



CITY OF
BAINBRIDGE ISLAND

HISTORIC PRESERVATION COMMISSION
REGULARLY SCHEDULED MEETING
THURSDAY, JUNE 6, 2019
2:00 – 4:00 PM
COUNCIL CONFERENCE ROOM
280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

MINUTES

COMMISSIONERS PRESENT

- ◆ Brianna Kosowitz, Co-Chair
- ◆ Megan Luce, Co-Chair
- ◆ Marcia Montgomery
- ◆ Carol Oas
- ◆ Adrienne Wolfe

CITY STAFF AND OFFICIALS

- ◆ Olivia Sontag, City Planner and PCD Liaison
- ◆ Kelly Tayara, City Planner
- ◆ Sarah Blossom, City Council Liaison

MEMBERS OF THE PUBLIC

- ◆ Russ Hamlet, Studio Hamlet Architects
- ◆ Brandon Hogg, Studio Hamlet Architects
- ◆ Michael Whalen, Architect
- ◆ Dale Sperling, OneBuild
- ◆ Cameron Day, OneBuild
- ◆ Ryan Lukjanowicz, OneBuild
- ◆ Haig Townsend, Roger Katz and Associates
- ◆ Bruce Anderson, Cutler Anderson Architects
- ◆ Dave Williams, Bainbridge Island Historical Museum
- ◆ Rick Chandler, Bainbridge Island Historical Museum
- ◆ William Shopes, Former Commissioner

CALL TO ORDER

Co-Chair Brianna Kosowitz called the meeting to order at 2:02 pm.

ADDITIONS & CORRECTIONS TO AGENDA

None.

APPROVAL OF MINUTES

None.



CITY OF
BAINBRIDGE ISLAND

HISTORIC PRESERVATION COMMISSION
REGULARLY SCHEDULED MEETING
THURSDAY, JUNE 6, 2019
2:00 – 4:00 PM
COUNCIL CONFERENCE ROOM
280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

CONFLICTS OF INTEREST

There were no new conflicts of interest disclosed.

PUBLIC COMMENT (OFF-AGENDA ITEMS)

None.

HYLA MIDDLE SCHOOL FARMHOUSE PRESENTATION

- ◆ Brandon Hogg and Russ Hamlet presented the proposal for the new building at Hyla Middle School. They have submitted a nomination form requesting to add the Bucklin House to the Local Historic Register. They are also requesting a minor conditional use permit for zoning relief including a reduction to the required front yard setback and landscaping buffer and an allowance to exceed lot coverage.
- ◆ Commissioner Montgomery asked if they'll add the barn to the nomination, expressing concern about defining the historic boundary if the barn isn't nominated. Hamlet responded that it was not being considered at this time but could be explored in the future. The Hyla Middle School Board doesn't meet until September and would need time to consider an additional nomination.
- ◆ City Planner, Kelly Tayara, is preparing the staff report which will be presented at the July meeting. A public notice will be distributed at least 10 days prior to the meeting.

BOUTIQUE HOTEL AT 424 WINSLOW WAY E

- ◆ Michael Whalen and Dale Sperling have a client who is interested in purchasing the property at 424 Winslow Way E. They are interested in nominating three of the buildings to the Local Historic Register and constructing a boutique hotel with about 40 rooms behind and partially on top of the structures with under building parking.
- ◆ The three existing structures fronting Winslow Way E have been determined by the Commission to be register-eligible. Not much is known about the small structure in the NE corner of the property.
- ◆ Commissioner Montgomery expressed concerns about extending the new construction over top of the existing structures and suggested they consult a historic architect. Montgomery also suggested using vegetation or a buffer between the existing buildings and new development to soften the visual impacts.
- ◆ Whalen and Sperling are interested in potential zoning relief for the development if the buildings were added to the Local Historic Register.

BAINBRIDGE ISLAND HISTORICAL MUSEUM EXPANSION

- ◆ Bruce Anderson presented the proposed expansion to the Bainbridge Island Historical Museum. Commissioners expressed support for the design and like the glass and glazing.



CITY OF
BAINBRIDGE ISLAND

HISTORIC PRESERVATION COMMISSION
REGULARLY SCHEDULED MEETING
THURSDAY, JUNE 6, 2019
2:00 – 4:00 PM
COUNCIL CONFERENCE ROOM
280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

Anderson is working with the Planning and Community Development Department on applicable land use permits for the proposal.

382 WYATT WAY NE/568 ERICKSEN AVENUE NE UPDATE

- ♦ Haig Townsend explained that there is still interest in moving the 382 Wyatt Way house across the street to be placed next to the Henry Groos house at 568 Ericksen Avenue. The 382 Wyatt Way house would then be eligible for zoning relief. Townsend may revisit the Commission in July to discuss zoning relief for the front yard setback.
- ♦ Townsend also discussed raising the Henry Groos 2 feet to allow use of the basement and greater visibility of the house from Ericksen Avenue. The Commission was supportive of this idea which would require a Certificate of Appropriateness and would be reviewed through a building permit.

DEMOLITION PERMITS

Permits had been sent to the Commission electronically and no comments had been received.

UPDATES FROM PCD

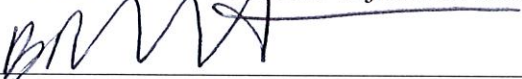
- ♦ Ms. Sontag and Commissioners Montgomery and Luce will be presenting the Suyematsu Farmstead Barn Grant to DAHP on June 12.
- ♦ City Staff will begin the Bi-Monthly Historic Register Property Feature next month on the City's Facebook page. Ms. Sontag will provide the photos and narrative to the Bainbridge Island Historical Museum for use on their Facebook page.
- ♦ The This Place Matters campaign was very successful and had many participants. Photos will be made available on the Historic Preservation Commission's webpage.
- ♦ City Staff are working to identify improvements needed for the Historic Preservation Commission's webpage. The City's GIS Analyst is adding the Local, State, and Nationally listed properties to the City's interactive mapping system.
- ♦ The July meeting falls on July 4th. Ms. Sontag will contact the Commissioners to identify a different meeting date.

NEW/OLD BUSINESS

None.

ADJOURN

Co-Chair Brianna Kosowitz adjourned the meeting at 4:10pm.


Brianna Kosowitz, Co-Chair


Date