

City of Bainbridge Island
HISTORIC PRESERVATION COMMISSION
June 1, 2017

IN ATTENDANCE:

HPC Members:

David Williams, William Shopes, Sandra Burke, Adrienne Wolfe, Marcia Montgomery, 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)

CALL TO ORDER / APPROVALS / CONFLICTS

- Mr. Williams called the meeting to order at 2:00 pm
- There were no conflicts of interests nor were there any members of the public present to put issues before the Commission
- The minutes for April 2017 and May 2017 were approved

UPDATES FROM PRIOR MEETINGS

- Bainbridge Condominium Variance Request
 - In the May 2017 meeting, there was a request by Mr. Tom Bartuska for a plan by the Bainbridge Condominiums Association to do make some changes to their parking area.
 - These changes would require a variance from the City which could be waived if the Condominium building were on the Historic Register
 - The building was constructed in 1963 by architect John Rudolph
 - Mr. Rudolph designed numerous parks and public buildings on Bainbridge Island.
 - The Bainbridge Condominiums Building was one of the first multi-family structures in Winslow
 - The Commission believed that the Condominiums did qualify to be on the Register because of its representation of mid-Century architecture, connected with significant Bainbridge individuals and has some significance
 - Ms. Wright said that Mr. Bartuska has not contacted the City about application to be on the Register nor make any movements toward a variance request. The issue remains pending
- Moran School Demo Permit – Heather Wright
 - Sound Care has yet to act on the mitigation requests made months ago
 - Mr. Williams said that the building is in serious decay with one wall in a state of collapse
- 2016 CLG Grant Progress Report – Heather Wright
 - Confluence has been taking detailed photos of the contracted properties
 - They began photographing on May 9th and will conclude on June 4th
 - Discussion centered around contextual criteria and the history around each neighborhood to set the stage for each home

- Register Eligibility Determinations
 - There were five Winslow structures that will be placed on the Historic Register
 - The first three are in the eastern gateway on Winslow
 - That's a Some Pizza building (former post office)
 - Two story square structures that were once store front groceries and are now homes to a Turkish carpet store and a hair salon
 - The Winslow Hardware store building in the heart of downtown
 - The home on Madison Ave N that was home of the Four Swallows Restaurant
- Review of Process for Register Eligibility
 - The Commission looked at a proposed six-point list for the process of determining Register Eligibility for properties
 - The concern by some commissioners was the elaboration of the appeals process, but there is a need to state the process
 - There is not yet complete consensus on the appropriate language to state the correct appeals process
- Signage Committee Report – Sandra Burke
 - Ms. Burke showed a sample of the sign
 - Involves a square shape augmented with a half circle at bottom with a smaller half circle toward the top (a shield like style akin to a highway sign)
 - The small half circle would contain the City of Bainbridge Island logo while along the bottom border would read “Historic Register”
 - The main body would read the name, such as “Hansen House” followed by the year it was constructed
 - Letters and numbers would be the same size
 - Discussion centered around the following:
 - Accommodating longer names
 - Color schemes that would create the needed contrast between background and letters while not clashing with the colors of the buildings
 - As for graphics, Mr. Chandler recommended Alpha Graphics of Seattle whose contact is Tom Lamping, a BIHM Board Member
 - Ms. Montgomery did not like the idea of the City logo in green so as to not advertise the City, but there was the need to show that the City is involved in the designation

REVIEW OF WINSLOW PROPERTIES FOR REGISTER ELIGIBILITY

- Cultural Resources Group undertook a survey and inventory of the “Winslow Main Street Area”
 - Much of the report described the goals and methodology of the report
 - This was followed by the history of region and the architectural styles
 - The report concluded with a list of 33 structures to examine for its Register Eligibility
- The Commission determined which structures were Register Eligible based on the following criteria:
 - They are associate with events that have made a significant contribution to the broad patters of our history
 - They are associated with the lives of persons significant in our past

- They embody the distinctive characteristics of a type, period, or method of construction, or they possess high artistic values, or they represent a significant and distinguishable entity whose components may lack individual distinction
- They have yielded, or may be likely to yield, information important in prehistory or history
- Here is the outcome of the “up or down” vote by the Commission after a quick look at each structure
 - Pine Building @ 682 Winslow Way E
 - Shipyard worker house constructed 1914
 - Converted into office space in 1970
 - Retains original character as example of early 20th Century Foursquare
 - Associated with events significant in Island history
 - Flying Penguin Studio @ 761 Winslow Way E
 - Shipyard manager house constructed circa 1905
 - Served as first home of Dr. Frank Shepard
 - One of the few Hall Brother’s managers homes still in existence
 - Associated with events significant in Island history
 - NM Jones House (former hair salon) @ 176 Ericksen Ave NE
 - Shipyard worker house constructed 1908
 - Converted into retail use and reconverted to residential use
 - Commission voted that it was associated with island history and period architecture
 - McNeil House (Thornburgh Insurance) @ 188 Ericksen Ave NE
 - Shipyard worker house constructed 1907
 - Remodeled for retail use in 1972
 - Commission voted that it was associated with island history and period architecture
 - BF Tabbott House (Bainbridge Yerkes) @ 216 Ericksen Ave NE
 - Shipyard worker house constructed between 1905 and 1908 with Winslow Shipyard timbers
 - Converted to commercial use 1980
 - Commission voted that it was associated with island history and period architecture
 - Christian Ericksen House @ 250 Ericksen Ave NE
 - Constructed 1903 by Port Blakely Mill operator who later worked as a carpenter at Hall Brothers and was a dock master.
 - Commission voted that it was associated with island history and period architecture and significant persons in Island history
 - Reidar Ericksen House @ 260 Ericksen Ave NE
 - Constructed 1904 and remodeled 1917
 - Converted to commercial use in 1970s
 - Commission voted that it was associated with island history and period architecture
 - Carl and Eunice Neuman House @ 266 Ericksen Ave NE
 - Shipyard workers house constructed 1910
 - Commission voted that it was associated with island history and period architecture
 - Darius Ettinger House @ 292 Ericksen Ave NE
 - Constructed in 1910

