

City of Bainbridge Island
HISTORIC PRESERVATION COMMISSION
March 1, 2018

IN ATTENDANCE:

HPC Members:

David Williams, William Shopes, Adrienne Wolfe, Francis Jacobson

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:

Larson Lumber Bldg.: Susan Thomas (Current Owner), George Lobisser (Prospective Buyer), Jan Johnson (Real Estate Agent for Mr. Lobisser); Beverly Green (Real Estate Agent for Ms. Thomas), Don and Judy Wilson (Adjacent Home Owners @ 4572 Point White Dr.)

Wallace House: David Kotz (Owner) Peter Brachvogel and Stella Caroso (Architects)

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 February 2018 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."

NOMINATION OF LARSON LUMBER BLDG FOR HISTORIC REGISTER

- The importance and soundness of the structure was presented in person and detailed in writing via a staff report to the Dept. of Planning and Community Development
 - Ms. Johnson, presented a detailed history of the Larson family, their business and the historical value
 - The building was constructed in 1925 from stock from the Port Blakely Mill, prior to its inevitable closure in 1927.
 - The business was owned jointly and successively by Louis Larson and his son Henry and brother-in-law Karl Kasperson
 - The business specialized in commercial and industrial lumber
 - The Larson family sold the business in 1970 to Kasperson's son who incorporated the business and renamed it Bainbridge Island Lumber Company
 - It was sold and ceased operations in 1987
 - Quit Claim Deeds submitted in 1989
 - Ms. Thomas purchased structure in 1991
 - The historic value of the structure is based on its contextual significance in terms of people and economic development
 - Larson Lumber is linked to the post-mill events on Bainbridge Island and the development of Lynnwood Center in the 1930s.
 - It provides historical reference to the Scandinavian families in the region in the context of a family owned and operated business

- The structure itself remains sound due to the quality of the “first growth” lumber stock used to construct it. This finding was supported by Mr. Williams and Mr. Shopes who made a site visit on February 26, 2018
- The structural concerns, according to the staff report, are as follows
 - The “exterior envelope” has had “minimal maintenance” which has led to deterioration
 - While the timber piles and floor of the main structure are sound and can accommodate light industrial use, the surrounding deck in poor condition and will need to be either repaired or replaced
- Prospective Buyer’s planned use of the structure
 - Mr. Lobisser is purchasing this structure for light industrial use for his agri-business venture, Ripe Locker LLC.
 - The Linked In business profile states that Ripe Locker constructs “pallet sized containers” that hold “highly perishable food items under low pressure” which work to reduce decay and allow shipment of such items over long distances which expand markets for fresh produce.
 - In addition, Mr. Lobisser has rehabilitated a dilapidated structure in Port Madison (a former grocery store and service station) into a residential structure
 - Mr. Lobisser wants to use this building to produce the vacuum equipment necessary to reduce the pressure in the containers.
 - As a high-capital, low-labor type of enterprise, there will be fewer than ten employees working on site
 - He believes that this is the best use because any commercial use that involves a high volume of people (such as a restaurant) would be unfeasible due to stress on the water / sewer infrastructure.
- Proposed changes to the structure and the reason for nomination request
 - The structure is currently only 10 feet above the mean sea level while FEMA requirements have a minimum of 14 feet. A registered historic structure would be exempt from this rule.
 - The creosote pilings from the deck would be removed
 - The second story (the structure is essentially 1 ½ stories) would be moved southward
 - There would be changes to on the western side of the structure, but the façade on the north side which is the most visible, would remain predominately intact.
 - He requested HPC guidelines to know exactly what he can and cannot do with the structure before sinking more money into proposed changes.
- Outcome
 - Larson Lumber Building was approved to be on the Historic Register

WALLACE HOUSE PROPOSED CHANGES AND NOMINATION INTEREST

- Mr. Kotz and his wife Julie Rosenblatt own this 1903 structure and would like to have this structure on the Historic Register
 - A primary motivator is that it would not be included as part of the “coverage limit” based on the percent a structure can cover one’s property
 - They will be building a barn like structure that will be used as a therapeutic spa
 - This structure will be attached to the house and will be architecturally compliant
- Proposed change they wish to make to the house for this venture
 - To allow parking for the spa, they would turn it 90 degrees so that the current south side is facing the west
 - Mr. Kotz said that the south side is actually the front of the house so that turning it would be placing it “correctly”

