

City of Bainbridge Island
HISTORIC PRESERVATION COMMISSION
October 11, 2018

IN ATTENDANCE:

HPC Members:

Adrienne Wolfe (Chair), Brianna Kosowitz, Marcia Montgomery, Sandra Burke, Carol Oas, and Francis Jacobson

HPC Non-Member Advisors:

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

Members of the Public: John Bierly, Eric Kortum, Joseph McRitchie, Matt McGregor

CALL TO ORDER / APPROVALS / CONFLICTS

- Ms. Wolfe (October Chair), opened the meeting at 2:00 pm
 - The Minutes for September 2018 were approved
 - There were no conflicts of interests

ERICKSEN TOWNHOMES - Zoning Relief Recommendation

- Results of Design Review Board
 - Mr. Bierly brought his plans before the DRB
 - The proposed replacing the deciduous trees with evergreens
 - They DRB also suggested the shrubbery in front of the original house
 - This is in keeping with the need for a structure on the Historic Registry to be visible from a public byway (a road or body water)
- The HPC has made the following recommendations
 - The colors of the townhomes will be gray
 - The original house will be painted white
 - It is currently olive green, but early photos show that it was white
 - The goal is to have the homes blend with the color scheme of the other buildings in the overlay
- Improvement request for the original structure
 - Mr. Bierly would like to raise the house eight (8) more inches above the ground
 - This would create a basement that could be completed for the creation of a second unit and the two would either be sold as condominiums or be rented out as affordable units.
 - Mr. Bierly spoke with Phedra Elliot, Director of Housing Resources Bainbridge regarding making the structure into an affordable housing.

LUMBER BUILDING REVIEW OF PROPOSED ALTERATIONS

- Background of the Project
 - The structure was recently placed on the Historic Register by a vote of the HPC at the request of Mr. George Lobbiser
 - Mr. Lobbiser would like to use the building for office and light industrial use for his food preservation enterprise
 - This use would be in keeping with the historic use of the structure which was a lumber and building supply store from the 1930s to the 1980s.

- It was originally Larson Lumber Company until approximately 1970 and was renamed Bainbridge Island Lumber.
- The original sign can still be seen from the road and with a tri-color sign for Monroe Paints, which no longer seems to be in business
- Proposed Changes for restoration and preservation of the building
 - On the front, Mr. McRitchie wants to place a protective awning and, sidewalk planters and change the marquee from “Bainbridge Island Lumber” to “Lumberyard” and the Monroe Paint tri-color to a tri-color that says “Tenant”
 - Before approving any changes to the front, Ms. Burke said that she would need to see the original photographs so that it did not change the historic character.
 - In addition, Ms. Burke states the “Bainbridge Island Lumber” sign should stay as well as the “Monroe Paints” sign.
 - In addition, the Commission did not approve of the front awning as it took away too much from the original character in a part of the building that was most visible to the public.
 - The planters are for protection of the building and the awning is for weather protection although the front awning is not as vital for that task as the north side awning would be. The Commission prefers a recreation of a wooden board walk
 - Another major construction change is to make the roof uniform.
 - The original structure had a gable style roof behind the façade in the front.
 - The added-on sections in the back of the building have a more gradual sloped line.
 - The HPC proposes extending the gable roof to back of the building and to keep the more gradually sloped roof lines to the south intact.
 - The irregular roof lines keep the character of the structure intact.
 - Reaction to changes in the window composition
 - The window composition changes seemed rather dramatic, particularly on the western side of the building
 - Ms. Burke states that extension of window light would need to come by installing more windows similar to the ones that are currently installed because they would be in keeping with the time period
 - Ms. Montgomery said that we would need to look at the application to see what the historic qualifications were.
 - The Commission appreciates and understands that the goal is keep the building in light industrial use and the need to make certain retrofitting changes
 - Mr. McRitchie stated that he would like to look at historic photos so that he has a visual of how the original structure looked.
 - He was referred to the Historical Museum

SUYEMATSU FARM UPDATE

- Ms. Kosowitz reported that Friends of the Farm received a \$5,000 grant from the Rotary Club to the restore the picker dormitories.

- However, to receive this grant, they must match it
- Ms. Kosowitz wants to know what the fundraising options are, and if COBI could match the funds since they own the farm.
 - Ms. Montgomery recommend that Friends of the Farm drum up support during their Halloween pumpkin picking events at the Suyematsu farm.
 - Ms. Sontag said that it is not something COBI can take on.
 - Morgan Smith, who has moved into the role of City Manager, has too many priorities at this time.
 - She did suggest Ms. Kosowitz talk to Sarah Blossom, the Commission's City Council liaison
- There seems to be a leadership vacuum as no one wants to take on the project of restoring and managing the farm.
 - While COBI owns the farm, it does not have the funds nor the staffing to manage the farm.
 - Friends of the Farm does not seem to want to manage the project.
 - Mr. Jon Garfunkel of EduCulture is eager to manage the project, but he is in conflict with Friends of the Farm over the long-term vision.

OTHER MATTERS

- Demo Permit for BLD23517 – 10185 N Madison
 - The structure was built in 1974 and not technically required to be reviewed by the Commission
 - The structure lacks any architectural significance, so the Commission has no objection to the demolition
 - Mr. McGregor asked what qualifies a building as being or not being worthy of preservation.
 - The condition of the building is not considered as to whether it qualifies of Register Eligible
 - The primary qualifications are architectural integrity and / or association with a significant person or a significant period in Island history.
 - As for Register Eligibility, the visible façade cannot undergo significant changes, but internal changes are permitted.
 - Ms. Montgomery asked if he was informed of the Secretary of Interior standards regarding historic preservation
- Four Swallows preservation
 - Mr. Eric Fredricks would like to preserve the home, but the property will be undergoing development.
 - The house can stay where it is where it will be surrounded by two story rental units or be moved to the corner of Wyatt and Madison where it will replace the existing automotive maintenance facility which will be rendered unusable when the traffic circle is installed.
 - The primary concern about moving the structure is changing the historic context.
 - We will need to determine if the structure has ever been moved and what the primary qualification the structure possessed to be on the Historic Register.

- Maritime Museum update
 - Mr. Chandler spoke to an official with the Washington State Ferries
 - They discussed about how to procure one the Klahowya
 - There is some sort of valuation system
 - A potential shareholder / funder may be a Mr. Sugimoto
 - Ms. Montgomery inquired into the possibility of an intern working for either the BIHM or COBI to research and submit a grant proposal to purchase and restore the Klahowya or some other ferry for use as a maritime museum
- Adjourn
 - The meeting adjourned at 3:57 pm and was followed by a site visit to the Four Swallows.