

City of Bainbridge Island
HISTORIC PRESERVATION COMMISSION
August 2, 2018

IN ATTENDANCE:

HPC Members:

Brianna Kosowitz, Marcia Montgomery and Francis Jacobson

HPC Non-Member Advisors:

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

Members of the Public: William Shopes (former HPC member), Eric Fredricks, Eric Kortum

CALL TO ORDER / APPROVALS / CONFLICTS

- Ms. Sontag (acting in capacity as Chair), opened the meeting at 2:05 pm
 - There are only three HPC members which means there is no quorum, so no votes can be made.
 - Consequently, the Minutes could not be approved
 - There were no conflicts of interests

PUBLIC COMMENT – FOUR SWALLOWS / GROW HOUSE

- Mr. Fredricks owns this structure and has Land Use Proposals
 - He is currently taking down some pine trees that are threatening the structure's foundation
 - He wants to preserve the structure and build some affordable apartment rentals behind the structure and on the parcel to the north.
 - The City allows a 100% SAR for Residential / Retail structures
 - He would be moving the car wash and mechanic shop on the parcel to the north not only to accommodate the proposed structures but also because a roundabout will be constructed on the intersection of Wyatt Way and Madison Ave N.
 - One problem for Mr. Fredricks is that he owns the Cinema Pavilion complex and he said that 90% of banks will not make loans to owners of movie theater complexes.
- Debate Regarding placing the Structure on the Historic Register
 - At first, Mr. Fredricks was reticent about placing the structure on the Historic Register because he was told that his hands would be tied.
 - He does want to preserve the structure and learned of some of the benefits of being on the Register.
 - There are five different additions that are not as old as the original home which he did not fully indicate if he wanted to preserve them.
 - However, because all structures are over fifty (50) years old, they would be part of the Register Eligible designation, and Mr. Shopes says that all the structures should be preserved as the work into the structure's history.
 - Mr. Fredricks wants to place the original structure on a new foundation to save it. Ms. Montgomery said that this could be done if the historical context is not compromised.
- Moving Forward on the Proposal
 - Mr. Fredricks approved a request by Ms. Sontag for a future site visit.
 - Mr. Shopes informed Mr. Fredricks that some insurers will not underwrite historic structures due to the high replacement costs.

- Ms. Montgomery asked if there was a “Register Eligible Nomination Form”, but there does not seem to be one.
- Ms. Sontag will organize a Site Visit

PUBLIC PROPOSAL FOR A MARITIME MUSEUM

- Mr. Kortum proposed this idea and has taken the following actions prior to this meeting.
 - He has spoken to the Marine Access Commission
 - He has learned about the Shoreline Master Plan restrictions
 - He learned about the history of the current Ferry Maintenance Yard
 - He also examined previous ideas about what to do with the property
- Primary Blueprint for Creating the Museum
 - There is a large unused dock on the southwest side of the main dock.
 - The Evergreen State class ferry, “Klahowya”, would serve as the museum
 - The primary problem is access through the Ferry Maintenance Yard
 - The City gave up its rights to the land in a \$2 million settlement
 - Mr. Kortum states he would like to pursue obtaining an easement from the Washington State Ferry system as well as placing the “Klahowya” on the National Historic Register.
 - The top priority, Mr. Kortum said, is to contact the State and other public officials to gain moral support.
 - Mr. Chandler states that he has a contact for Washington State Ferries
 - Mr. Kortum has also spoken to Jennifer Kilmer, the wife of Congressman Derek Kilmer as well as Kyle Carlton, a state official.
- Making the Museum a Going Concern
 - The idea behind the museum comes from the fact that many visitors to the Island frequently ask about the maritime attractions
 - In addition, as Ms. Blossom stated, a maritime museum could work in conjunction with the Japanese-American Exclusion Memorial via a small passenger craft.
 - She will discuss the Maritime Museum proposal with the City Council
 - Ms. Kosowitz said that securing funding is a difficult task even when there is widespread support
 - Mr. Kortum states that he will investigate the North Carolina Ferry System for ideas on how to gain public support and funding.
 - He is also balancing whether a maritime museum should be a stand-alone operation or an arm of the Bainbridge Island Historical Museum
 - Ms. Sontag suggested Mr. Kortum gating a list of potential community supporters (businesses and individuals), organizations like the Rotary and matching grant opportunities

INFORMAL SITE VISITS TO TIFFANY MEADOWS BARN AND YATES HOUSE

- Ms. Sontag visited the site (see July Minutes for details)
 - The Tiffany Meadows Home Owner’s Association would like to preserve the barn, but the primary problem is replacing the peeling paint which could be lead based and, therefore, prohibitively expensive.
 - The deadline has passed to apply for a Historic Barn Grant
 - Ms. Montgomery requests research of assessor records in order to know the past owners and, therefore, indicate its historic value
 - She would also like to see past photographs.

- Ms. Sontag did visit the Yates House and spoke to the couple about a public tour.
 - The public tour would likely come with a tour of other homes.
 - She will reach out to other historic owners to gauge their reception to the idea
 - While home tours are popular, homeowners are often reticent about the idea.
 - It is unlikely a home tour will occur this year as the “summer window” will be closely too soon before arrangements and decisions can be made.
 - Ms. Sontag will look at how other communities conduct similar events.
 - The findings will be presented at the September meeting.

“THIS PLACE MATTERS” SOCIAL MEDIA CAMPAIGN

- The National Trust for Historic Places developed the program
 - It is a social media-oriented campaign launched in May which was “Historic Preservation Month”
 - It can be found at https://savingplaces.org/this-place-matters#.W2zW_ehKjDc and the site provides the following instructions:
 - Download “This Place Matters” materials which involves signs, “social media shareables”, and a campaign toolkit
 - Take photos of the “place that matters to you” and then share the photo on-line under “#ThisPlaceMatters” identification tag
 - Ms. Sontag played the promotional video, which can be accessed via the above provided link
 - The City’s new Communication’s Director, Kristen Drew, is encouraging participation.

UPDATE ON THE SUYEMATSU FARM PRESERVATION PROJECT

- Ms. Kosowitz did some research on the project
 - She spoke with numerous parties involved in the project
 - Ms. Kosowitz stated that she is not comfortable being in charge of the project as part of her other duties and broached Deputy City Manager Morgan Smith about hiring a project manager, but Ms. Smith said this would not be a possibility.
- This creates a leadership vacuum that will cause the project to stall
 - Friends of the Farm director Heather Berger is also not comfortable leading the project because of the numerous dimensions
 - Ms. Montgomery suggested Jon Garfunkel of EduCulture because of his passion and commitment to the project
 - Ms. Kosowitz said that Mr. Garfunkel is willing to be a co-leader but not the sole leader.
 - This is because there are parts that he is not comfortable with such intern housing
 - The intern housing has become a source of tension and conflict between Friends of the Farm and EduCulture
- Ms. Kosowitz asked what role the HPC has in the Suyematsu complex.
 - Mr. Shopes said that the role was primarily “advise and consent”
 - We did not take any role in project management
 - Some of the sub-projects are somewhat unclear, such as restoration of the picker sheds
 - Ms. Sontag stated that because she is fairly new, she is not fully abreast of the details of the Suyematsu Project.

OTHER MATTERS AND CLOSURE

- Ms. Sontag will be out of town on September 6th so the question is to hold the meeting or defer to September 13th
 - As there is no quorum, she will ask the other commissioners via email
- No Register Eligible structures could be reviewed due to lack of a quorum
- The meeting adjourned at 4:15 pm