

City of Bainbridge Island
HISTORIC PRESERVATION COMMISSION
September 1, 2016

ATTENDEES:

Heather Wright (Temp Chair)	Sarah Blossom (City Council Liaison)
David Williams (Co-chair)	Richard Chandler (History Museum Curator)
Marcia Montgomery (Member)	James McNett (Design Review Board)
William Shopes (Member)	Bruce Brunton (Property Owner)
Francis Jacobson (Member)	Bob Wilson and Joy Wilson
Adrienne Wolfe (Member)	--- interested volunteers

Agenda was approved with an addition that Mr. Jacobson will discuss potential purchasers of the Moran School. The Minutes were approved but a correction needed to be made because of an incorrect date.

HPC Ordinance was approved by the City Council on 08-23-2016

- Copies given out by Heather
- Highlighted features and changes
 - o Zoning relief for Register Properties such as setbacks, lot coverage (building footprint) and the ability to having a zoned use expectance
 - o Heritage Property designation was originally going to be somewhat similar to Seattle's Landmark preservation ordinance but this was scaled back significantly so that now it is more of an honorary designation (18.24.030)
 - o Demolition of Register Eligible properties the HPC can request mitigation such as photos or a written statement regarding the structure's history but the HPC does not have the power to prevent a demolition. (18.24.070)
 - o However, applications for any demolition will require a public posting so that there can be public input on the process
 - o Historic Island Farms (18.24.140)

DAHP Grant Update

- The City has been awarded a \$10,000 grant to inventory register eligible properties
 - o The original study of 1987 has 147 structures while there is a secondary list of 241 register-eligible structures.
 - o There was first discussion of having the 147 structures already slated as register-eligible but this idea was rejected
 - We don't know if they are register eligible and if they were in 1987 they may not be now due to possible structural changes that has altered the buildings character.
 - Mr. McNett said that a "rubber stamp" act would cause us to lose credibility.
 - o The first priority will be to make determinations on the original 147
 - o If we were to look at the secondary structures we would have to scale back to only looking at from between 70 to 140 structures.

- Ms. Gant of the DAHP stated that the same person who studies the structures should also be the one to take the photographs
 - Ms. Blossom thought that it would still be best to recruit photographers separately and who would do this voluntarily such as high school photography students.
 - Ms. Wolfe said that many structures on the island have photographs available on the County Assessor's website. These photos are not perfect but could be a starting point.
 - Photos can be taken from the street without homeowner permission and winter photographs are more optimal than summer due to lack of foliage.
 - Mr. McNett asked if the museum was involved in the process and Mr. Chandler stated that we had the idea of hiring an architectural student intern.
- Accomplishing the goal
 - Ms. Montgomery stated that the methodology involved in a similar study from which this is modeled was community involved with local historians and photographers.
 - Ms. Wolfe said that we need to contact the homeowners from the original study to not only photograph but get adequate building information to see if the structure is register-eligible.
 - Mr. Williams stated that a subcommittee needs to be set up to look at the available information.
 - The subcommittee will include Ms. Wolfe, Ms. Montgomery, Mr. Chandler, Mr. Jacobson and Mr. and Ms. Wilson

Changes to St. Barnabas construction plan

- In July, the rector and construction planner visited the HPC regarding proposed construction to the social hall, but they are now considering a change of plans.
- The idea is now to make a new structure rather than make an addition to the existing one that would force them to uproot their garden. This new structure would extend toward Wyatt Way which was previously not considered due to setback zoning rules.
- Now that the Historic Preservation Ordinance has become law, the church is considering applying to be on the Historic Register and then applying for a construction permit which the HPC would then review.
 - The first step is for the church to be on the register which Mr. Williams thought was a peculiar because houses of worship are generally reticent about being on a historic register but Eagle Harbor Congregational Church is on our current register.
- Now that the Preservation Ordinance is law these are the types of issues we will face in the future. A plan was submitted but was very difficult to interpret. Mr. McNett said that their original plan went through the Design Review Board.

Demolition Permit Request – 187 Ericksen Ave NE

- Mr. Jon Thornburgh is requesting demolition of this house in order to construct a new building.
- The structure lies within the Ericksen Ave overlay district, and while HPC comments are not required for demolition the HPC would need to approve proposed construction due to the nature of the laws regarding the overlay.

- Mr. McNett was surprised and asked about an earlier episode with Bruce Brunton's proposal to demolish and reconstruct one of his older buildings, but Mr. Williams stated that Mr. Brunton did not have the money to complete the project.
- Mr. Thornburgh has expressed concern about the Ericksen overlay setback rules because a new structure would have to be closer to the street and require the removal of a tree that he would prefer to save.
- Ms. Montgomery stated that she would like to have something in writing about the structure slated to be demolished.

Proposed alterations to the Water Tower at Battle Point Park

- The tower is currently accommodating a cell phone tower and the communication company wants to make modifications to that tower and is requesting information in order to help preserve its historic character.
 - Mr. McNett suggests an interpretive sign and a bit of historic information
 - The tower is not on the register and Ms. Montgomery stated that this should be the first step
- Ms. Beckman will draft a letter which will contain the following
 - What will the effect be of these changes?
 - If there are any impacts, what is the proposed mitigations?

Moran School – Party interested in purchasing

- The owner's – Soundcare – would like to sell the property
 - Carden School nearly purchased the structure but there were concerns over parking availability.
- How sound is the structure?
 - There have been concerns about the condition of building as neighbors considered it was an attractive nuisance
 - The building is, however, structurally sound

Cave House

- The house is going to be moved in order to construct a new housing complex
 - The house is currently located just north of the Harbor Square complex and is 75 feet from Ferncliff Avenue
 - The house has changed little and retains its architectural integrity
 - The family still owns the house and will be donating one acre of the property for a park
- The house is not on the City's historic register.

Implementation of the Historic Preservation Ordinance's actions for the HPC

- The first step is to create a list of potential properties
 - We will start with the Boyle study and the secondary structures that might be Register Eligible
 - We need to create a list of Heritage Properties and Historic Farms
- We need to work on developing signage for Heritage Properties and Historic Farms
 - The Bainbridge Arts Resource Network would be a good resource in finding a good sign maker
- We need to develop an appeals process

The meeting adjourned at 3:50 pm