- Converted into commercial use in 1975
 - Commission voted that it was associated with island history and period architecture
- William Grow House (former Four Swallows) @ 481 Madison Ave N
 - Constructed between 1889 and 1900
 - Purchased 80 acres to homestead
 - Remodeled in 1973 and served as the location for numerous restaurants with the latest being Four Swallows which closed in 2016
 - One of the most historic homes in Winslow and built by one of the important families on Bainbridge
 - The exterior retains its historic veneer.
 - Associated with significant people on the Island and its architecture
- Capt. Cyprian Wyatt House @ 553 Madison Ave NE
 - Constructed in 1907 by same carpenters that built the Lincoln School
 - Capt. Wyatt was a prominent steamboat captain who was later a minor partner in the Eagle Harbor Transportation Company
 - Remained in family ownership until 1964 and was remodeled for retail/office space use yet still retains much of the original structure
 - Clearly associated with significant people in Island history
- Winslow Alliance Church (Law Office) @ 298 Winslow Way W
 - History reported as “somewhat sketchy” as in where it was built.
 - Reported as a school in Seattle that was dismantled and barged to Bainbridge Island in 1922 for use as the Assembly Gospel Tabernacle of the Christian and Missionary Alliance Church
 - It ceased serving as a church in 1988 when the property was purchased
 - While associated with events and development on Bainbridge Island, this was the only structure voted down because it was not constructed on Bainbridge Island
- Winslow Alliance Parsonage (Law Office) @ 298 Winslow Way W
 - Parsonage built in 1922 when the church building was placed
 - Ceased serving religious purposes in 1988
 - Converted in a law office in 1992
 - Associated with development of Bainbridge Island
- Winslow Dock Commercial Bldg. (Doc’s Marina Grill) @ 127 Parfitt Way SW
 - Constructed as a commercial structure in 1901 and has had a very colorful history
 - In the 1920s, it was Walter Avery’s garage and later served as a pool hall/tavern under the following names: The Bloody Bucket, The Yodeling Oyster, Mac’s Place and the Bainbridge Tavern
 - Despite the numerous alterations, specific features such as the curved parapet roof and store front windows remain
 - The historic value comes from its unique period architecture as well as events and the less savory aspects of Bainbridge history
- Anderson Hardware Store (Pegasus Coffee) 127 Parfitt Way SW
 - Constructed 1937 as a hardware store which also sold building material, animal feed and fuel with apartments on the second floor
 - Hardware store relocated in 1941 and the building changed hands numerous times. Remodels and interior changes were done in 1988 and 1993 but the exterior remains relatively intact

- Associated with events and development on Bainbridge and is also significant for its period architecture
- Grow / Stone Root Cellar @ 231 Parfitt Way SW
 - Structure dates to early 1880s and selected next to the Grow House (currently Harbor House Pub)
 - This is an interpretive structure related to pioneer families and is architecturally known for its use of stone
 - Suffered earthquake damage in 2001 and is in a deteriorating condition with few modifications
 - This is significant not only for its association with important people in Island history but also because of its unique architecture and purpose
- E.L. Franks House @ 234 Parfitt Way SW
 - Craftsman home built in 1906
 - Residence of Ebenezer L Franks who purchased the home in 1919
 - Franks and Captain B.F. Kunkler developed the Eagle Harbor Transportation Company which operated until 1927 when it was sold to Kitsap County Transportation
 - Later owned by well-known marine architect Ed Hegemann and his surviving spouse, Margaret (Meg) Hegemann ran it as a bed and breakfast
 - House is a landmark due to its association with significant personalities in Island history
- In addition, some downtown Winslow structures were examined
 - The current Eagle Harbor Bookstore
 - Previous site of Anderson Hardware and other Winslow businesses
 - Viewed as significant
 - Christian Science Reading Room
 - Constructed in 1950s and viewed as a representation of mid-20th Century architecture
 - Architect who designed the building also worked on the design of the Space Needle (John Graham)
 - Approved as eligible despite 2011 remodel
 - Sande's Barbershop
 - Too many alterations to qualify
 - Blackbird Bakery (former location of Yeakel's Shoes)
 - Ms. Montgomery will research to see if it would qualify
 - Police Station (former Winslow Fire Station)
 - Deemed eligible due to its mid-century fire station architecture such as the drying tower for canvas firehoses
 - Also qualifies for its continuous municipal history
 - Winslow Clinic
 - This was the most contested
 - Mr. Shopes said that extensive changes and additions have removed the original structure
 - Ms. Montgomery stated that it qualifies for its contribution to the history and development of Bainbridge Island as the only medical facility on the Island for decades during the mid and late 20th Century
 - Vote was 4 to 3 as eligible

ELECTION OF A NEW CHAIR

- Mr. Williams is the current chair and his term is ending on June 30th, but he agreed to stay on as chair

OTHER MATTERS – PREPARATION FOR NEXT MEETING

- Mr. Chandler updated the Commission on the Suyematsu farm inventory and stated that it should be concluded by July 1st
- Mr. Williams stated that the Lynnwood Center Building is for sale, and he thought that Jeb and Belinda Thornburgh would purchase the structure. However, his queries to them have not been responded to.
- Ms. Wolfe wants to work on ideas that would promote the Commission and its mission in the public
- The Commission decided to move the date of its July meeting from July 6th to July 13th

ADJOURN

The meeting adjourned at approximately 3:50 PM