think you can get rich off of these houses,” Madsen said. “I think that when you make money on them is when you sell them.”

But raking in riches is not the point, they said.

“We are able to do a lot of things for the community because the house is a great resource,” Barnett said.

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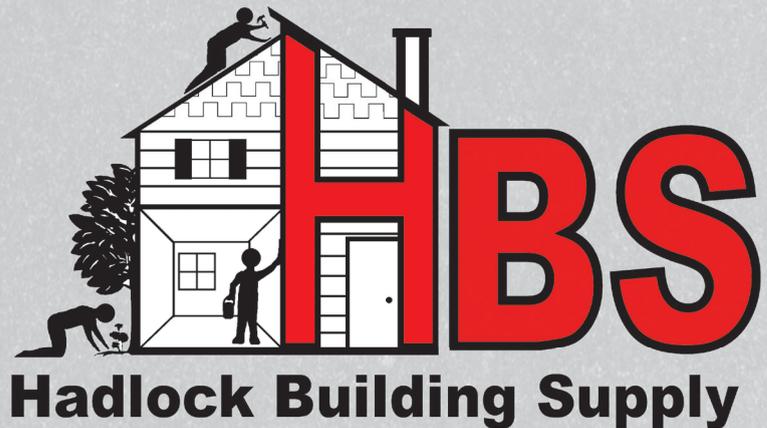
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