City of Bainbridge Island
HISTORIC PRESERVATION COMMISSION
November 2, 2017

IN ATTENDANCE:

HPC Members:

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

HPC Non-Member Advisors:

Olivia Sontag (City Planner); Sarah Blossom (City Council Liaison); Rick Chandler (Curator, BIHM); James McNett (COBI Design Review Board)

Member of the Public:

Jason and Elizabeth VanDuine (Purchasers of 260 Ericksen Ave), Dianne Sugden (Realtor), Jeff Mazurek (Architect); John and Elizabeth Bierly (Owners / Developers of 560 Ericksen Ave)

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 October 2017 were approved

DEVELOPMENT PROPOSAL FOR 260 ERICKSEN AVE

- The Proposal
  - The VanDuines are interested buyers doing a feasibility study
  - Mr. Mazurek presented proposed designs and drawings of what the VanDuines would like to do with the home
    - The front of home would be altered by moving the front porch from the side to the middle
    - Dormers would be added on the north and south sides of second floor
    - A two-story structure would be added to the back of house
    - The historic garage in the back would be retained
    - A two-story structure consisting of two loft apartments and a three-car garage would be built beyond the original garage
- The Discussion of the Proposal
  - There was concern about the alterations to the existing house
    - Mr. McNett did not think it necessary and should be kept
    - Ms. Burke said that the additions would take the house out of character
    - Ms. Burke said that it was the diminutive scale that made the house appealing and architecturally representative
    - Mr. McNett inquired about the footprint in terms of setbacks from the ravine and the property boundaries.
      - He recommended talking with Jon and Piper Thornburgh as well as Carol Thornburgh for how they have managed additions and changes
  - Secretary of Interior standards were discussed
    - Ms. Montgomery said that the Secretary of Interior requires that materials used for any alterations or improvements must be done with material similar to the original structure

        - Mr. Shopes asked if they had a copy of the Secretary of Interior standards and stated that a copy was available at the History Museum
        - Mr. VanDuine was concerned that similar windows to the original would not pass code, but Ms. Wolfe stated that using vinyl windows on the dormers would be akin to plastic surgery.
- Discussion of the costs and benefits of the Historic Register
    - Mr. Williams asked Mr. VanDuine if he know about the variances available for structures on the Historic Register
    - If the structure was on the Historic Register, the VanDuines could receive variances from the ravine and boundary set back rules as well as "floor space" percentage limits.
        - However, these variances are limited to working with original structure
    - The costs of being on the Historic Register involve freedom to make changes to the structure
        - As the building is not currently on the Historic Register, the HPC can advise the VanDuines on what they approve or do not approve when it comes to changes, but the VanDuines can ignore us because we have no power.
        - If the building was on the Historic Register then the VanDuines could not make any changes without a Certificate of Appropriateness from the HPC

VARIANCE REQUEST FOR 568 ERICKSEN AVE

- The Proposal and the Background
    - The home was recently placed on the Historic Register and is proposing developments to the property
    - Mr. Bierly's first proposed design was for approximately five town houses
        - The Design Review Board did not like this original proposal as it would dwarf the original house
        - The historic value of the house is its scale
    - Mr. Bierly's new proposed design show multifamily units designed to be affordable units
        - The homes would be 1600 square feet each
        - In both designs he wants to meet the guidelines of the Ericksen Avenue Overlay in terms of setbacks and ravine visibility
- Discussion and Outcome
    - The HPC wanted the windows to be more compatible with the original house
    - There was also concern that the proposed structures were still not similar in scale to the original structure
    - Mr. Bierly's proposal will now go to the Design Review Board.

CONSIDERATION OF BATTLE POINT PARK ON THE NATIONAL HISTORIC REGISTER

- Proposal initially brought forth by Gerald Elfendahl in correspondence with Mr. Williams
    - He believes that the park should be on the National Historic Register
    - His e-mail to the HPC stated "The Park District's Comp Plan as well as the City's and SEPA address matters of historic and cultural preservation."
    - He went on to say "that there are some things that could and should be done at Battle Point Park as its historic interpretations are inaccurate in part, stolen in others, and overlooked in not having been listed on the National Historic

Register since it was not contiguous to the ***Command and Receiving*** portions of Navy Radio Station Bainbridge Island during both WW 2 and the Korean conflict."

- The issue first needs to be decided by the Park Board
  - Some concerns expressed by members of the HPC was that too much has been lost to make it eligible

UPDATES FROM PRIOR MEETINGS

- Register Signage Update-Sandy/Carol
  - Ms. Burke did not like the COBI logo on the sign and proposed the top portion simply say "City of Bainbridge Island"
  - Ms. Burke and Mr. Jacobson did research the application forms for the proper names although a couple of them were the names of the nominating owners and not the original owners
  - A few design adjustment ideas were suggested
- Confluence Presentation Update
  - Ms. Gray was going to present her findings, but she did not attend
  - Post Script: Confluence Report copy submitted to Commissioners via email on November 9, 2017
- Moran School Demo/Compliance with Demo Permit Conditions
  - The structure has been demolished
  - Some mitigation requests do not seem to have been met
    - They were supposed to allow salvage of artifacts
- Creating an Inventory Data Base
  - Ms. Wright said that she spoke to the IT and Administrative staff
    - They are willing to assist on this project
    - Mr. Williams said the first task was to develop a linked website
  - Mr. Williams and Mr. Jacobson will go through the spreadsheet Mr. Jacobson developed and material at the History Museum
- Review of Winslow Way Properties for Register Eligibility Status
  - The Commissioners looked at the Cultural Resource Consultants study done in 2009 as a guide
  - Most of the structures were declared ineligible and the first two were no longer in existence
  - The following structures built in 1910 were considered eligible
    - That's a Some Pizza @ 488 Winslow Way E
    - Mon Elisa's (historic Shoemaker Shop) @ 450 Winslow Way E
    - Rug Gallery and Cut's Above Hair Stylist (historic Irving's Dry Goods) @ 424 and 440 Winslow Way E
  - The following structures built in the mid-20th Century were considered eligible
    - The Traveler (formerly Archie's Winslow Drug then Paper Products @ 256 Winslow Way E) due to its historic window display section which is a mid-century commercial feature
  - Kennedy and Kate (Riley's Variety Store) @ 230 Winslow Way E for the same reason as the same reason

- Bainbridge Island Arts and Crafts and Eagle Harbor Books @ 151 and 157 Winslow Way E as it was the former City Hall
- Christian Science Reading Room @ 265 Winslow Way E due to its unique use of glass and other “futuristic” mid-Century features

- The following were discussed but the ineligible status remained
  - Sandy’s Barber Shop due to roof updates
  - Former Winslow Hardware (Western Stores) due to major structural changes
- Other Matters
  - Ms. Montgomery and Ms. Chandler visited the Yama site recently and gave us an update on the ongoing archeological project
    - Olympic College has been given a three year funding grant to continue their archeological work
    - There will be a presentation to the State Dept. of Archeology and Historic Preservation in March 2018
    - Once the site is cleared as a historic heritage site and will then move up to the Federal level.

ADJOURNMENT

- The meeting was adjourned at about 3:45 pm