

City of Bainbridge Island
HISTORIC PRESERVATION COMMISSION
May 5, 2016

ATTENDEES:

David Williams (Co-chair)	Sara Blossom (City Council Liaison)
Marcia Montgomery (Member)	Richard Chandler (BI Historical Museum)
William Shopes (Member)	Heather Wright (COBI Senior Planner)
Francis Jacobson (Member)	Doug Crist (Friends of Fort Ward)
Sandy Burke (Member-in-waiting)	Linda Lubavich (Citizen, Property Owner)
Jim McNett (Design Review Board)	Christa Little (Citizen Property Owner)
Gary Christensen (Director of Planning and Community Development)	

CALL TO ORDER / APPROVALS / CONFLICTS

- Mr. Williams called the meeting to order @ 2:00 pm
- The agenda was approved but amended as the first item of business, meeting Mr. Christensen, had to be put on hold until he arrived.
- The minutes for the April 7, 2016 were approved
- There were no conflicts of interest to report

OLD BUSINESS

Ordinance Update and Planning Commission Meeting

- The HPC met with the Planning Commission for close to one hour
 - o The Commission did not seem to object to the new duties that would be placed upon them if the ordinance passed.
 - o Members of the public who were in attendance did not raise any objections, but public participation was not large

CLG Grant Application

- The grant application for research and review register eligible structures on the island was submitted on April 22, 2016. Ms. Wright stated that she was now waiting for a phone interview with the Dept. of Archeology and Historic Preservation (DAHP)

SPECIAL PRESENTATION – FT WARD BAKERY PROJECT – presented by Doug Crist

- The presentation before the Commission is to examine the current condition and the proposed restoration work in order to obtain a Certificate of Review. Mr. Crist has already completed the application process to the City for this proposed project.
- Historic Background
 - o The first set of US Army defense posts to protect US Navy ships in the Puget Sound region were Fort Worden, Fort Casey and Fort Flagler.
 - o This was the first line of defense for any marine craft entering the Puget Sound area and was called the “Triangle of Fire”
 - o Fort Ward was constructed at the Turn of the Century with the specific task of guarding ships entering Bremerton where the Puget Sound Naval Shipyard was and continues to be located.

- o In the attempt to create a self-sustaining community, many such forts included bakeries to supply fresh bread to troops which is why the Fort Ward Bakery was constructed.
 - The Fort Ward Bakery was constructed in 1910 with a Georgian Colonial Revival style of architecture and was constructed of brick
 - The only building of similar architecture in the United States is at Ft. DuPont in Delaware
 - When aircraft made these forts obsolete the fort was closed in 1928.
 - The US Navy took over Fort Ward a radio communications center and the bakery was converted into a power station in 1938
 - When the US Navy decommissioned Fort Ward in 1960 they allowed many of the private homes to be sold to members of the public including the Bakery Building.
 - It was turned over the Fort Ward Sewer District in 2007
- Restoration Plan
 - o The goal is to make the Bakery building into a community hall similar to the one in Seabold and to restore it to its original state as much as possible.
 - The bathrooms will need a thorough remodeling but most of the other rooms can be accommodated.
 - When the bakery become a power station many of the windows were bricked over. Some of the windows were restored between 1960 and 1976. The plan is to restore all the windows to their 1910 state
 - The floor was raised three feet after 1976 for the purposes of installing an air duct system. This would be removed and the floor lowered back to its original state.
 - Additions such as porches and car ports that were built between 1960 and 1976 would be removed.
 - o In addition, there will be a redesigned parking lot with some landscaping work done.
 - Mr. Williams was concerned that the building what would not be visible from the street.
 - Ms. Shopes expressed concern about approval from the Fire Dept. due to concerns about the right of way
- Funding and Approval Plan
 - o The total cost of the project is estimated at \$300,000 although the Friends of Fort Ward hope to reduce this with an increase in the use of volunteer labor.
 - o While they are working with the Metro Parks Dept. for assistance, the fund will need to be raised through individual contributions.
 - They have, however, submitted an application for a funds matching grant, but the amount raised so far was not provided.
 - o The restoration plans have been submitted to the DAHP and the plan received approval for its plan from the Design Review Board
 - o The HPC approved the request for a certificate of review for the plan

SPECIAL INTRODUCTION – Gary Christensen, Community Planning Director

- Mr. Christensen has worked for 30 years in community and planning development primarily in Skagit County
 - o Mr. Williams asked for his opinion on the historic preservation ordinance. While favorable he stressed the need for continuity in terms of the nomination, approval and appellate process.

