

City of Bainbridge Island
HISTORIC PRESERVATION COMMISSION
February 8, 2018

IN ATTENDANCE:

HPC Members:

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

HPC Non-Member Advisors:

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

Member of the Public:

Charles H Schmid (Association of Bainbridge Properties); Douglas Crist (Friends of Ft. Ward); David Kotz (Owner of potential historic property); Paul Bang-Knudsen (Re. Mosquito Fleet Trails)

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 December 2017 were approved with the following requests Mr. Williams gave to Mr. Jacobson via e-mail
 - Add “The HPC unanimously accepted Ms. Gray’s Register Eligible recommendations.”

PUBLIC COMMENT

- Interest in Historic Register
 - Mr. Kotz and Julie Rosenblatt are the owners of 750 Madison Ave
 - The home has the historic name of Wallace House
 - Built in 1903 and the original owner is the namesake of Wallace Way
 - His interest in the Historic Register for zoning exceptions
 - Need to install parking spaces
 - Wants to know what changes can and cannot be made
 - He wants to turn the house “sideways” to allow for parking access
 - Mr. Williams stated that any interior changes are fine, but exterior changes would require a Certificate of Appropriateness from the HPC before any changes could be made
 - Ms. Sontag stated that Municipal Code 18.24 contains all information on the current Historic Preservation Ordinance
 - Ms. Montgomery advised Mr. Kotz research the Secretary of Interior’s Standard of Rehabilitation guidelines

FORT WARD BAKERY – Certificate of Appropriateness and Action (Mr. Douglas Crist)

- The History of the Bakery Building
 - Beach front forts were constructed to defend Puget Sound from a naval invasion prior to the age of aviation
 - Forts Worden (Quimper Peninsula), Flagler (Marrowstone Island) and Casey (Whidbey Island) were part of the “Triangle of Fire” which could bombard invading craft from all directions
 - Fort Ward was constructed to protect Puget Sound Naval Shipyard in Bremerton

- The Bakery Building was constructed in a Georgian Colonial Revival style of architecture and is one of only two historic military buildings in the United States with a cupola (the other being at Fort DuPont in Delaware)
- When Fort Ward became a Military Intelligence facility for the US Navy, the Bakery Building was converted into a power generator for Radio Building that received Japanese code to send to code breakers in Washington DC
- The Fort was decommissioned by the US Navy in 1960 and the Bakery was turned into a private home and remained one until 2012.
- Proposed actions to reinstate Bakery Building to its previous condition
 - Large windows that were installed in the original structure were closed with brickwork covering during its conversion into a power generation plant. This brickwork will be removed, and the original windows will be restored.
 - The exterior additions made by subsequent homeowners during the fifty-two-year period as a single-family home will be removed
 - The original doors (which were preserved by a nearby homeowner) will be reinstated.
 - Interior Changes are being made to turn the building into the Fort Ward Community Hall like Seabold Hall and Island Center Hall
- Certification Request
 - The project has been endorsed and financed by the Washing Trust for Historic Preservation, Kitsap Community Foundation, Seattle Foundation and various local organizations
 - Certificate of Approval granted unanimously.

CHARLES SCHMID MEMO – Ericksen Avenue Overlay

- Mr. Schmid of the Association of Bainbridge Communities, sent an e-mail to Mr. Greg Christensen, City Planning Director and wishes to discuss this with the HPC
 - This involves a proposed demolition of 176 Ericksen Ave.
 - As a Minor Site Plan Review, there was no public meeting so public comments needed to be in writing
 - Stated that demolition of this structure, which exists in the Erickson Avenue Overlay District, is not allowed by the *Bainbridge Island Comprehensive Plan* and the *Bainbridge Island Zoning Ordinance*
 - Mr. Schmid's concern is that allowing this structure to be demolished allows a gateway to future demolitions of historic home
- Mr. Schmid referred to both the Plan and the Ordinance his memo
 - In the *Comprehensive Plan* Mr. Schmid referenced Policy LU 7.4 Ericksen Avenue Overlay District
 - "Historic (pre-1920) sing-family residential structure on Ericksen **may be converted to non-residential use**, provided that the structure is preserved. However, any addition to the structure must be added to the rear and must be **compatible with the character of the original structure.**"
 - Mr. Schmid referenced Part III of the Zoning Ordinance regarding "Mixed Use Town Center Zone" regarding the Ericksen Avenue Overlay
 - "The purpose of the Ericksen Overlay District is to preserve the unique historical features of the Ericksen Avenue neighborhood and should provide for a mix of residential and small-scale non-residential development. Retail development is permitted only on the ground floor, which residential or residential and office development is permitted in the upper floors."

- “Historic (pre 1920) single family residential structures on Ericksen may be converted to non-residential use. However, any additions to the structure must be added to the rear and must be compatible with the character of the original structure.”
- Mr. Schmid stated that this home (176 Ericksen) is one of the seven shipyard worker homes on the eastern end of Ericksen Avenue
 - No home had been threatened with destruction prior to this request.
 - Mr. Schmid read in the SPR notice that “The existing building is in poor condition, was reviewed by the Historic Preservation Commission, and has been approved for demolition,” yet he could not find the minutes that referenced this approval.
- Conclusion of the discussion of the memo
 - Mr. Thornburgh, whose Manzanita Properties owns 176 Ericksen, had planned to keep the structure residential and not have any commercial use.
 - Consequently, because there would be no use conversion, the structure would be protected by the Ericksen Overlay
 - Ms. Burke and Mr. McNett dissented by stating that they thought the Historic Overlay was designed to protect all buildings regardless of use.
 - Please see addendum at the end of these minutes.

