

City of Bainbridge Island
HISTORIC PRESERVATION COMMISSION
November 3, 2016

IN ATTENDANCE:

COBI Staff Members:

Kelly Tayara (HPC Liaison / City Planner), Morgan Smith (Deputy City Manager), Sara Blossom (City Council Member / Liaison with HPC)

HPC Members:

David Williams, William Shopes, Adrienne Wolfe, Sandra Burke, Marcia Montgomery, Francis Jacobson

Other Attendees:

James McNett (Design Review Board), Heather Burger (Friends of the Farm), Marty Lawrence (Leaseholder of Thatsa Some Pizza site) St. Barnabas Register Nomination Supporters: Devin Johnson, Edward Ellis, John Smallwood, Denise Linrothe

CALL TO ORDER / APPROVALS / CONFLICTS

- Mr. Williams called the meeting to order at 2:00 pm
- One item was added to the agenda (or changed an existing item)
 - Marty Lawrence attempts to save a historic Winslow Way building
- The Minutes from October 6, 2016 were approved with two changes:
 - Nominations do not need to go to the City Council for a vote
 - Only 40 signs will be at City Expense
- There were no conflict of interests to report

OLD BUSINESS

- Suyematsu Historic Farmstead Restoration – Morgan Smith
 - Ms. Smith went through the Friends of the Farms Planning Proposal
 - Funding for the Phase One (A Plan for the Future) would come from the City's 2017-2018 Budget.
 - However, the item has not yet been proposed and the budget not yet passed.
 - As of yet, there has been no feedback from the City Council
 - The cost of Phase One (that which the City will pay for) is \$49,640
 - The primary goal is to create a self-sustaining farm so that it will continue to be a going concern once the City's lease has expired.
 - Project manager would be Friends of the Farm with cooperation from the Bainbridge Island Historical Museum and the Katie Oman Consultants
 - Ms. Smith stated that she wants "broad ownership"
 - Phases Two and Three would come from outside sources which are to be identified.
 - The goal is to look for likely "stakeholders"
 - Mr. Williams said that he would like more input from the general public so that they have a sense of ownership
 - Ms. Burger states that local farmers have become more interested and supportive than they had been in the past.

- Mr. Williams asked if there were similar projects that the City has looked at as a reference point.
 - Ms. Smith said Ebey's Landing and White Farm in King County were the primary references
 - Mr. Williams mentioned a similar farm in Ferndale
 - Ms. Montgomery mentioned a "Kelly Farm" which offered itself as a "Living History" farm
 - o Ms. Smith encouraged attendees to look for the budget query on the City's website
- Nomination of St. Barnabas Church (Chapel and Garden) to Local Historic Register
 - o The Commission looked at the application completed by Virginia Walker, Senior Warden (Parish Administrator) and Ms. Tayara and Mr. Williams did a walk-through of the site
 - o The physical description of the chapel highlights are:
 - The church was constructed in 1946
 - The church was constructed in the style of a traditional Gothic English country church
 - The construction was designed on theological grounds with worshippers facing the east toward Jerusalem, in reference to the New Jerusalem and the Resurrection as well as the Apocalypse)
 - The handmade pews using local white oak are still intact as are the stained glass windows
 - The only significant changes were the replacement of the organ in 2006, replacement of the floors with limestone and the altar was moved
 - o Highlights of the garden are:
 - The garden was designed by Roberta Wightman, a prominent landscape architect
 - Sculpture was done by Ebba Rapp McLauchlan who was not only an accomplished local artist but a pioneer who helped found the Women Painters of Washington to encourage potential artists
 - o Historical figures and events connected from St. Barnabas are:
 - Dr. Herbert H Gowen, former rector at Trinity Episcopal in Seattle and a founding member of the School of Oriental Studies at the University of Washington and was a high school teacher of modern China's founding father, Dr. Sun Yat Sen.
 - The chapel's architect was John Graham Sr. who was a prominent Seattle architect who designed a number of the first downtown office buildings. His son, John Graham Jr., attended the Moran Military Academy on Bainbridge Island and later went on to design the Space Needle
 - The first vicar of St. Barnabas was Dr. Gowen's son, Vincent, who had a vision of the new church while imprisoned in the Philippines during the Japanese occupation in World War II
 - o Newer buildings not part of the nomination process
 - These buildings were built in the 1960s and are not viewed as having historic significance.
 - The goal was so any changes on the property that did not affect the chapel or garden would not have to go through the same process as structures on the Register.

