

City of Bainbridge Island
HISTORIC PRESERVATION COMMISSION
December 7, 2017

IN ATTENDANCE:

HPC Members:

David Williams, William Shopes, Sandra Burke, Adrienne Wolfe, Francis Jacobson; Carol Oas

HPC Non-Member Advisors:

Olivia Sontag (City Planner); Sarah Blossom (City Council Liaison); Rick Chandler (Curator, BIHM)

Member of the Public: Connie Gray (Historic Structure Survey)

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

HISTORIC STRUCTURES SURVEY – Connie Walker Gray

(formerly from Confluence and now Jacobs Engineering)

- Overview of the Survey
 - There were seventy (70) historic structures that were evaluated
 - On each of the structures, the following actions were taken:
 - Background Research
 - Field Survey
 - Evaluation and analysis
 - Recorded the data in the WAHP's database: WISAARD
 - Each structure was judged as to whether they met National Register of Historic Places and/or Bainbridge Island Historic Register Criteria
 - The architectural integrity of the structure in terms of style and material needed to be preserved.
 - Some structures had too little information and visible access for a determination to be made
 - Of the forty-nine (49) structures considered, seven (7) did not have sufficient information to determine eligibility
 - The construction styles and their time periods that formed a basis for determination were as follows:
 - Vernacular Bungalow (1860 – 1915)
 - Term used for simple structures built by lay carpenters who were farmers, mill workers, etc.
 - Use of milled wood lumber / vertical plank construction
 - Rectangular built structures with few architectural features
 - Craftsman Style – Early 20th Century
 - This was a style that emphasized craftsmanship over construction and was a reaction to the mass-produced homes of the Industrial Revolution
 - Distinguishing features were low pitched gable roofs, gabled or shed dormers and full façade porches
 - Colonial Revival – Early 20th Century

- Structures were meant to imitate Dutch and English styles of the 17th and 18th Centuries
 - Emphasis on rectangular structure and symmetry with gable pitched roofs and porticos instead of porches
- Tudor Revival – Early 20th Century
 - Emphasis on brick and stucco or the half-timbered look
 - Windows were tall and narrow and sometimes accompanied by bay-windows
- Minimal Traditional – Ranch Style – Mid-Century
 - During the Depression and World War II, use of materials was more Spartan and architectural details were minimal
 - Ranch style homes were single story homes with low pitched gable roofs with no dormers. Synonymous with the immediate postwar era, Ranch style homes were not as well represented on Bainbridge Island as well as other areas of the country.
- The Study broke the island off into six sections
 - Only the southwest part of the Island was not examined
 - The sectional map revealed that the buildings were spread out over every section which meant that there was no historic overlay
- The Qualifying Structures were as follows
 - 5711 NE Tolo Rd
 - Constructed 1931 in Craftsman Style
 - Retains much of its original integrity
 - 12364 Miller Rd NE –
 - Constructed 1915 in Craftsman Style
 - Minimally altered, it has retained a classic farmhouse look of early 20th Century homes.
 - 12620 Manzanita Rd NE
 - Constructed 1914 in Dutch Colonial Revival Style
 - Maintains the symmetrical aspects of its style and original integrity
 - 11410 North Madison Ave NE
 - Constructed 1915 in Craftsman Style
 - Associated with the early community development
 - Associated with farming and forestry
 - 14313 Madison Ave NE
 - Constructed 1912 in Craftsman Style
 - 5225 Taylor Ave NE – Sanderson House
 - Constructed 1902 in Folk Victorian Style
 - 5216 Taylor Ave NE
 - Constructed 1906 in Folk Victorian Style
 - 4991 New Sweden NE
 - Constructed 1901 in Craftsman Style
 - Two-story home with detached enclosed garage
 - 4498 NE Old Mill Rd
 - Constructed 1901 but style not defined
 - 4461 Pleasant Beach Dr NE
 - Constructed 1932 in Tudor Style
 - 9249 NE Meigs Rd
 - Constructed 1940 in Cape Cod Saltbox Style
 - Retains original integrity and simplicity

