

City of Bainbridge Island
HISTORIC PRESERVATION COMMISSION
March 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), Sara Blossom (City Council Liaison), Rick Chandler (Curator, Bainbridge Island Historical Museum)

Public Visitors / Specific Interest Parties

John and Elizabeth Bierly (568 Ericksen Ave)
Michael Fiegenschuh, Charles Demming and John Gray (Capt. Blakely School)
Wendy Hinman, Brooke Thomsen, Bruce Weiland with Glenn and Nancy Haber (Moritani Property)

CALL TO ORDER / APPROVALS / CONFLICTS

- Mr. Williams called the meeting to order at 2:00 pm
- There were no additions to the Agenda but did not follow the written order due to the scheduling of individuals related to demolition permits
- The Minutes from January 5, 2017 were approved with specific changes Mr. Williams submitted in writing to Mr. Jacobson
- There were no conflict of interests to report

NEW BUSINESS

- Removal Request for 568 Ericksen Ave – John and Elizabeth Bierly
 - The Facts of the Case
 - The house in question is a 160 SF cottage constructed in 1905 on property owned by John and Elizabeth Bierly dba Wing Point Properties LLC
 - The property is .44 acres and they would like to construct five 750 SF houses and the cottage would not be a good “front door” home.
 - Ms. Bierly likes the home and Mr. Bierly is willing to relocate the home rather than demolish it.
 - If the HPC wants the house to remain on the property, then would he be able to have the home placed on the Local Register
 - Discussion
 - Ms. Burke said that she would like the house to remain where it is, and Ms. Montgomery said that house is within its context.
 - Ms. Montgomery said that the context of the house would be its selling point in getting it on the Local Register
 - Ms. Wright stated that being on the Local Register would provide him with zoning variance leeway for his project.
 - Mr. Bierly stated that he tried to research the original owner and subsequent owners but was unable to. Mr. Chandler suggested contacting Puget Sound Archives. Mr. Bierly said that he had done so via e-mail but had not received a reply.

- Ms. Wright stated he could likely have his application ready for the April 2017 meeting.
- Proposed Demolition of 542 Winslow Way W (Moritani Property)
 - Introduction and Proposal
 - Glen and Nancy Haber are the founders and principals of the Fletcher Bay Foundation, a charitable foundation established in 2004.
 - They are interested in purchasing the Moritani property to create a communal green space.
 - The property currently has many dilapidated structures that Mr. Haber believes are beyond rehabilitation. In addition, the structures, along with a tremendous amount of debris, have created a rat problem that is impacting the health of the trees on the property. Mr. Haber stated that he would be working with conservation groups to restore the health of the trees.
 - The property has not been a working farm in decades and now, Mr. Weiland stated, has a more forest-like than farm-like appearance. Ms. Hinman concurred that there is also a significant wildlife component
 - The reason for the demolition request
 - All the buildings are in severe disrepair: house, barn, picker sheds and boat house
 - Both Mr. Weiland and Mr. Haber expressed their concern about the danger the property poses due to the condition of the structures and the accumulated debris on the property. They would like to demolish as soon as possible so any tour would have to be conducted shortly after the transaction closes
 - Photographs were shown revealing severe mold damage in the house along with a ceiling so water-logged that it curves. In addition, the house has no foundation and the supports are rotting.
 - There is also a great deal of debris such as stacks of newspapers sitting on one section.
 - The disrepair of the entire property creates a significant liability hazard
 - Outcome of the Discussion
 - Mr. Williams stated that the HPC is only an advisory board and has no power to deny the permit.
 - Mr. Williams suggested there be adequate signage to pay tribute to the contributions of the Moritani family as well as the property's significance with respect to the Island's agricultural heritage. Other Commissioners concurred. Mr. Haber said he would consult with the HPC on signage
 - The next step is negotiation of sale with the family. The family has the first option of retrieving any item of value from the property. After closure, the Historical Museum will have option for salvage.
 - Mr. Haber stated that he applied for the demolition permit and it was granted. The Commission expressed concern that the demo permit was approved prior to the meeting or formal notice to the HPC as this is contrary to policy. Ms. Wright committed to investigating what happened and will report back.
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- Proposed Demolition / Replacement of Capt. Blakely Elementary School
 - The current building and need for a new building
 - The elementary school was originally constructed in 1965
 - There have been three capital projects since it opened:
 - Expansion of the library and classroom space in 1989
 - Renovation of ceilings in 1993
 - Additional work in 2010
 - The building was originally given an average 20 to 30-year life span because it was quickly construct due to the need to accommodate population growth. The average maximum for such buildings if 50 years.
 - The current school has a maximum capacity of 350 is overcrowded with portable buildings handling overflow
 - The proposed construction plan
 - The goals of the new building are as follows
 - Foster next generation of learning: needs of the 21st Century
 - Strengthen Community
 - Enhance Connectivity
 - Improved Safety and Flow
 - Creation of a Healthy Environment
 - Building size and location
 - The current structure in on the NW section of the property so the new school will be built on the SE section
 - The old school will be used until the completion of the new school scheduled for the Fall of 2018
 - The new school will have a capacity of 450 with the potential to expand to accommodate a maximum of 600 students.
 - Discussion and Recommendation
 - Ms. Burke asked if the budget was based on a base rate per student to which Mr. Gray of the BISD said that the cost is based on an amount per SF.
 - The mitigation move suggested and agreed to was photographs of the old building that would be place in the library.
 - The value of the old building isn't the aesthetics but the memories made

OLD BUSINESS

- Moran School Demolition and Mitigation Update
 - The demolition permit was finally granted with agreement by Soundcare to make the proposed mitigation measures such as interpretive signage, web-access historical reports
 - The mitigation request that was not granted was the request to go into the building to salvage items of potential historic value because the fire marshal said that it is not safe and this would lead to liability issues
 - Ms. Wolfe recommended sending in a drone to enter the building to scope and photograph items of potential value. While we could allow an amateur drone operator, Ms. Wolfe recommends a professional drone photographer named Randy Britton. While he would charge for his services, this could be added to the mitigation costs.

- One item mentioned of value would be the unique front windows, but Ms. Burke stated that single-pane windows, when donated to the Rotary Club for its annual auction are automatically discarded.
- CLG Grant Progress Report – Confluence will begin work in April
- 2017 Work Plan Prioritization – Deferred to April 2017
- Signage Committee Report
 - Signage: Carol, Sandy and Heather reviewed a preliminary design for signage.
 - The design would be consistent for all property categories.
 - The Commission was very pleased with what was presented and asked for a further update at the April meeting.
- Follow up Items
 - Register Eligible Letter
 - The Commission made one final wording change and thanked Adrienne for her hard work.
 - Adrienne and Heather will come up with an image over which the letter can be printed.
 - 2017 CLG Grant Ideas
 - Given the shortage of time, the Chair asked that Heather send out an email to all Commissioners asking for ideas.
 - Info Pack for Register Listing Applications
 - Blakely Nominations
 - The Commission briefly discussed possible nominees and noted that an announcement was on the COBI website asking for nominees.
 - Upcoming April 2017 Meeting Notes
 - Heather gave the Commission a heads up that they will be reviewing the Roost development at Lynwood Center.
 - The developers plan to keep the brick house and move the white house offsite. Both structures are well over 50 years old.
 - Dave asked that much of The April meeting be devoted to hammering out a process for determining Register eligibility.

ADJOURN at 4:20 pm