

City of Bainbridge Island
HISTORIC PRESERVATION COMMISSION
April 6, 2017

IN ATTENDANCE:

HPC Members:

David Williams, William Shopes, Sandra Burke, 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 Bierly (568 Ericksen Ave) Collette Llewellyn (14315 Silven Ave NE) Gerald Elfendahl

CALL TO ORDER / APPROVALS / CONFLICTS

- Mr. Williams called the meeting to order at 2:00 pm
- There were no additions to the Agenda but the Silven House Demolition Permit was moved before the Lovell House Certificate of Appropriateness discussion
- The Minutes from March 1, 2017 were approved with specific changes Mr. Williams submitted in writing to Mr. Jacobson
- There were no conflict of interests to report

NEW BUSINESS

- Historic Register Nomination for 568 Ericksen Ave – John Bierly
 - The Facts of the Case
 - Mr. Bierly owns the property where the house is located
 - The house was built in 1905 and was typical of the small efficient homes built by shipyard workers of the time
 - There have been a great deal of changes made to the siding and the roofing
 - Mr. Bierly is interested in having the house on the register for the benefits the Preservation Ordinance offers
 - Discussion and Results
 - Mr. Elfendahl stated that it was a classic case of the “build small” efficiency of worker houses
 - The home would be the first structure in the Ericksen Avenue overlay to be on the Register and would be a “north end anchor”
 - The nomination was approved unanimously
- Proposed Demolition of 14315 Silven Ave NE
 - Introduction and Proposal
 - The house was constructed in 1901 by John Silven who was one of the first Seabold settlers
 - The house underwent numerous additions and modifications during the 1950s and 1960s, many of which were done by Silven Muench, the grandson of John Silven

- These include a porch, sliding glass doors and things that no longer fit the historical structure
 - The reason for the demolition request
 - The house is not up to code nor is it the best use of the property
 - The house was built on creosote pilings
 - There are drainage issues and the floor is sagging
 - The additions did not go well together so the floor is sloping and the doors no longer close properly
 - The Llewelyns had contacted a company in Port Townsend that moves historic houses, and they stated that the home was not able to be moved.
 - The house is not the best use of the property
 - The house is valued at \$29,000 while the property is valued at \$500,000
 - The Llewelyns need to make the best use of the property for rental income due to increasing property taxes
 - The Llewelyns have owned the property for 26 years and were not at first determined to make dramatic income augmenting changes but have found themselves unable to afford this option
 - Outcome of the Discussion
 - Preserving the core of the structure
 - Ms. Burke asked if the core structure could be saved and turned into an art studio
 - Mr. Llewelyn was reticent for two reasons
 - The studio would not be the best use for needed income
 - The section is not good enough shape to be saved
 - There could be asbestos in the structure
 - Mr. Williams asked Ms. Wright what concessions the City could make to save the structure
 - The Llewelyns were reticent about preserving the original structure
 - They will eventually need to sell one of the two parcels they own because their financial reserves will be depleted
 - They were still amenable to the idea of moving it so Ms. Burke agreed to look at the structure
- Lovell House Certificate of Appropriateness Request – Heather Wright
- The owners would like to extend the roofline on the garage
 - Ms. Wright did not have a copy of the permit and was not able to obtain it at the time of our meeting so was not able to provide a full report on the request
 - Ms. Burke looked at the blueprints and said the plans appear to be keeling with the architectural integrity
 - Mr. Williams would like to hold a meeting to approve this by looking at the permit
 - There were no requests to demolish anything
 - Mr. Williams asked how we can enforce our mitigation requests if we provide the permit

OLD BUSINESS

➤ Updated from prior meetings

- Signage Committee Report
 - The Committee met with the Waypoint Committee
 - The signs need to be consistent in terms of color, font, etc.
 - Brown was chosen as the background color
 - Ms. Blossom said that the logo needs to be present on the signs as the City is paying for them
 - The next Signage Committee meeting will focus on what materials will be used
- 2016 CLG Grant Progress
 - Ms. Wright stated that a public notice and press release was sent, and there have been no replies
 - Confluence will begin photographing structures in a few weeks
- Blakely Nominations
 - Ms. Oas considered the foundation that will be restoring the Moritani Farm, but Ms. Wolfe stated that they would not qualify because they are not essentially restoring the property but restoring the natural health for community purposes
 - Mr. Chandler nominated historian Andrew Price
- 2017 Grant Ideas
 - This would be a matching grant for the City
 - Mr. Elfendahl suggested applying for the grant for museum or BIJAC (Bainbridge Island Japanese American Committee) archives
 - Mr. Chandler recommended restoration of the Port Blakely Mill generator building
 - Mr. Elfendahl thinks of making it an art mural
 - The generator building is the only remaining Port Blakely structure and provides the only sense of scale
 - Mr. Elfendahl suggested it become an art mural
 - Mr. Williams stated that this would not be possible since we would need to arrange this with the Metro Parks Dept. which would not could be done in time to meet the deadline
 - Mr. Chandler also suggested salvaging a rail car from the Port Blakely that had been submerged
 - Mr. Chandler also recommended restoration of the berry packing device from the Moritani Farm
 - Ms. Wolfe likes the idea of the restoration but is concerned about the grant timeline
 - Ms. Wright considered the identification of Heritage Farms and Heritage Properties
 - This would be in line with the Preservation Ordinance recently passed
 - We would need to decide today so Ms. Wright could bring this before the City Council
 - The Commission decided this would be the best option

➤ Yama Update

- Mr. Chandler met with the Olympic College Archeology Dept. on March 16th
- They hope to have more students in the future
- They continue to receive partial payment funding from Bainbridge Distillery
- Mr. Elfendahl asked about work on the level ground where the farms and barracks

➤ 2017 Work Plan

- The Work Plan has four major goals
 - Implementation of the “Register Eligible” provisions of the Historic Preservation Code
 - Create a process for identification of Register Eligible properties
 - Continue to review the current inventory and prior studies
 - Notify owners and encourage them to nominate their homes
 - Conduct a public event to promote nomination
 - Identify Heritage Properties for designation
 - Encourage public input and review nominations
 - Prepare them for submission to the City Council
 - Identify Historic Island Farms and continue to work with Friends of the Farm regarding restoration of the Suyematsu Farm
 - Implementation of Signage for the following:
 - Local Register
 - Heritage Properties
 - Historic Island Farms
 - Historic road ends

ADJOURN at 4:00 pm