

City of Bainbridge Island
HISTORIC PRESERVATION COMMISSION
July 14, 2016

ATTENDEES:

Heather Wright (Temp Chair)	Francis Jacobson (Member)
David Williams (Co-chair)	Adrienne Wolfe (Member)
Richard Chandler (BIHM)	Sandra Burke (Member)
Sara Blossom (City Council)	Marcia Montgomery (Member)
Robert Rouktis (Heritage Tree)	William Shopes (Member)

CALL TO ORDER / APPROVALS / CONFLICTS

- Ms. Wright called the meeting to order
- The Minutes from June 14, 2016 were approved
- There were no conflict of interests to report

NEW BUSINESS

- Rouktis Heritage Tree – Will Shopes
 - o Background
 - Mr. Rouktis' tree is on 555 Azalea Ave and has owned the home since 2014
 - It is a Western Alder estimated to be about 50 years old
 - It is about 82 inches in circumference and 50 to 60 feet high
 - o Outcome
 - Arborists have looked at the tree and believe it is the largest alder tree on the island.
 - While the tree is at nearing the limit of its age but it should have a few years left before it terminates
 - The Commission voted unanimously to approve the tree as a Heritage Tree and Mr. Rouktis will get an honorary plaque
- Overview of Commission – Heather Wright
 - o Overview of Commissioner Duties
 - Ms. Wright was going to go over the duties for the new commissioners but new commissioner Carol Oas is absent.
 - She did ask the new commissioners in attendance in what they were most interested in learning and Ms. Wolfe said that she was most interested in understanding the Comprehensive Plan
- Choosing a Commission Chair – Heather Wright
 - o Sandra Burke will not be able to be the Commission chair (the minutes from July 14, 2016 mistakenly said she would try it on a temporary basis)
 - o There were no seasoned members willing to be chair
 - o Mr. Williams agreed to be chair on a short term basis
 - o No decision was made on who would be a co-chair

- Introduction to WISAARD – Marcia Montgomery
 - o What is WISAARD?
 - Research tool from the Washington State Department of Archaeology and Historic Preservation
 - o How do you bring it up?
 - <http://www.dahp.wa.gov/learn-and-research/find-a-historic-place>
 - Choose “Start Wisaard”
 - A map comes up and next to the map is the Search section
 - o Outcome of Presentation
 - There were a series of technical glitches but Ms. Montgomery was able to show the basics.
 - The Finch House (219 Madison Ave S) was brought up as an example
 - The documentation included the original inventory form as well as the narrative from the 2011 Inventory of Winslow structures.
 - o How can WISAARD assist the HPC?
 - There are over 300 properties on Bainbridge Island listed on WISAARD
 - WISAARD would be a good source for demolition permits
- The Grow Community
 - o One of the Grow Community’s SEPA conditions was that it needed

Register Eligibility of Finch House – Ellen Lockert

- Previous Issues and Outcomes
 - Ms. Lockert came to the June meeting concerned about the Register Eligible status in the proposed preservation ordinance
 - Her concern was that potential buyers would be unwilling to purchase the building because the status would restrict their abilities to make changes
 - After discussing her objections with Mr. Williams, both Ms. Lockert and Ms. Jackson (the building's owner) learned that a building on the Register could be rezoned which means that the building could become a single family residence which might attract future buyers.
 - As it turns out, the mixed use zoning designation is what has often caused buyers to decline making an offer to purchase, and the building has been on the market for over a year
 - She has now brought a proposal to put the building on the Register or at least have it declared "Register Eligible"
- Discussion of building's historic eligibility status
 - Both Ms. Lockert and Ms. Jackson did extensive research on the history of the building and found the following facts:
 - The home was built in 1890 and was originally the home of Ambrose Grow and later purchased by William Finch.
 - It was the second site for the Madrone (later Winslow) post office. A photo of the original building was shown
 - It may be the oldest remaining structure from the Madrone core
 - A photo of the original home was displayed as well as a description of the changes made over the years such as a detached garage in the 1960s
 - Mr. Shopes stated that a building can be ineligible if renovations have been so extensive that it no longer retains its original character. However, if the historic importance outweighs the historic character then the building can be placed on the Register. An example, Mr. Shopes brought up was the McRedmond Cabin which has had very extensive changes made, but because it was built by a significant individual in the island's history the cabin was placed on the Register.
 - Ms. Montgomery said it would be preferable if the asphalt siding were replaced to enhance the architectural integrity of the building
- Outcome
 - After a review and discussion of the draft nomination the Commission unanimously agreed that based on its historical significance and the fact that it closely resembles the original appearance of the building, the Finch Building is eligible for listing on the Local Register
 - The Commission would like to work with a prospective new owner to remedy any structural issues in order to enhance its integrity

St. Barnabas Church Project – Devin Johnson and David Tierney

- Scope of the Work
 - The current parish hall which includes parish offices is a temporary World War II structure that is currently 4300 square feet
 - The proposed structure will be 5500 square feet and contain a choir room and expanded parish offices. There is also a plan to install elevator access

