

City of Bainbridge Island
HISTORIC PRESERVATION COMMISSION
November 1, 2018

IN ATTENDANCE:

HPC Members:

Marcia Montgomery, Megan Luce, and Francis Jacobson

City Members: Olivia Sontag

CALL TO ORDER / APPROVALS / CONFLICTS

- Ms. Montgomery opened the meeting at 2:00 pm
 - As we did not have a quorum, we could not approve the Minutes
 - There were no conflicts of interests

GROW HOUSE VISIT AND UPDATES

- The Visit was conducted on October 11th at 4:00 pm
 - In attendance were Olivia Sontag, Adrienne Wolfe, Sandra Burke and Francis Jacobson
 - The visit was conducted by architect Matthew Coates, builder Eric Fredericks and property own Jon Eisenhauer.
 - The structures visited were the original house and the out building
 - Both are connected to look like one structure, but the evidence that there were originally two detached structures can be ascertained from the type of roof and the quality of the construction
 - This connection will likely be taken down to enhance the authenticity of the original structures
 - There were two trees close to the structure that had to be taken down to preserve it because the roots were beginning to buckle the flooring
 - To preserve authenticity, the wood from both trees was milled and will be used to replace the flooring that is becoming seriously aged and weakened.
 - Mr. Coates, Mr. Frederick and Mr. Eisenhauer would like the other commissioners to make a site visit.
- Preservation Plans and Updates since the Site Visit
 - The house will not be moved
 - There was consideration at the time of the meeting to have the house moved, either toward the corner or Wyatt and Madison or south toward the property line.
 - This idea has been scrapped in favor of keeping the house where it is and enhancing the greenbelt around it.
 - Zoning Relief will be sought
 - By complying with the Historic Preservation Ordinance, Mr. Eisenhauer will be seeking zoning relief regarding the car wash and repair complex.
 - Those structures are non-conforming under current zoning laws but have been allowed to stay under grandfathering exemptions.
 - The site has housed automotive businesses as far back as the 1920s

- The structure cannot stay in its current location because of the widening of the both Wyatt Way and Madison Ave N at that corner for the installation of a traffic circle
 - If the structure cannot stay where it is, it cannot be rebuilt because the grandfather exemption will no longer apply
 - However, the car wash is a secure tenant for Mr. Eisenhower that he wants to keep.
 - By applying for zoning relief, he hopes that the car wash can be rebuilt farther to the west
 - Ms. Montgomery stated that the Commission should stress federal tax benefits to Mr. Eisenhower as well as the zoning relief incentive.
- Other Buildings under consideration
 - Three buildings on the north side of Winslow Way and east of Ericksen Ave are speculated to be up for sale.
 - Ms. Sontang confirmed that COBI has received a lot of calls about this property which is an indicator, if not confirmation, of “for sale” speculations.
 - The owners of these structures are listed as follows
 - WICKTOM MARCIA C & LOWERY WM & JAMES J & CAVE R & JAMES WILSON J
 - Address of 2617 N NARROWS PL TACOMA WA
 - They are descendants of the Cave Family
 - The structures are currently listed as Register Eligible.

SUYEMATSU FARM UPDATE

- As discussed at the October Meeting, Friends of the Farm received a \$5000 matching grant from the Rotary
 - The grant requires matching funds by December 31, 2018
 - The grant would be used specifically for the restoration of the picker sheds (dormitory quarters)
- Would COBI be able to match or assist?
 - Ms. Sontag spoke to her manager, Heather Wright, and it appears COBI will not consider the issue.
 - Financial matters like this need to be addressed by the City Manager, Morgan Smith, and she stated that City cannot address this matter at this time.
 - Ms. Montgomery brought up the three-tiered plan created by Katie Oman and suggested lobbying our City Council Liaison, Sarah Blossom
 - If the funds were matched and the grant was implemented, COBI would need to track it anyway because COBI owns the property
- Possible Options
 - Ms. Luce said that \$5,000 should not be that difficult as the Wilkes School Jogathon raised \$170,000
 - However, this could prove to be a conflict of interest should the issue come up before the Commission. In that case, she would need to recuse herself before a vote could be taken.
 - Ms. Montgomery said that Commissioners should work to drum up some sort of public support for the project.

- Ms. Sontag said she will contact Friends of the Farm and request for a copy of the Grant Proposal
- There is the option of applying for a Valerie Sevensky Foundation Grant from the Washington State Dept. of Archeology and Historic Preservation (DAHP)
- Ms. Sontag said that a former Commissioner, whose name she did not remember, expressed interest in the Suyematsu project and offered her services to the Commission
- The Suyematsu Project will be put forward at the next Commission meeting and a proposal made to make it part of the 2019 Work Plan.

OTHER MATTERS

- Demolition Permit BLD23283
 - Located at 8225 NE High School Rd
 - The structure was built in 1950 and is listed in fair condition
 - It was the original site of Berry Day Care in 1974
 - A newer structure was built in 1996 and the property still serves as a day care facility
 - Demolition approved
- The Meeting closed at 3:00 pm