- o Mr. Shopes asked him about attracting new members because the Commission is down by two members, and Mr. Shopes says that he has been extending his tenure for well over a year.
 - Ms. Burke expressed concern about the limited appointment time to which Ms. Blossom stated that the reasons were due to efficiency in interviewing candidates and said that two citizens have already expressed interest.

NEW BUSINESS

Sportsman's Club Improvements

- The Sportsman's Club is making some improvements / changes to its firing range.
 - o The goal is to reconstruct the rifle range with some sort of cap underneath the lower berth. A more detailed explanation reads as follows:
 - The existing range back stop is approximately 25 feet tall and will be augmented with a 12 foot tall crushed rock filled range cap which will serve three purposes: 1) It will effectively capture bullets in a sand berm (new to the range). 2) It will cap the range so that possible ricochets will bounce harmlessly off of or be captured by the berm cap. (It is unlikely that there will be any ricochets as sand is a very effective medium at decelerating bullets.) 3) It will cover the sand so that effective lead management practices can be deployed to limit exposure of the lead bullets to rain and to enable relatively easy for lead removal in compliance with EPA guidelines. The range will also feature no blue sky beams which will serve to prevent projectiles from leaving the range. – per www.biscwa.org
- The two citizens bringing these improvements up – Linda Lubovich and Crista Little – want to know if the HPC has authority over improvements to the club's property or just the structure.
 - o Mr. Shopes stated that only the clubhouse was on the register so we had no authority over changes done to the firing range.
 - o The two were hoping the HPC could deny the improvements because as adjacent property owners they had serious safety concerns.

Heritage Tree Nomination

- Mr. Shopes visited the Raskinds at their home on West Port Madison Rd on April 20, 2016 and took a look at the tree. It is a second growth fir that has a 3 ½ foot diameter. While no records of the tree exist, he does believe it should be approved and the HPC followed suit.

Heritage Tree Responsibility – seeking volunteer

- The proposal was to name a volunteer who would be the liaison for all Heritage Tree nominations. Mr. Shopes volunteered and his offer was accepted.

Demo Permit Issue / Alteration approval Requests

- Case of Hogger Alteration – Demolition
 - o This appears to be another situation where the HPC was not informed of a demolition permit request for a structure over fifty years of age

- Mr. Shopes received the “Notice of Application” via his own personal e-mail which gave the project name as “Hogger alteration” and the project type as a “Zoning Variance”.
- Only in the project description was the word “demolition” used to describe what was to be done with the existing house which was constructed in 1945.
 - o Mr. Shopes stated that while the demolition likely would have been approved, the HPC was not informed.\
 - o Ms. Wright said that she would inform Ms. Christy Carr (the senior planner who received the application) about the oversight.
- Request of approval for emergency repairs to Suyematsu Farm House
 - o The tenants residing in the house request allowance to replace the kitchen windows and flashing because they currently are inadequate and preventing water from coming in during heavy rain periods

Blakely Awards Possibilities

No nominations have been brought forward and the Blakely Award will likely be deferred this year.

Closing items and closure

Ms. Burke stated that the new owners of property to the south of 600 Ericksen Avenue are seeking to do some redevelopment which could threaten a cottage at 568 Ericksen. Mr. Williams asked Ms. Wright that if the cottage was in the Ericksen Avenue Projection Zone which Ms. Wright said that the structure (based on the address) would like in the Protection Zone.

Another development that could affect attempts to preserve downtown Bainbridge is the closing of the Winslow Drug Store (which has been in business since the 1940s) and the relocation of Virginia Mason from the Winslow Clinic Building to the Visconti Development on High School Road.

The meeting adjourned between 3:30 and 3:40 pm