

HISTORIC PRESERVATION COMMITTEE
Minutes for meeting of July 2, 2015 @ 2:00 pm
City Hall Council Conference Room, Bainbridge Island, WA

Members, Officials and Guests Present:

Committee Members: Francis Jacobson, Glenn Hartmann
David Williams and William Shopes
City Council Members: Anne Blair (current mayor) and Sarah Blossom
Guests: Mimi Sheridan, Hiro Hayashida Rick Chandler
and David Frothingham

- I. Call to Order
 - a. The meeting was called to order @ 2:02 pm and conducted jointly by Committee members David Williams and Glenn Hartmann
 - b. New Committee member Francis Jacobson was introduced
 - c. Approval of Agenda for current meeting and approval of Minutes from meeting of June 4, 2015. Both were motioned, seconded and approved
 - d. Mr. Hartmann asked if there were any conflict of interest issues of which there were none.
- II. Report / Inquiry from guest David Frothingham
 - a. This was done prior to the approval of the Minutes and any conflict of interest inquiries as this item was not on the agenda.
 - b. Mr. Frothingham owns a ten (10) acre farm north of Capt. Wilkes Elementary School. The house was built in 1907, according to what he was told when he purchased the property
 - i. He purchased the farm from a member of the Nakata family in 1960 with Mr. Paul Sakai as the broker.
 - c. Mr. Frothingham wanted to know where he could obtain records as to who had owned the farm previously
 - i. Mr. Chandler (curator of the Bainbridge Island Historical Museum) stated that he could help obtain that information.
 - ii. Mr. Shopes suggested that he have his property registered on the COBI Historic Properties Register which Mr. Frothingham appeared to be interested in.
- III. Suyematsu Structures Report from Mimi Sheridan
 - a. Ms. Sheridan has been working on her inventory by accessing maps (for boundary and layout information), documents (related to titles, building permits, etc.) and people familiar with the property
 - i. All three sources seem to be incomplete. However, it is the people that have proved to be the most elusive. She has been unable to contact any family members. The only person close to the family she has been able to contact is Ms. Karen Selvar.

- b. The structures on the property can be divided into three historical categories
 - i. Those built prior to World War II (which would be prior to the both the deportation and when Isai were able to hold title to the land)
 - ii. Structures built between 1950 and 1970 (this was an era when the farm was at its peak in terms of productivity and use of irrigation which was the result of large capital outlays and the end of the necessary “absentee landlord” arrangement as Isai were given the right to citizenship and property ownership in 1950)
 - iii. Those structures built after 1971 when commercial farming on Bainbridge Island went into decline due to demographic changes
 - c. Several issues remain unresolved, however, and more items to resolve:
 - i. The boundaries have not been set
 - ii. There is no more additional landscape inventory which has made it difficult to understand what uses the farm has moved from over time.
 - 1. For example, it appears it started out as a dairy farm prior to being used for fruit crops
 - iii. The next step is to look at how the older structures can be stabilized as some (such as the strawberry picker homes are in a bad state of neglect)
 - iv. Finally, once the report is completed the property needs to enter into a new state of management consummate with historic preservation.
 - d. Mr. Williams asked Ms. Sheridan about future management to which Ms. Sheridan replied that has ideas and has received helpful input from Friends of the Farm. However, she does need direction from COBI.
 - e. Mr. Hartmann asked if there were plans to use this as a working farm to which Ms. Sheridan said yes. There is the idea that it be a working farm and an agricultural education center (somewhat of work / study)
 - f. Mr. Williams asked Ms. Sheridan about the time frame for completion, Ms. Sheridan stated that the original completion date was to be August 1 but now looks as if it will be completed on September 9, 2015
 - IV. Update on the 2016 DAHP Grant by David Williams and Glenn Hartmann
 - a. This issue is now moot as the grant proposal was denied so there was no further discussion
 - V. Historic signage and text review report by Rick Chandler, curator of the Bainbridge Island Historical Museum.
 - a. Mr. Chandler did have a prepared text for historic signage for the Fletcher’s Bay landing site and distributed copies to those present.
 - i. There seems to be some conflict as what constitutes are road end and what constitutes a landing site.

- ii. There was also some discussion about the use of the term “town” to describe Fletcher Bay as it was never really and incorporated town. The word “hamlet” was proposed, but this seemed inappropriate for the West Coast as “hamlet” is more of an Eastern / British term.
 - b. While Mr. Chandler has been able to map out the exact site of the Fletcher Bay site, he has not been able to map out the exact location of the South Beach site.
 - i. Mr. Williams speculated that the site seemed to be in area located right at the bottom of Toe Jam Hill Rd and whose western border is where the fence separating it from Fort Ward.
 - ii. A copy of information on the South Beach site from a book called “Island Landings” written by Allen Beach was made.
 - iii. Mr. Chandler said that he will continue to get the exact landing site and prepare the appropriate text.
- VI. Ruys’ Farm Heritage Tree site – David Williams
 - a. Mr. Williams stated that he and Mr. James McNett were able to locate the exact tree which appears to be 100 years old.
 - b. Proposal was made to name this tree as a Heritage Tree was brought forth and approved.
- VII. Preservation Seminar Update
 - a. This was to be presented by Mr. James Forsher who was absent so this item was not discussed.
 - b. While not on the agenda, Mr. Hartmann stated that Olympic College’s archeology program, which has been working on uncovering items from the Yama site has been resumed. Ms. Blair stated that there will be a presentation on the history of Yama and the archeological work and, perhaps, a television special produced by KCTS.
- VIII. Discussion of the 1994 Comprehensive Plan’s Historic Profile
 - a. A copy of the Historic Profile composed by then Bainbridge Island Historical Museum curator Gerald Elfendahl was distributed as well as a list of sample buildings. Mr. Williams stated that the list was not complete and would need updating.
 - b. Ms. Blair stated that it would be helpful for the buildings to be buildings to be dated. Mr. Williams asked if this should be an appendix to the Comprehensive Plan to which Ms. Blair replied yes if the buildings were dated.
- IX. Report on progress outlining proposed Historic Code changes by Glenn Hartmann and David Williams
 - a. They discussed the need to identify “register eligible” properties up front so that the Plannning Department can alert both property owners and the HPC when a permit is applied for. This is important because the new

code, as envisioned, will require HPC review of permits for "eligible" properties similar to what is done now for Register properties. Glenn suggested we begin with the current inventory and narrow it down to "register eligible". Dave and Glenn will bring a proposed process to the August meeting.

- X. Ericksen Avenue Preservation Concern / Issue presented by David Williams
 - a. Mr. Williams and Mr. James Forsher, fellow Committee member who was not present, spoke to Jon Thornburgh who owns three historic buildings on the 200 block of Ericksen Avenue. His concern was that COBI building codes provided a dis-incentive to preserving historic structures. He will be appearing before the Committee during our August meeting.

Closing:

The meeting adjourned at approximately 3:35 pm

Epilogue:

Hiro Hayashida, a lifelong Islander, was asked what interested him in attending. He said that someone had recommended he attend. The conversation moved primarily to the dramatic demographic changes that have taken place on Bainbridge Island. Not only has Seattle's economic propulsion as a major center for high-tech has made property on the Island prohibitively expensive but so has the concept of what the land is for. He remembers that land meant productive capital rather than simply ownership for status and homeownership.