

City of Bainbridge Island
HISTORIC PRESERVATION COMMISSION
October 6, 2016

ATTENDEES:

Kelly Tayara (Planning Dept. Liaison)	Francis Jacobson (Member)
David Williams (Co-chair)	Adrienne Wolfe (Member)
Richard Chandler (BIHM)	Sandra Burke (Member)
Sara Blossom (City Council)	William Shopes (Member)
Terry Samilson (Homeowner)	Devin Johnson (St. Barnabas Project Manager)

CALL TO ORDER / APPROVALS / CONFLICTS

- Mr. Williams called the meeting to order at 2:00 pm
- Three items were added to the agenda
 - o Proposed changes to St. Barnabas project if listed on the Historic Register
 - o A homeowner of a Register Eligible home to discuss being on the Register
 - o Demolition permit for home on 9046 Ferncliff Ave NE
- The Minutes from September 1, 2016 were approved
- There were no conflict of interests to report

OLD BUSINESS

- St. Barnabas Construction and Register Consideration – presented by Devin Johnson
 - o The previous expansion plan to construct an annex between the chapel and social hall would involve the destruction of a courtyard garden
 - o An alternate plan would save the garden but would encroach on the required zoning setback between the building and Wyatt Way.
 - o However, the recently passed Historic Preservation Ordinance states that zoning standards may be waived by the Planning Director if the property is nominated and accepted for inclusion on the local historic register
 - o Mr. Johnson is only associated with the construction and not the parish. However, the vicar, Rev. Tierney, recently retired and is in China. The Commission looked through some of the historic information on the parish and chapel as well as detailed drawings from Mr. Johnson.
 - o Mr. Williams stated that the first step would be to draft the nomination and submit a public notice to put the property on the Register. If completed by November the Commission can vote on it and submit it to the City Council.
 - o Once on the Register, St. Barnabas would apply by a variance from the Planning Department
- DAHP Grant Update – Kelly Tayara and David Williams
 - o Ms. Tayara read some of the basics from a draft report and has questions about WISAARD
 - o She asked about the grant basics such as the original survey, the use of a photographer. She also asked if non-structures were on the list.

- o Previously the Commission had thought of using an intern hired by the City to take the photographs but this idea was dropped in favor of a high school photography student. In addition, Mr. James McNett, a retired architect and member of the Design Review Board has been taking his own photos of secondary structures.
- o Most of the \$10,000 of grant funding would be for consultant services to make determinations as to what structures are Register Eligible based on the authentic historic character of the structure.
- o A consultant must be chosen by December 1, 2016 and potential clients have made inquiries. Ms. Tayara plans on have a list of candidates by the November meeting.

➤ Understanding the Inventory and Inventory Review Updated

- o The survey was conducted in 1987, but no one knew exactly who commissioned the survey and paid for it since the City of Bainbridge Island did not exist at the time. It was likely the Bainbridge Island Historical Society.
- o There were 148 structures surveyed with detailed information on each structure in terms of architecture, construction, alteration and history.
- o In addition were around 150 “secondary structures” which were viewed as potentially historic but were never surveyed.
- o These structures are the focus of a subcommittee that will narrow down the list to 50 to 90 structures (some have been eliminated due to demolition) and see which ones may still be eligible based on photographs that Mr. McNett is currently taking.
- o Mr. McNett now has photographed 40 buildings and these will be examined during a subcommittee meeting on October 13, 2016 in the basement of the History Museum to make a “first cut” decision.

➤ Moran Demo Permit

- o Soundcare, the owners of Messenger House, have applied for a demolition permit for the historic Moran School building. They had applied for a permit in 2010, and the Commission requested a number of mitigation requirements which Soundcare never followed through on.
- o In a detailed e-mail from Heather Wright to Mr. Ryan Ramsdell of Soundcare, the following mitigation steps were requested:
 - A web based history of the Moran School with photographs, architectural drawings and a narrative needs to be published within 90 days of the demolition of the school.
 - Representative architectural elements shall be salvaged with information on these elements given to the Historic Preservation Commission (HPC)
 - Interpretive signs shall be installed near the site within 90 days of the demolition and the language of the signs must be coordinated with the HPC
 - Any remaining part of the historic structure shall be placed on the Historic Register
 - If any historical or archaeological artifacts are uncovered during excavation or construction work shall immediately cease and the City’s Dept. of Planning and Community Development be notified along with

the state Dept. of Archeology and Historic Preservation notified. Only upon compliance with applicable preservation laws shall construction continue.