- They would also be taking out the one-story addition that was not part of the original house which was a “four-square” design
- Mr. McNett raised a concern about the Norwegian maple tree on the southwestern side of the property
 - Mr. Kotz said that he did have an arborist look at it, and Mr. Kotz planned to take down the tree and mill it for lumber for the structure he is building.
 - Mr. McNett suggested Dr. Olaf Ribeiro
 - Mr. Chandler said that the homeowner across the street was concerned that the tree would be coming down (he referred to it as a sugar maple)
- Future actions
 - Ms. Sontag and members of the HPC will conduct a site visit

SPRING WORKSHOP (PLAQUE PARTY) EVENT PLANNING

- Review of sample invitation letter
 - Rather than read “historic house”, Mr. Williams proposed that this be replaced with “property” because not every structure on the Register is a home
 - Mr. Williams stated that there should also be a focus on how someone with a “Register Eligible” property can be placed on the local Register and what the incentives are.
 - As to whether this should be on a letter or post card, Ms. Wolfe said that it should be a letter to reduce chances of being discarded. A letter would give it a sense of being official and, therefore, likely to be read.
 - There was also the idea of having the water tower or some historic structure be placed as a “faded background.”
 - Ms. Wolfe agreed but said that had very little luck in being able to produce something like that.
 - She asked if an IT specialist on the COBI Staff could create something like this.
- When, Where, Who and How Logistics
 - The Commission debated whether it should be a weekday evening or on a weekend morning.
 - Mr. Williams suggested a Sunday afternoon, particularly from 2:00 to 4:00 pm
 - Where should this be held? Could it be held in the Public Hearing Room at City Hall?
 - Ms. Blossom said that this could be arranged
 - How much time should we give for invitees to RSVP?
 - After some discussion, the Commission said that three weeks would be enough time
 - How should invitees reply?
 - One idea was to provide Ms. Sontag’s e-mail address, but there was some concern about the volume she would receive.
 - There was also the idea having a separate e-mail account for this event
 - One proposal was to use E-vite or some other type of website
 - Should there be a public announcement?
 - Mr. Williams suggested that there be one in the local newspaper to attract local architects and real estate agents
 - Refreshments
 - This should be low key with cookies and coffee

HISTORIC FARMS SIGNAGE – This will be deferred to Commissioner Sandra Burke

DAHP GRANT IDEAS

- The idea from the previous meeting was a study of potential Historic Overlay Districts
 - We currently only have Fort Ward and Ericksen Avenue
 - There is a proposal being put forth by City Council member Ronald Peltier to have design guidelines for subdivisions and the creation of a specific commission
 - The Commission decided that a grant to study such guidelines as they pertain to potential Historic Overlays would be in the Commission's interest.
 - The first step is to contact DAHP
 - The proper contact would be Alison Brooks

INVENTORY DATA BASE

- Mr. Williams and Mr. Jacobson got together for an initial finding
 - Mr. Jacobson's goal was to obtain the information from homes currently on the Historic Register that he scanned and placed into a specific report.
 - However, attempts to find this report were completely unsuccessful
- Clarification of Information and Project
 - Mr. Williams stated that he wanted to start with Mr. Jacobson's spreadsheet and findings when he updated both the 1987 Boyle Report and the secondary structures that we not studied.
 - Mr. Jacobson has all that information and will provide Mr. Williams with the report.
 - This report will become the basis of the Inventory Database.
- Website Potential for the Database
 - Ms. Sontag said that the City's website will be updated soon
 - This provides opportunities to enhance such a database.
 - Ms. Wolfe proposed linking such a database with a map so that visitors can take a driving tour and learn about the individual homes

OTHER MATTERS AND ADJOURNMENT

- Yama Update
 - Hearing before the DAHP later this month
 - Approval will be the stepping stone to Yama being recognized by the National Park Service
- Potential Register Nominees
 - Owner of 317 Cave Ave would like to have his home on the Historic Register and is requesting a site visit
 - A homeowner in Crystal Springs (location not provided) is interested in having his or her home placed on the Local Register
- The Meeting Adjourned at 3:40 pm