- 10152 NE Valley Rd – Olaf Finn Olson Farmhouse
 - Constructed 1906 in Queen Anne Victorian Style
 - Associated with early development, farming and forestry
- 10243 NE Valley Rd –
 - Constructed 1916 in Craftsman Style
 - Associated with early community development and transportation
- 14805 Henderson Rd NE –
 - Constructed 1914 in Craftsman Style
 - Retains original integrity representing original settlement of the area
- 10809 NE South Beach Dr –
 - Constructed 1906 in Greek Revival Style
 - Doric Columns over casement with flat roof side building
 - Minimally altered and retains its integrity
- 2503 Toe Jam Hill Rd NE –
 - Constructed 1924 in Craftsman Style
 - Simple one-story home on a five-acre plot
- 2619 Toe Jam Hill Rd NE –
 - Constructed 1916 in Craftsman Style
- 8395 Oddfellows Rd NE – Hauger House
 - Constructed 1901
- 274 Gideon Lane NW – Gideon Log House
 - Constructed 1947 Single story log cabin
- 317 Cave Ave NE – Anton Sutora House
 - Constructed 1901 in American Foursquare style
 - Context, materials and workmanship remain intact
- 1197 Hawley Way NE – Governor's House (unofficially)
 - Constructed 1931 in Tudor Style and built in brick
- Recommendations and Discussion
 - Recommendations were made in the last page of the report
 - Continue consultation with owners of properties recommended for consideration for the Historic Register
 - Coordinate with owners for opportunities to rehabilitate the façade
 - Communicate with owners of properties that lacked information to determine eligibility
 - Other recommendations dealt with development of a preservation plan and documentation
 - Discussion of Report
 - Ms. Blossom was surprised that few Eagledale homes qualified
 - Ms. Oas expressed the same sentiments about West Blakely
 - Agreement that we should start with this recommendation and then expand our eligibility list beyond these properties
 - Concern was expressed about the rejection of 14881 Henderson Rd NE as it had a history as sanitarium.
 - Ms. Sontag will now begin the process of out letters to those property owners whose structures were considered eligible.

UPDATES FROM PRIOR MEETINGS

- Register Signage Update
 - Ms. Burke showed the Commission the final sample of what the signs will look like

- White background, black letters, no COBI logo but the words “City of Bainbridge Island” are in the lower center with “Historic Registry”
 - There were two points of contention Ms. Burke had with Kellie Stickney, MPA (COBI Communications Manager)
 - The City’s logo must be present
 - The signs need to have a brown background and white letters that meets the standards of a “wayside” signage
 - Ms. Burke said that while she knew about the logo, she had never considered these wayside signs since they were meant to go on a person’s private home.
 - Ms. Sontag looked through the minutes of previous meetings, and while the logo was an issue, wayside signage standards were not.
 - One of the objections to use of the logo was that logo’s change.
 - To break the logjam, Ms. Blossom went to City Manager Doug Schultze
 - Mr. Schultze agreed that logos change, and that these were not wayside signs
 - The black and white signs sans logo were approved and will go forward toward implementation
- Historic Suyematsu Farm Update
 - Report of Project Activities from Sept to Nov 10, 2017 was submitted to HPC members
 - Mr. Chandler cataloged over 2000 items and triaged them into various categories as to what can be done with them
 - Many are old pieces of machinery, pumps, gages and even old cans of paint from brand names no longer in existence
 - Mr. Williams asked Mr. Chandler if any of the family wanted some of this stuff, and he said they did not.
 - Mr. Williams also suggested that some of these items be part of an artifact supply
 - According to Mr. Williams, the City Council is very supportive of the project.
 - In addition, Friends of the Farm may apply for a grant from the Rotary Club
- Creating an Inventory Data Base
 - No developments to report. Mr. Williams and Mr. Jacobson still need to get together and compile information on each property from the spreadsheet.

ADJOURNMENT

- The meeting was adjourned at about 2:55 pm