- o At the time the meeting commenced Mr. Ramsdell had just replied to Ms. Wright's request and after the meeting the e-mail was read with Mr. Ramsdell's comments and follow up questions given.

NEW BUSINESS

➤ Suyematusu Restoration Project

- o The Friends of the Farms had provided the Commission with a planning proposal completed on September 6, 2016 about preservation and maintenance of the Suyematsu Farm
- o At this point, the Commission only planned on discussing the proposal. More detail about the proposal and implementation would be provided by Assistant City Manager Morgan Smith at the November meeting.
- o One inquiry was about the Museum's involvement with doing an inventory of the contents of the Workshop, Office and Picker Sheds along with short-term security and long term disposition (see Section 1.8 of the study)
 - Mr. Chandler said that he had met with Ms. Smith and a cost estimate provided
 - Mr. Williams inquired as to whether or not the heirs had been notified and declined claims to these item as they were the ones entitled to all items on the farm
- o Mr. Williams made a comment about the proposed stakeholders. He said that the general public needs to be included and there should be an open house.

➤ Signage for properties on Register, Heritage Properties and Heritage Farms

- o Signs should be something small and permanent like a plaque. The Grow Community may be a resource as they are looking into their own sign makers for the requisite interpretive signs. Mr. Williams asked Mr. Chandler if he could please make inquiries and provide the Commission with a ball park cost figure.
- o Mr. Williams estimated that the total cost would be \$4,000 to \$5,000 as there are about 140 Register Eligible, Registered and Heritage properties along with about 30 Heritage Farms. There are also Heritage Trees whose signage costs must also be included.
- o Mr. Williams asked Ms. Tayara if the Commission could tap into the General Fund as they cannot have it included in the budget. Ms. Tayara asked if they need all these signs completed in 2017 or if these signs would be / could be stretched out.

➤ Heritage Properties – Beginning the Designation Process

- o The Commission needs to develop a list of Heritage Properties that are a priority for preservation to present to the City Council.
- o Members of the Commission must come up with up to ten property priorities for the November meeting.

➤ Register Cost – Benefit Discussion for 4755 Taylor Ave

- o Terry Samilson recently purchased this home which was built around 1910 and would like to know about the costs and benefits of being on the Historic Register.
- o The home needs a great deal of work and is not sure if it is cost effective. Mr. Shopes explained that restoration costs could be credited toward their property taxes for a period of ten years.
- o Ms. Burke, a retired preservation architect, offered her services pro bono.
- o Ms. Samilson's house was part of the 1987 survey so detailed information on her house can be found at the History Museum and Mr. Chandler offered to assist her in obtaining information.
- o Members of the Commission stated that we should create a packet so that owners understand what resources are available to them, especially in terms of building suppliers who offer discounts for supplies and services used toward historic preservation.
- o As for restrictions, Mr. Williams explained the need for approval of the Commission for any remodeling so that it does not compromise the authenticity of the historic aspects.

➤ Demolition Permit – 9046 Ferncliff Ave

- o The house is a one story, three bedroom home built in the 1923 and was assessed in 2015 as being in poor condition.
- o The Council approved the demolition permit.

➤ Epilogue: Follow up from Mr. Ryan Ramsdell on the Moran School and discussion by the Commission

- o Mr. Ramsdell wanted to know if the web-based history should be on a stand-alone site or on an existing historical society site. The Commission decided that the best sites would be the Bainbridge Island Historical Museum, Washington State's History Link as well as Wikipedia. The Commission requests a review of the text before being published.
- o Mr. Ramsdell stated that the demolition company already has salvaging items within its protocol. There have also been requests submitted by interested parties in removing certain items for resale. He wanted to know if there were specific items the Historical Society is wishing to salvage. The Commission decided that the Museum should take stock of salvageable items for their archives and that Soundcare make an advertised announcement. Perhaps the best way to do so would be to have a story written about the demolition and have the salvage notice be part of the article. This would be a no-cost announcement that would generate favorable publicity for Soundcare.
- o Mr. Ramsdell was concerned about vandalism when it comes to interpretive signage. The Commission believes that the building itself is an attractive nuisance and once demolished the vandals will disperse. In addition, there are "vandalism proof" sign supports that can be installed. Such exists at Fletcher Bay Landing.

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