

City of Bainbridge Island
HISTORIC PRESERVATION COMMISSION
July 5, 2018

IN ATTENDANCE:

HPC Members:

Adrienne Wolf, Carol Oas Sandra Burke, Brianna Kosowitz, and Francis Jacobson

HPC Non-Member Advisors:

Olivia Sontag (City Planner); Rick Chandler (Curator, BIHM)

Members of the Public: Ed and Lori Bancroft

CALL TO ORDER / APPROVALS / CONFLICTS

- Ms. Sontag (acting in capacity as Chair), opened the meeting at 2:00 pm
 - The Agenda was approved with “Preservation of Tiffany Meadows Barn” being moved to the front.
 - The Minutes for May and June 2018 were approved with amendments
 - There were no conflicts of interests

PRESERVATION OF TIFFANY MEADOWS BARN

- Context of the Barn and the problems
 - Mr. Bancroft is the President of the seventeen-member Tiffany Meadows Homeowner’s Association
 - There is a 2.5-acre open space section that is owned in common
 - This is where the barn sits at 740 Ferncliff Ave N at was built circa 1906
 - The barn’s construction is sturdy and it good condition.
 - There is no insulation, the floor is uneven and the inside not entirely appealing
- Context of the Problem
 - The paint on the south and east sides of the barn is chipping off
 - In addition, the wood cannot absorb paint, so the sides would have to removed and rebuilt
 - In addition, there is the likelihood that the paint is lead based which adds to the projected costs, coming to \$20,000 to \$25,000 which Mr. Bancroft says is too high for many residents
- Discussion of the Issue at hand
 - Ms. Wolfe asked Mr. Bancroft what he wanted from the Commission to which Mr. Bancroft said that he had no agenda. He had spoken to Ms. Sontag which she recommend coming to the Commission.
 - Mr. Bancroft said that the “fiscal decision” would be to remove the structure, but the emotional decision is to spend the money to replace the walls.
 - Ms. Burke said that it would be possible to apply for a Heritage Barn Grant. The benefits of being on the Historic Register would not apply here because there are no property taxes.
 - Ms. Sontag said that it could qualify as Heritage Barn. However, while a grant would help with the initial cost, there would be continuing costs involved.
 - Ms. Oas asked if it was possible to rent the space for events, but Mr. Bancroft said that there is little parking and nearby residents would be inconvenienced.
- Discussion of Potential Resolution
 - Ms. Wolfe said that the benefit of being on the Local Register is that the HOA would be able to obtain grants for its maintenance. However, if it is on the Local Register, Ms. Kosowitz states that removal would no longer be an option.

- Mr. Bancroft says that fifteen of the seventeen HOA members want to keep the barn. Ms. Sontag suggests a site visit.

REVISIONS TO LOCAL REGISTER PLAQUE AND HERITAGE FARM SIGNAGE

- Revisions to the Local Plaques
 - The “Island School” needs to be changed to “Island Center School”
 - The current owner of the Welfare House, Sarah Bullock, states that the Capt. Welfare House should be dated 1897 instead of 1903
 - Ms. Sontag said the “Plaque Party” was a successful event
- Heritage Farm Signage
 - Ms. Burke stated that she spoke to Moira McDonald, but she said that we don't have a list of qualified Heritage Farms.
 - The Code states that Heritage Farms are an honorary designation and that the owners do not have to approve the designation.
 - The Commission needs to communicate with the public about what a Heritage Farm means and that the History Museum would be a good place to start.
 - Ms. Sontag said that the new City Communications Director, Kristen Drew, is intent on using social media to reach the public.

YATES HOUSE PUBLIC OPENING AND REGISTER ELIGIBLE CONSIDERATIONS

- The owners of the Yates House (6551 Wing Point Rd) e-mailed Ms. Sontag and spoke to her on the phone and said that they are willing to have a public tour of their home.
 - As for the parameters, this has not yet been spelled out.
 - Ms. Sontag suggested a site visit and speaking with the owners as to when they would consider holding the event and how this can be advertised and who should be invited so as to prevent a crush of viewers due to the physical limits of the neighborhood in terms of parking, etc.
 - Ms. Kosowitz will research how other areas conduct private home public tours
 - We need to be cautious and deliberate as to how to go about this.
- Island Center Cemetery – Discussion of Register Eligibility
 - One problem with consideration is that we do not know who owns the property
 - Ms. Kosowitz knows the caretakers of the property and the museum has applied for a grant to assist in its restoration.
 - Ms. Sontag will fill out the application for a Commission vote next month
- 11224 Skinner Rd. – Discussion of Register Eligibility
 - The parcel was recently sold for \$988,000 (per County Assessor website) and has a small beach cabin built in 1903
 - The new owners have recently applied for a demolition permit, so Ms. Sontag brought it before the Commission
 - The disqualifying factors are as follows;
 - The house cannot be seen from the road so there is no public view
 - Other than its age, there appear to be no other factors that would qualify the house as Register Eligible
 - Factors the new owners will need to be aware of before choosing to demolish the structure
 - The Shoreline Master Plan would require any new structure to have a longer setback than is currently in place
 - The tree coverage close to the house would also hamper approval of new construction
 - It appears the house does not qualify

PARTING SUGGESTIONS FROM DAVID WILLIAMS

- Continue to look for ways to increase our inventory
 - Register Eligible properties
 - Heritage Farms
 - Heritage Properties
 - The language in the Historic Preservation Code may need to be amended so that it is more clear
- Work on Public Outreach
 - From the inventory, develop a user-friendly database on the COBI website.
 - Re-activate the Blakely Awards
 - Educate Real Estate Brokers on the role of the HPC and Register Eligible properties

OTHER MATTERS AND CLOSURE

- Demolition Permit for 12335 Kallgren Rd NE submitted by the Rolling Bay Land Co.
 - Ms. Burke stated that while the house did not have anything that would qualify it for being a Register Eligible home, it could be remodeled into something appealing.
- The Meeting Adjourned at 3:45 pm