

City of Bainbridge Island
HISTORIC PRESERVATION COMMISSION
February 2, 2017

IN ATTENDANCE:

HPC Members:

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

HPC Non-Member Advisors:

Heather Wright (City Planner / Staff Designee), Sarah Blossom (City Council Liaison), Rick Chandler (Curator, Bainbridge Island Historical Museum)

Public Visitors / Specific Interest Parties

Douglas Crist (Fort Ward Bakery Restoration), Russ Hamlet (Architect), Mark Teedham (of Fairbanks Construction), Connie Gray (Principal of Confluence)

CALL TO ORDER / APPROVALS / CONFLICTS

- Mr. Williams called the meeting to order at 2:00 pm
- There were no additions to the Agenda
 - One item in New Business was moved up for the convenience of the interested party – Fort Ward Bakery Variance Request
- The Minutes from January 5, 2017 were approved with a few wording changes sent by Mr. Williams to Mr. Jacobson
- There were no conflict of interests to report

OLD BUSINESS – Part One

- Demolition Request for 4089 Pleasant Beach Dr. – Discussion with Russ Hamlet
 - This Request was first discussed in the January 2017 Meeting
 - The Commission stated during the January 2017 Meeting that they would have preferred to see the structure preserved
 - The structure represented the unique style of summer beach home that had been the standard on Bainbridge Island throughout the early and mid-20th Century and these are rapidly disappearing
 - Proposal had been made to have the structure moved at no cost
 - Mr. Hamlet's case for demolition of the structure
 - The structure is not in its original state
 - Added on to in various places
 - The core seems to be around the fireplace
 - The windows appear to be unique and worth salvaging
 - The structure is no longer a legal structure
 - The structure does not meet building codes
 - The floors are sagging and the shed is infested
 - The cabin does not sit on a foundation and cannot be moved
 - Possible mitigation measures
 - Documentation of the structure
 - ❖ Records do not show any famous residents

- ❖ There are outdoor photos but the structure has never been inventoried
 - ❖ Request by Ms. Montgomery to Mr. Hamlet to have interior photos taken
 - ❖ Request made to have some record of “What once stood here” to be made
- Introductory Meeting with Connie Gray of Confluence Environmental Co.
- o Confluence was chosen as the Inventory Consultant for the Secondary Structure study as required by the DAHP Grant Allocation
 - Ms. Gray is a graduate from University of Washington College of Architecture and Urban Planning in 2001
 - Her previous work on Bainbridge Island involved a survey of pre-World War II Japanese-American farms
 - Her current project involves a Secondary Structure survey in Issaquah.
 - ❖ The initial Issaquah survey took place in 2003
 - ❖ Like the project now undertaken on Bainbridge, this current project involved buildings that were noted but not inventoried during the original survey
 - ❖ Unlike Bainbridge, Issaquah does not have its own CDG
 - Communities in King County collaborate with the King County Historical Commission
 - o Survey Strategy Plan
 - Ms. Wolfe will be the HPC point of contact
 - ❖ Her copy of the final list has been lost due to a computer crash and Mr. Jacobson offered to see if he had a copy to send her.
 - Ms. Gray asked if there were photos of the structures
 - ❖ Mr. Shopes referred her to the Historical Museum
 - ❖ Ms. Montgomery referred her to the photos on the County Assessor’s site
 - ❖ There are also the photos James McNett took during the finalizing phase of this survey
 - Ms. Gray said that her first step would be to acclimatize and get a feel for what she will be studying
 - ❖ She asked if all the structures were visible from the road and the Commissioners responded most were.
 - ❖ Ms. Gray said that she planned on doing site work in mid-March
 - ❖ She also asked if the list contained any non-structures such as docks or other such constructed items to which the answer was negative
 - Ms. Gray stated how she planned to do outreach and the determining factors
 - ❖ A public notice would go out informing the survey work that will be done.
 - ❖ Determining factors in her survey will be national standards from the Secretary of Interior as well as criteria for the Local Register.

OLD BUSINESS -- Part One

- Fort Ward Bakery Landscape Variance – Requested by Douglas Crist
 - o The Historic Preservation Ordinance Fort Ward Historic Overlay (18.24.11) states in Section B, subsection c the following:
 - A minimum of five feet of partial screen perimeter landscaping shall be provided alongside and rear property lines. This requirement may be met by retaining existing vegetation on the property, or planting new vegetation. The perimeter landscaping requirement may be waived as part of the final decision on the permit, upon written agreement from adjoining property owners.
 - o Mr. Crist is seeking a waiver from this requirement, which is allowed by the Ordinance, for the following reasons:
 - COBI landscaping requirements necessitate that a tree be planted every twenty feet but doing so would obstruct the buildings visibility from the road which would prevent one of the projects primary goals: Visibility
 - Mr. Crist said that tree belts did not exist during Fort Ward's heyday before and during World War II
 - Mr. Crist stated that he had no objection to the shrubbery requirements
 - o Discussion and Conclusion
 - Mr. Shopes asked about the status of the rehabilitation of barracks because the barracks are adjacent to the bakery and he stated there would be a need for continuity
 - Ms. Wright stated that the project has stalled, but noted that there would be no continuity issues as the bakery and barracks are not adjacent as the continuity is interrupted by a parking lot
 - o Conclusion
 - The Commission agreed that meeting the shrubbery requirements would be sufficient for landscaping requirements
 - Waiver will be recommended to the Planning Director.