SPRING PLAQUE CEREMONY WORKSHOP REPORT

- Ms. Wolfe submitted a five-point outline the workshop created and what was discussed. They are:
 - What is the purpose of the event?
 - Primarily it would recognize historic homeowners and their contributions to historic preservation
 - It would also engage all owners of historic properties with each other and the HPC as well as give the HPC more visibility
 - It would encourage owners of Register Eligible homes to register their own properties
 - How would the event carry out this mission?
 - Historic Property owners would receive their plaques along with a packet about their individual homes that show old photos, a list of previous owners and information on what makes their house unique
 - During the ceremony, one commissioner had the idea of a “running slide show” that featured the homes on a large background as the owner received his or her plaque.
 - Discuss ideas for engaging the public and the visibility of historic homes
 - Ms. Wolfe and Ms. Burke made comparisons with the Bainbridge Garden Tour which has proved quite successful.
 - The local media should be encouraged to write feature articles about historic homes much as they do for high priced architectural homes.
 - Ms. Oas suggested some personal anecdotes from those, like herself, who grew up on Bainbridge Island
 - Who would be invited?
 - In addition to the home owners receiving plaques, recipients of Register Eligible Letters would also be invited to encourage them to place their homes on the Historic Register
 - Members of the HPC, Council Member Sarah Blossom and City Planner Olivia Sontag

- The press will be invited depending on how many invites we receive replies to.
- As we only have physical addresses, we will need to invite prospective attendees via “snail mail” with an RSVP request
 - We need to provide enough time to gauge our event based on likely turnout.
 - The invitation needs to be designed in a way that will prevent the invitation from being unread.
- Where should the event be held?
 - The venue and set up will be determined by the estimated turnout
 - Mr. Williams said the event should be low-key so that it does not take up all evening.
 - Mr. Chandler stated that the History Museum has a partnership with the Bainbridge Public Library, so the lecture hall could be used.
 - Mr. Shopes stated that three of the structures on the Historic Register have public venues: St. Barnabas Church, Eagle Harbor Church and the Yeomalt Cabin.
- Ms. Wolfe and Ms. Oas will work on the invitations and begin working on the logistics.

DISCUSSION OF WORK PLAN FOR 2018 AND DAHP GRANT IDEAS

- The following proposals were outlined in the workplan
 - Continue to identify Register Eligible properties
 - The Spring Reception and Workshop
 - Identify Historic Island Farms pursuant to Municipal Code 18.24.130 as well as encouraging nominations and develop recognition signs
 - Explore the feasibility of establishing a web-based database of the Historic Register properties that would be accessible to the public
 - Follow ups on the following projects
 - Fort Ward Bakery restoration
 - Suyematsu Restoration
 - Assure that signage is produced and installed at the Moran School site
- Addition to plan and DAHP Grant ideas
 - Mr. McNett suggested the HPC add a goal of identifying potential historic overlay districts
 - Research and identification of potential overlays could be a project for which we could apply for the grant
 - Another idea was to propose applying for a DAHP Grant for restoration of the Mosquito Fleet trails.

OTHER MATTERS

- Mosquito Fleet Trails – presented by Paul Bang-Knudsen (this occurred in the meeting after discussion of Mr. Schmid's memo)
 - Mr. Bang-Knudsen (currently a commissioner on Kitsap Fire District 2 – BIFD) had previously served on the Bainbridge Island Metropolitan Parks Board
 - He stated that while he was a commissioner he learned that there was a network of trails that had gone from the road ends (previous Mosquito Fleet docks)
 - He believes this could be an infrastructure asset which grant funds could be used for its restoration

- His interest was generated due to the proposed bicycle trail proposed for Miller Road
- Ms. Burke expressed concern that these trails would trespass on waterfront property which Mr. Bang-Knudsen said they would not
- Mr. Bang-Knudsen also said that information could be found on the Kitsap County website (<http://www.kitsapgov.com/mosquito/>)
- Larson Lumber Building in Lynnwood Center
 - Ms. Sontag said this building was recently purchased and plans to restore the structure
 - The building is likely Register Eligible and could be on the Register
 - A visit by Ms. Sontag and a member of the HPC will take place in near future
- A Few Other Items
 - Port Blakely Mill Home owner interested in Historic Register
 - Mr. Stephen Soames owns this house at 10359 NE Seaborn Rd
 - Structure was built in 1880
 - Mr. Shopes said that the Bay Barn was going to be torn down and rebuilt
 - As the property is on the Register we will need to meet with the owners
 - Mr. Chandler stated that the Yama Exhibit will be funded from grant money from the University of Washington
 - The permanent opening will be on June 1st
 - Mr. Shopes term will be terminating in June, and he would like to retire and not have a new term.

ADJOURNMENT

- The meeting was adjourned at about 2:55 pm

ADDENDUM: From September 2016 Minutes

Demolition Permit Request – 176 Ericksen Ave NE (Incorrectly identified as 187 Ericksen Ave NE in the minutes but Agenda stated 176)

- Mr. Jon Thornburgh is requesting demolition of this house in order to construct a new building.
- The structure lies within the Ericksen Ave overlay district, and while HPC comments are not required for demolition the HPC would need to approve proposed construction due to the nature of the laws regarding the overlay.
- Mr. McNett was surprised and asked about an earlier episode with Bruce Brunton's proposal to demolish and reconstruct one of his older buildings, but Mr. Williams stated that Mr. Brunton did not have the money to complete the project.
- Mr. Thornburgh has expressed concern about the Ericksen overlay setback rules because a new structure would have to be closer to the street and require the removal of a tree that he would prefer to save.
- Ms. Montgomery stated that she would like to have something in writing about the structure slated to be demolished.