- o The reason for the choir room expansion is to allow more community based choirs and concerts
- History of the Church
 - o Rev. Tierney spoke about the history of St. Barnabas and the Anglican community on Bainbridge Island
 - o At first, Anglicans worshiped at Eagle Harbor Congregational Church until 1948 when St. Barnabas Church was constructed at the corner of Finch and Wyatt and consecrated
 - o The designers were Herbert Gowen, James Hodges and John Graham. Herbert Gowen was the father of well-known vicar and educator Fr. Vincent Gowen
 - o The church was designed to resemble a traditional English chapel and every aspect of the design such as the narthex, the nave, etc. is a theological statement
- Discussion
 - o The development will not directly impact the original church building although the design does attempt to make the new structure architecturally compatible with the church
 - o Ms. Montgomery suggested that photographs of the old structure be taken and archived in order to have a record of what was there.
 - o Mr. Johnson and Mr. Tierney did go before the Design Review Board and they approved the plan

Claseman Heritage Tree Application – Will Shopes

- The Original Proposal
 - o Mr. Claseman was originally only interested in nominating a large Western Red Cedar and the neighboring cedar trees
 - o The Western Red Cedar has a dbH (diameter at breast height) of 75.9” and has an extremely peculiar branch growing out from the base to almost give it a “double tree” look. Tree specialist Olaf Ribeiro estimates that the tree is 270 years old.
 - o There are 19 other large cedar trees with an average dbH of 36”, and Mr. Ribeiro considers all of them older than 125 years. Mr. Claseman’s proposal document stated the Mr. Ribeiro considers such an extensive cedar tree grove to be a rare find on Bainbridge Island
- The Requested Heritage Orchard Proposal
 - o In addition to the cedar trees there are approximately 30 fruit trees (mostly apple but some pear). Approximately three or four of them are between 50 to 75 years of age but the rest are estimated, by Mr. Ribeiro, to be well over 100 years of age.
 - o This estimation has led to the conclusion that it very likely these trees were planted by the initial landholder, Luke McRedmond, or by the succeeding owner, Mr. George Meigs. It is know that Mr. Meigs did have a farm next door to Mr. McRedmond’s property in order to provide food for the mill workers. As to whether he grew fruit trees has not been established.
 - o If Mr. Meigs did not plant the trees after his initial purchase, the trees would have been planted in 1907 because shortly after his purchase, he put the land into ownership of the Port Madison Mill Corporation (in an effort to secure badly needed capital). It remained in corporate hands until 1907 when it was once again in family ownership

- o Whether or not the trees were planted in the late 1860s or some forty years later, Mr. Ribeiro states that this is the oldest surviving orchard on Bainbridge Island.
- Outcome
 - o All three classes: The Western Red Cedar, the cedar grove and the fruit orchard were approved as Heritage Trees each under its separate classification.

Choice of Chair for HPC – Heather Wright

- Mr. Hartmann is no longer chair as his term has ended, and Mr. Williams will be stepping aside as Chair but will stay on the Commission as his term was formally extended through 06-30-2017
- Mr. Shopes had chaired the Commission before but he declines any offer to chair the Commission as his term extends for one more year. He did not say if he was planning to extend his term
- Mr. Williams considered Ms. Burke as an ideal candidate. While she was not favorable toward the idea she agreed to be the chair on a temporary basis

The Moran School Demolition

- Petition to demolish
 - o A proposal has been made by a group of citizens to demolish the Moran School with the belief is that it cannot be saved.
 - o A demolition proposal was brought to the commission years earlier to which the Commission provided recommended mitigations
- Discussion
 - o Someone from the City needs to do an on-site examination of the building to see if the structure requires mitigation work under the State Environmental Policy Act (SEPA) due to potentially hazardous building materials
 - o There likely needs to be an updated inventory and a statement of significance issued.

OLD BUSINESS

Comprehensive Historic Profile – Francis Jacobson

- The Historic Profile was shaved to approximately 9 pages
- The Planning Commission wants this condensed to 2 to 3 pages
- Ms. Burke agreed to help Mr. Jacobson condense the profile

Historic Preservation Ordinance Update – David Williams

- Report on Planning Commission Meeting of June 23
 - o There was a special Planning Commission Meeting held on June 23rd to allow for public input on the updated draft of the Historic Preservation Ordinance
 - o Three property owners spoke out against the ordinance (Piper Thornburgh, Ellen Lockert and Bruce Brunton) with one non-property owner advocating for the opposition (Kelly Muldrow)
- Clarifications that need to be communicated
 - o The HPC is now and would continue to be only an advisory body that can recommend action or non-action (demolitions or remodels)
 - o Many property owners state that a building cannot be Register Eligible unless they agree to it, but Mr. Shopes stated that a building is “either historic or it is not.” An individual cannot arbitrarily decide

- o The proposed mitigation may be as simple as photographing the previous existing structure so that there is a record of its existence
- Proposed Code Changes
 - o The HPC and the proposed ordinance needs to be promoted as something that gives property owners more options. Ms. Lockert went from being an opponent to a supporter upon learning how a historic designation has significant benefits (in this case, rezoning options)
 - o A code change will be treating Heritage Properties similar to Register Eligible properties with respect to structures not on the Local Register

Grant Award – Scope of Work Update – Heather Wright

- What shall be the scope of the study?
 - o Ms. Wright stated that the State Dept. of Archeology or Historic Preservation (DAHP) wanted to know how many structures we intend to study.
 - o They believe that nearly 400 structures we have is too ambitious and that we should focus only on the original Boyle study. We might be able to expand, but the DAHP seemed to be skeptical
- Outcome for future action
 - o Mr. Jacobson stated that he had done extensive work in researching all the nearly 400 properties.
 - o He will go back to spreadsheet and then go to the Boyle study and send a report to Ms. Wright and members of the HPC

CLOSING

The meeting adjourned at approximately 4:30 pm