OLD BUSINESS – Part Two

- Communication with owners of Register Eligible Properties
 - o This is a follow up to Mr. Williams originally composed a draft letter to be sent to Register Eligible property owners to which Ms. Wolfe amended. These changes are as follows:
 - The criteria are listed earlier in the letter
 - Stresses that the need to receive a Certificate of Appropriateness relates to Exterior changes and not Interior
 - The signatory is the Historic Preservation Commission rather than a specific individual
 - o Comments and Suggestions
 - Ms. Burke stated that "Property Tax Reduction" should be changed to "Property Tax Freeze" stating that the taxes would not go down.
 - ❖ Mr. Williams stated that "Tax Reduction" was accurate as rehabilitation costs can be deducted from the property's assessed value.
 - ❖ This was a primary incentive in the state law and he reminded the Commission of the multi-million Seattle home whose owner paid virtually no property taxes

- Ms. Wolfe stated that it would be preferable to not announce that being Register Eligible would require a meeting with the HPC if the owner ever decided to make external changes.
 - ❖ She realized this is a necessity because the property owner would learn this eventually and create ill will
 - ❖ Her concern was that it soured a letter whose goal was to be positive
 - ❖ Mr. Shopes stated that while the property owner may “blow up” at first but calm down once they realize that being Register Eligible does not automatically throw a monkey wrench at them. In addition, failing to mention this would have more serious results than ill will.
- How can we make the letter attractive enough to be read?
 - ❖ Ms. Oas said this would be important because it could easily be discarded. She mentioned that she did this with a notice that was sent out regarding the addition of an overlaying area code.
 - ❖ A suggestion was proposed to have a unique logo on the letter
 - ❖ A nomination form should be included
- Who will receive this letter?
 - ❖ This will not be a mass mailed letter
 - ❖ Early recipients will be the Register Eligible property owners after completion of the study by Confluence
 - ❖ The letter will be sent out over time as other Register Eligible properties are identified

NEW BUSINESS – Part Two

- Review of 2016 Annual Report
 - o The annual report is drafted and presented to the City Council
 - o There were three primary accomplishments
 - Development and passage of an updated Historic Preservation Ordinance and update on the History section of the Comprehensive Development Plan
 - Development of a long-term plan for the preservation of the Suyematsu Farm with collaboration with Friends of the Farm, local farmers and the City Deputy Manager
 - Application and award of a \$10,000 DAHP Grant to examine “Secondary Structures” from a 1987 Survey and add to a possible inventory of Register Eligible Homes
 - o Other developments are as follows:
 - Three new homes were placed on the local Historic Register
 - Three new Heritage Trees were named
 - Work with local groups in restoration plans in Fort Ward and archeological work at Yama
 - Ms. Wright stated that perhaps we should add the number of demolition permits we reviewed

- Draft of a 2017 Work Plan
 - o The primary focus will be implementing “Register Eligible” provisions in the new Historic Preservation Code
 - Create a process for determining “Register Eligible” properties
 - Review the current historic inventory to identify “Register Eligible” properties
 - Notifying owners of “Register Eligible” properties and encourage them to nominate their properties for inclusion on the Local Register
 - Conduct a public event to explain the Local Register and the HP Code
 - o Second to the “Register Eligible” provision is the identification of Heritage Properties and Historic Island Farms
 - This will involve seeking public input for nominations
 - The HPC will review these nominations and focus on qualifications to narrow the list for submission to the City Council
 - o Finally, the HPC plans on implementing the Signage program for each of the following:
 - Properties on the Local Register
 - Heritage Properties
 - Historic Island Farms
 - o The Work Plan will involve ongoing duties
 - Review of applications for the Local Register
 - Review of applications for Heritage Tree recognition
 - Continue to work on restoration of the Suyematsu Farm
 - Work with the Marine Access Committee on additional historic road end signage
 - o Discussion for addition and implementation
 - Ms. Wright suggested a public event in May, which is Historic Preservation Month, to recognize property owners who placed their properties on the Local Register
 - Ms. Wolfe suggested engaging these property owners in becoming advocates for historic preservation. The quarterly Bainbridge Island magazine could showcase a historic home
- DAHP Grant Opportunity for 2017 – Preliminary Discussion of Ideas
 - o This would be due in April
 - o There was some uncertainty about applying since we are still working on the 2016 Grant Project
 - o Some initial ideas
 - Ms. Wright recommended the Suyematsu Farm Restoration
 - Mr. Shopes recommended recovery work on the recently found Winslow Ravine Dam from the early 20th Century
 - Ms. Wright also suggested developing a “Historical Places Tour” which some communities had successfully applied for with DAHP Grant money
 - Mr. Chandler also brought up a potential treasure trove find around Port Blakely
- Local Register Information Packets
 - o Mr. Williams asked Ms. Wright if they existed or could be put together
 - o These would be helpful in presenting to Register Eligible property owners

- o Ms. Wright will investigate this
- Signage – Next Steps
 - o Mr. Chandler has looked at potential options that are water and vandal proof
 - o House signs would likely be the same size as the wooden signs now while Heritage Farm signs would likely be larger and made of metal
 - o Mr. Williams asked for volunteers who would be willing to design how the signs would look.
 - Ms. Oas, Ms. Burke and Ms. Wolfe offered their artistic skills and will form a Sign Design Committee
 - Ms. Wright will do a comparison search
- Future of Blakely Awards
 - o There has been a lull in nominations for this
 - o How can we generate interest? Ideas include:
 - Social Media
 - Advertising at the History Museum
 - Social conversation with local architects
 - o Any potential nominees right now?
 - Ms. Wolfe said that there were two historic homes from Seattle that were recently transported to Bainbridge Island in 2010
 - Mr. Williams suggested Ms. Wolfe nominate them if any of them meet the criteria
- Action Steps for March 2, 2017 Meeting
 - o Suggestions and a decision if we should apply for the CLG Grant and for what
 - o Finalization of letter to be sent to Register Eligible property owners
 - o Blakely Award nominations
 - o Report from the Sign Design Committee
 - o Press release composition

ADJOURN at 3:50 pm