

City of Bainbridge Island
HISTORIC PRESERVATION COMMISSION
December 8, 2016

IN ATTENDANCE:

COBI Staff Members:

Kelly Tayara (City Planner), Sara Blossom (City Council Member)

HPC Members:

David Williams, William Shopes, Sandra Burke, Francis Jacobson

Other Attendees:

Charles Schmidt (Citizen), Dr. Olaf Ribiero (Tree Specialist / Plant Pathologist), Jon Thornburgh (Ericksen Ave Property Owner), Rick Chandler (Curator, Bainbridge Island Historical Museum)

CALL TO ORDER / APPROVALS / CONFLICTS

- Mr. Williams called the meeting to order at 2:00 pm
- One item was added to the agenda
 - Mr. Schmidt wanted to discuss his objections to the proposed demolition of the existing structure at 176 Ericksen Ave NE
- The Minutes from November 3, 2016 were approved with no changes needed
- There were no conflict of interests to report

NEW BUSINESS – PART ONE

(These items were moved up on the agenda in the interests of the parties involved)

- Concerns RE Demolition Permit Request for 176 Ericksen Ave
 - The facts in this matter are as follows:
 - Ericksen Ave is in a Historic Overlay District
 - 176 Ericksen Ave is a historic house in that overlay as it was an original shipyard worker's home built in 1910
 - Mr. Jon Thornburgh, owner of the structure, requests demolition due to the poor state of the structure's health and the fact that the house is a non-conforming structure
 - The reasons for the objection by Mr. Charles Schmidt
 - If the building comes down then the overlay can no longer be considered historic.
 - If this building is allowed to be demolished then other property owners will follow suit and request demolition of their structures.
 - In a concurring statement, Ms. Burke states that demolition of the historic structure and replacement with a new structure would "interrupt the flow" of the overlay
 - Ms. Burke also stated the ordinance allows for construction in the back of the historic buildings as long as the historic structure is visible.
 - She cited the historic building at 266 Ericksen Ave, owned by Mr. Richard Allen, which has a large, newer structure behind it.
 - Mr. Thornburgh stated his reason for a demolition request
 - The building has a number of construction flaws, primarily it is built on posts and does not have a foundation.

- The building has non-conforming characteristics which would hinder any major additions or changes. These non-conforming characteristics include the following:
 - It is right on the property line, in violation of the side setback requirement
 - It is too far back from the road in violation of the setback requirement
 - Remodeling requests were denied by the City due to these non-conforming characteristics
 - He also said that if 50% of the building were damaged by fire then the structure could not be rebuilt
 - Discussion and possible resolution
 - Mr. Williams said that we would need to research what the overlay allows
 - Might the zoning relief sections of the Historic Preservation Ordinance passed in August remedy this?
- Heritage Tree Nomination at 176 Ericksen Ave
- Mr. Thornburgh would like preserve this tree in the event of any structures that need to be made to conform to setback issues.
 - Ms. Blossom said that one of the goals behind the Heritage Tree Ordinance was to allow flexibility in site design in order to preserve approved Heritage Trees.
 - Here are the facts
 - Nominated by Plant Pathologist and Tree Specialist Dr. Olaf Ribiero
 - The tree is a Little Leaf Linden Tree
 - The tree is estimated to be 68 years old
 - The diameter at breast height is 16.9 inches
 - The tree is included in the Historic Tree Walk as this is one of the few linden trees on Bainbridge Island
 - They are primarily and Eastern Woodlands deciduous tree
 - Resolution
 - The Heritage Tree was approved unanimously

OLD BUSINESS

- Moran School Demo Permit Update
- Ms. Tayara spoke to Mr. Ramsdell of Soundcare. He said that the board will likely approve all the mitigation requirements
 - The mitigation requirements are as follows:
 - 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.
- Historic Signage
 - Mr. Chandler presented the physical basics of the signs
 - He displayed a sample of the 8 by 14 inch wooden frames that would hold the signs
 - Each house's sign would be different in its design
 - The signs would be made out of aluminum with plastic coating
 - Having viewed sample signs from his research online, Mr. Chandler believes that they would cost about \$20 each
 - Architect John Paul Jones has expressed interest in designing the signs
 - Mr. Williams asked about funding
 - Ms. Blossom said that small cost items are covered in the "Miscellaneous" subject of the budget and would not need a special allocation
 - She said that she would consult with Deputy City Manager Morgan Smith
- DAHP Grant Update
 - The next step is to approve a consultant
 - Ms. Tayara stated that five proposals were received
 - The City needs three qualified proposals
 - The target date for a selection is December 15th
 - The hope was that the Commission would choose three of the five at our meeting
 - Decision to move down the target date
 - Ms. Burke asked if this date was a fixed deadline
 - She stated that she would like to take time to look at these proposals before making a decision
 - Other members concurred
 - The Commission will make its recommendations at the January 2017 meeting

NEW BUSINESS – PART II

- Fort Ward Structure Roof Permit
 - The facts behind this come from an e-mail from Permit Specialist Aaron Quitslund. The points from his query are as follows:
 - A proper owner in the Fort Ward area submitted a permit application for to re-roof the structure.
 - Because it was in the Fort Ward Overlay, a parcel tag read as follows:
 - **This property has a building on the Local Historic Register. Any permit to alter, reconstruct, relocate, remodel or restore the exterior of the property requires a certificate of appropriateness or a waiver from the Historic Preservation Commission**

- Mr. Quitslund said that roofing permits can be applied for online as long as copy of the signed contract is uploaded, but there are no other requirements beyond that which makes them less formal than other building permits for structural changes.
 - His question was whether or not roofing permits “need additional documentation and/or review from the HPC prior to issuance”
- Deliberation and Decision
 - The concern was that Mr. Quitslund did not provide the address for the structure to see if it was on the Register
 - Mr. Shopes stated that because it was in the Fort Ward Overlay, the Ordinance requirements apply
 - Mr. Tayara and Mr. Williams examined the Historic Preservation Ordinance, in particular 18.24.050 Section C
 - The decision was that the Commission would need to issue a Certificate of Appropriateness
- Next Steps for Register Eligible Properties
 - Mr. Williams said that while the consulting firm will look at the selected 80 properties, we need to begin looking at other “Register Eligible” candidates
 - We need examine the criteria and begin looking at other possibilities
 - Few structures will be “slam dunks” like the Grow House and the Cave commercial structures and Winslow Way and Ericksen
 - We will need to document our decisions
 - Mr. Williams will draft a letter that will go to Register Eligible property owners
- Closing Matters
 - Mr. Williams submitted a list of properties members of the Commission suggested be listed as Heritage Properties.
 - Most had one vote or two votes but some multiple votes
 - The most popular structures were the Eagle Harbor Congregation Church and the Port Madison Lutheran Church
 - Other popular structures were the Oddfellows Hall, Bay Hay and Feed (Rodal Grocery), Lynnwood Center, Pegasus Coffee (Anderson Hardware) and the Cave Commercial Complex
 - Some of the singular selections were viewed as unqualified as they were too recent and, in some cases, not visible to public because they are secluded from the road
 - The next step will be solicitation of public input.
 - Mr. Shopes wanted to address the issue of the recent member who has only attended one meeting: Ms. Carol Oas
 - Ms. Tayara will look into the removal / replacement process

ADJOURN at 3:30 pm