

City of Bainbridge Island
HISTORIC PRESERVATION COMMISSION
September 7, 2017

IN ATTENDANCE:

HPC Members:

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

HPC Non-Member Advisors:

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

Member of the Public:

Katie Oman (KO Projects) Heather Burger (Friends of the Farm) Jim McNett (Design Review Board) Steve Regabo (Bainbridge Arts), Mark Epstein (COBI City Planner), Morgan Smith (COBI Deputy City Manager)

CALL TO ORDER / APPROVALS / CONFLICTS

- Mr. Williams called the meeting to order at 2:00 pm
 - There were no conflicts of interests
 - The Minutes for July 2017 were approved

PUBLIC COMMENT – No Public Comments for the Record

SUYEMATSU RESTORATION PROJECT UPDATE – Katie Oman

- The Scope and Reason for the study
 - Deputy City Manager Smith stated that the study was done to assist the City with priorities and possibilities to assist in its limited resources
 - Ms. Oman (principal of KO Projects) was hired as a consultant for the restoration project and has worked on numerous capital projects.
 - Ms. Oman will also be giving public presentations
 - The farm consists of 25 acres of which five (5) which are of interest in terms of historical preservation
 - The area forms an L-shape on the North and East boundary
 - The areas not studied were due to current agricultural use, part of a buffer zone, and not possessing historical significance
 - Comparable studies throughout the Puget Sound area were examined
- The Outline of the Primary Focus
 - The Three Primary Categories the study covers are: Community, Agricultural and Heritage
 - The six-member advisory board covers these Three Categories
 - Heather Burger – Agricultural
 - Bart Berg – Agricultural
 - Hank Helms – Heritage
 - Clarence Moriwaki – Heritage
 - David Williams – Heritage
 - Darlene Kordonowy – Community
 - The Primary Heritage events connected with the Suyamatsu Farm
 - Japanese immigration, agricultural enterprises and World War II exclusion and internment
 - First Nation and Filipino immigration and employment

- Agricultural development and postwar / post internment development
- What are some of the Specific Goals?
 - On-site farming and preservation of farmland
 - Stabilizing barns and berry sheds for community and educational purposes
 - Repairing and restoring buildings
 - Development of housing
 - Would be on the Southeast section of the property
 - Primary home with detached bedrooms that would house up to twenty (20) people
 - The bunkhouses could not be developed into housing units due to land use restrictions
 - Education programs and Community uses
 - Original farm house could be used for classroom space
 - Signage and Historical Photos could be used for making interpretation more visible
 - Development of sheds into a tool museum
 - Ecological stewardship
 - Concept of Wasabi which emphasizes asymmetry, modesty, economy and keeping the context authentic
- Three Phases of the Project
 - First Phase of six (6) to eighteen (18) months. The goals are as follows:
 - Stabilize the farmhouse and bunkhouses
 - Clarify site zoning and public participation
 - Build an administrative foundation
 - Second Phase of eighteen (18) months to three (3) years. The goals are as follows:
 - Stabilize and Restore the barn
 - Complete interpretive signage and other material
 - Begin the designs for housing
 - Develop a capital campaign for sustainable funding
 - The primary party working on this will be Friends of the Farm
 - Third Phase of three (3) to five (5) years. The goals are as follows:
 - The primary focus will be the development of housing
 - Mr. McNett asked if this would be owned by the City
 - The answer was that it likely would not but there is no clear answer as this is a long-term priority
- Implementation of the Project
 - Ms. Oman will be holding another public meeting
 - Request for funding from COBI will be made to the City Council on November 7th
 - The primary concerns are the feasibility of the project and whether there is political will behind it.

STATE ROUTE 305 BRIDGE PROJECT – Mark Epstein

- The City Council passed the request to construct a pedestrian bridge over State Route 305 from approximately Knechtel Way on the west to Vineyard Lane on the east
 - This is part of the Sound to Olympics non-motorized transportation project

- The goal of this bridge would be to ease the movement of pedestrians in the Ferncliff area to downtown Winslow
- The construction and design of the bridge itself and the role of the HPC
 - The bridge will need to create a minimum clearance of 17.5 feet
 - Bridge approaches will be made possible with the use of public easements
 - Approach ramps would be 300 feet long and have a grade of 5 degrees
 - Miscellaneous designs based on comparable bridges were examined
 - The City requests the HPC provide some input in the bridge design based on historical integrity
 - Mr. Rabago's committee is involved to gain public opinion about design aesthetics.

UPDATES FROM PREVIOUS MEETINGS – Heather Wright

- Moran School Demo
 - The permit has been issued but Sound Care has not done any work on their proposed demolition and time is running out
- 2016 CLG Grant Progress Report
 - Connie Gray has left Confluence but is still under contract to complete the study
 - Ms. Gray is currently working on the documentation of each site and plans on having it done by the end of the current week (September 9th)
 - The report based on the documentation and photographs will begin next week
 - One concern Mr. Williams expressed was that Ms. Gray is required to attend three (3) HPC meetings and has only attended one.
- Register Eligibility Notifications
 - The Erickson home notifications have been drafted by Ms. Wright but the administrative staff has yet to complete the task
 - Ms. Wright stated that she cannot proceed with sending out notices to the Historic Farm owners because she does not have the site address from which she can obtain the current owners and their mailing addresses
 - Mr. Jacobson stated that he has those addresses and will provide Ms. Wright with the information
- Cave House Status
 - The Cave House will not be moved and will remain at its current location which will soon be assumed by the Bainbridge Island Metropolitan Parks and Recreation District
 - Mr. Shopes expressed concern about Park District stewardship as their record for preservation is one where buildings are often demolished rather than preserved
 - Mr. Shopes suggested we lobby the Parks Dept. to have it placed on the Historic Registry to ensure its survival

PUBLIC OUTREACH AND INCREASED AWARENESS

- Open House Tour idea like the annual Bainbridge Gardens Walk
 - Owners of historic homes would be on hand to show off their historic homes
- Public outreach idea for a "Plaque Presentation" event
 - This would be an open to the public event
 - Preparation would involve a press release and securing a large meeting venue
 - The owners of homes on the Historic Register would receive their plaques in an honorary ceremony

- The only drawback would be that some home owners may not want a plaque, like the plaque design or want to receive it at a public event
- A local artist is currently doing water color paintings of historic homes on Bainbridge and her art display may attract attention
- Ms. Montgomery suggested a fall fundraiser campaign event at the Harvest Fair

OTHER MATTERS AND ADJOURNMENT

- The post meeting work assignments are as follows
 - Ms. Wolfe will work as the event planner for the proposed “Plaque Presentation Event.”
 - Ms. Montgomery will contact Cultural Resources Consultants for information on their recent Winslow Way study
 - Mr. Jacobson will provide Ms. Wright with Historic Farm owner contact information and a “bullet point” report regarding the State Route 305 bridge design.
- The meeting was adjourned at about 4:10 pm