- Ms. Burke stated that it would be better to designate specific buildings as “non-contributing” because by mentioning them specifically, the church would not need to be called in to prepare an impact statement should any changes take place involving only the “non-contributing” structures.
 - Mr. Shopes stated that any changes would still require an HPC review in order to see how such changes could affect the two items on the Register.
 - The decision was made to amend the application to specifically state the “noncontributing” structures.
 - o The primary motive for St. Barnabas to apply to be on the Register was to obtain a variance that would allow a new construction to encroach into the set back by six feet.
 - The variance remains significant despite designating only the chapel and the garden to the Register because the goal of the variance is to preserve the garden.
 - o The vote to add St. Barnabas to the Register was unanimous
- Moran School Demolition Update – Kelly Tayara
 - o There are no new developments
 - o The HPC put forth mitigation requirements to demolish the structure
 - o Soundcare replied with concerns of their own to which the City (Ms. Tayara and Ms. Wright) responded
 - o Soundcare has not yet replied
- DAHP Grant – RFQ Review – Kelly Tayara
 - o Copies of the Proposal Request for the services of a qualified Architectural Historian / Historical Consultant to conduct a reconnaissance-level survey of 70 – 90 properties” was provided to the Commission
 - o The RFQ went out to the general public via an announcement in the newspaper.
 - The project description and scope of work was laid out
 - The project deadlines were laid out and the budget.
 - Finally, there were the requirements for submission
 - o How the decision will be made
 - Heather Wright developed a point system on the submission requirements
 - By law, the City must receive three qualified proposals
 - The announcement states that interviews may be required.
 - o What are the deadlines
 - Proposals are due by November 28, 2016
 - The decision is set to be made by December 15, 2016
 - o Discussion
 - There was some misunderstanding about the role of the volunteer
 - The consensus appears to be that the volunteer would only take photos which Mr. McNett seems to have done already
- DAHP Grant – Inventory Review – Adrienne Wolfe, Francis Jacobson and Marcia Montgomery
 - o Over the course of one month, Mr. McNett took a series of photographs from the “Secondary Structure” list from the 1987 survey.

- These were homes that were listed but not surveyed
- o The subcommittee met on the evening of October 27, 2016 to go over the photos and the assessment of Mr. McNett's visit in order to narrow down the Secondary Structure list to fit the 70 to 90 to be evaluated with the DAHP Grant.
 - The Commission looked at a sample of the photos.
- Historic Signage – Richard Chandler
 - o Mr. Chandler was not available

NEW BUSINESS

- Winslow Way Historic Property at Risk – Marty Lawrence
 - o Ms. Lawrence leases the building where Thatsa Some Pizza is located
 - Property owned by Marcia C Wicktom, a descendant of the Cave family along with the building where a hair salon and Turkish rug dealer
 - Ms. Lawrence's building was the original post office while the other was a grocery store dating back to the early 20th Century
 - o Ms. Wicktom no longer has interest in retaining the property and is seeking to sell the property to a developer
 - Ms. Lawrence stated that the developer's interest was to demolish the buildings and turn the property into a parking lot, but this could not be confirmed.
 - Right now Ms. Wicktom is just putting out "feelers" but told Ms. Lawrence that if she has not received an offer by January 2017 she will list it on the open market.
 - Ms. Lawrence would like to purchase the building but needs an optimal offer she can afford that might cause Ms. Wicktom to change her mind and sell to Ms. Lawrence or a pool of leaseholders interested in buying the property.
 - Ms. Lawrence states that she is reticent to speak with a developer
 - o Options for preservation
 - Ms. Montgomery stated that a parking lot would not be the optimal use for the property because the buildings mark the "eastern gate" of Winslow (the "western gate" being the Eagle Harbor Congregational Church.
 - Ms. Tayara said that the building was in the Central Core Zone which entails the following:
 - No set back requirements
 - Height restriction of 35 feet (40 feet if parking is provided under the structure
 - There are lot cover restrictions
 - Mr. McNett stated that the lot cover restrictions could be used as leverage to entice a developer to list the structures on the Historic Register
 - The idea being that they could build in back using all the available space due to the zoning variance while retaining the façade of the original structures

- Ms. Montgomery believes that a preservation campaign should be launched to have popular support for saving the structures.
 - Ms. Lawrence added that she would like wants to make a case that preservation would be the best option
- Finally, there was a discussion about potential buyers who would want to preserve them
 - Mr. Williams mentioned Steve Romain who owns the Lynnwood Center complex
 - Ms. Lawrence has contacted Kelly Muldrow, a commercial real estate broker, to find best use options and calculate the property's value
 - Ms. Burke suggested the Washington Trust for Historic Preservation
- Demo Permit for 997 N Madison / Review and Discussion
 - o There was little discussion on this. The decision was to allow the demolition to proceed.

OTHER MATTERS

- Heritage Properties – Preliminary Discussion
 - o Not discussed. The City Council will be addressed directly with regard to funding.
- Action Steps for December Meeting
 - o The next meeting will be on December 8, 2016
 - o All Commissioners are asked to compile a list of ten historic structures each of us would consider worthy of preservation.

ADJOURN at 3:50 pm