

City of Bainbridge Island
HISTORIC PRESERVATION COMMISSION
April 7, 2016

ATTENDEES:

Glenn Hartmann (Chair)	David Williams (Co-chair)
Marcia Montgomery (Member)	Richard Chandler (BI Historical Museum)
William Shopes (Member)	Heather Beckman (COBI Senior Planner)
Francis Jacobson (Member)	Bruce Brunton (owner of Ericksen Ave properties)
Sandy Burke (Member-in-waiting)	Joseph Latco (owner of Winslow Hardware Bldg)

CALL TO ORDER / APPROVALS / CONFLICTS

- Mr. Williams called the meeting to order @ 2:00 pm
- The agenda was approved but amended to move new business to the top.
- The minutes for the February 4, 2016 were approved
 - Correction noted by David Williams that community meeting on February 22nd not as contentious as reported
 - Correction noted by William Shopes on grammar one place and that it needs to read "Commission" and not "Committee"
- There were no conflicts of interest to report

NEW BUSINESS

Winslow Hardware Building Changes Proposals – presented by Joseph Latco

- Mr. Latco is one of the new owners of the Winslow Hardware Building on Winslow Way which has remained empty since the closure of Port Madison Home in 2010. The architect for the new project is Dana Weber who could not attend the meeting.
- There are proposed changes to the large storefront building by accommodating two new tenants and Mr. Latco provided members with copies showing a photo of the original building and an artistic rendition of what the building will look like if the proposed changes are made.
 - The two new tenants would be Bruciato (an upscale restaurant) and Sotheby's Realogistics Real Estate
 - The awning covering the entire front will be removed and replaced with two partial awnings at either end of the building.
 - The central entry alcove will be replaced with small brick walls at either end and in the middle. The center of the building will have an interchangeable room which can be used as a banquet room for the restaurant and a conference room for the real estate office.
 - There will be a plaque identifying it as the Winslow Hardware Building.
 - An expert at the use of steel in design work will be hired to assist with the steel frame in the front of the building to help retain its original form as much as possible.
 - A large vertical sign similar to the original tenant and the hardware store cannot be constructed to give hint to its previous incarnation because it would no longer compliant with city code.

- There were a number of concerns expressed by the members primarily focused on its division into what seems like two separate buildings.
 - Ms. Burke was concerned that the new design really did not preserve the old building to which Mr. Latco stated that he needed to accommodate the need for each tenant to establish its own identity
 - He said that a building the size of the Winslow Hardware Store was too large to hold a single tenant anymore. Splitting it “in two” seems to be the only option to filling the space. Otherwise, it becomes a vacant store front which is not helpful for downtown businesses.
- Ms. Montgomery stated that more should be done to identify the building than a simple plaque. Mr. Williams proposed the idea of a photos of the building as the original drug store from the 1940s and the hardware store in the 1960s.
- The next step for Mr. Latco is to go before the Design Review Board.

OLD BUSINESS

Suyematsu Farm – Design Guidelines and Register Nomination

- Mr. McNett was not present to discuss the Design Guidelines but no changes to the one proposed in March have been made.
 - The HPC approved the guidelines and will now be presented to Deputy City Manager Morgan Smith by Heather Beckman. It will then be presented to Friends of the Farm.
- Mr. Williams and Mr. Hartmann presented the Register Nomination and property use proposals before the City Council Study Session on March 15, 2016
 - The City Council seemed favorable toward what they presented
 - As this is City owned property and there would be some level of commitment, one member of the council, Roger Townsend, expressed concern about costs, liabilities and obligations.
 - The next and presumed final step is a vote before a City Council meeting on April 12, 2016.
 - Mr. Williams and Mr. Hartmann were grateful for the graphics provided by Mr. Jonathan Garfunkel.

Historic Preservation Ordinance

- Mr. Hartmann stated that he and Mr. Williams “went back to the drawing board” to revise the Ordinance. He said that his greatest mistake he made in preparing for the February 22, 2016 community meeting was not providing the appropriate context and factual information before the public. Consequently, the created unneeded concern if not even a sense of panic among property owners
- The Ordinance was presented in a table format with each column representing the four types of designations and seven rows providing how each category is dealt with.
 - The four columns are as follows:
 - Local Register Properties (which are in place now)
 - Register Eligible
 - Heritage Properties
 - Historic Island Farms
 - The seven rows were as follows
 - Criteria (Legal definition)
 - Who identifies the designation

- Who approves the designation
 - How proposed changes or additions are addressed
 - How proposed demolitions are addressed
 - To whom can a decision can be appealed
 - Finally, an “Other” category focusing more on benefits
- In terms of identification, all four types require HPC approval to designated and the property owner’s consent is required on all but Register Eligible
 - As Register Eligible properties involve HPC involvement in any proposed changes, alterations or demolitions, Mr. Brunton stated that the property owner’s consent should also be required to be Register Eligible.
- In terms of approval, the HPC would be the sole approver in all but Heritage Properties which would require a vote by the City Council
- Changes, alterations and demolitions would require the owner to prepare an analysis that would need to be presented before the HPC
 - This would not apply to Heritage Farms
 - Suggested mitigation for Register Eligible and Heritage Properties would need to be approved by the Planning Director
 - Heritage Property demolitions would need to be approved by the City Council
- In terms of appeals, there were different parties involved for each designation with properties on the Register.
 - Nomination appeals go to the Planning Director
 - Changes and alterations go to the Planning Commission
 - Demolition would require approval by the City Council
 - Further appeals go Kitsap County Superior Court
- Appeals for the other categories are as follows;
 - Register Eligible appeals would go to the Planning Commission
 - Mr. Shopes questioned this and said he could see appealing to the Planning Director but not the Planning Commission
 - Heritage Properties only have appeals for demolitions which require a Hearing Examiner and then the Kitsap County Superior Court
 - Historic Island Farm appeals go to the Planning Director
 - This seems to indicate someone from the general public objecting to changes since there is no process for approving changes.
- A few points of clarification were brought up
 - Heritage properties would be few in number
 - Mr. Hartmann at first questioned the codification of Heritage Island Farms since there seemed to be no legal process, but he changed his mind since the designations are similar to those of the Heritage Tree Ordinance

2017 CLG Grant Application

- Mr. Jacobson has been working with Ms. Beckman on applying for this grant which the HPC agreed in March will be used to update the 1987 historic properties inventory and communicate with property owners on putting their eligible homes on the local register. There were, however, a number of questions he had which is why this was brought forth to the council:
 - Do we hire an intern or a consultant?
 - If we hire an intern to whom will they report?
 - What will be the exact costs of the project and how much should we ask for?
 - Should we have an intern to do the photos and one to do the analysis?

- The answers came across as follows:
 - Mr. Hartmann stated that the best option for designated which structures should be “register eligible” would be a graduate student from the University of Washington’s College of Architecture and Urban Planning.
 - Ms. Beckman said that she received clearance from City Manager Doug Schultze to use the City’s summer intern to take photographs.
 - The city intern would need to be driven around in order to orient himself or herself to the island.
 - Ms. Montgomery said that the intern who would be making the “register eligible” decisions should report to the Planning Commission rather than the Bainbridge Island Historical Museum (BIHM)
 - Mr. Jacobson had originally thought that intern was to be hired by the BIHM and report to the curator
- There were a number of comments and suggestions about the grant application itself primarily by Ms. Montgomery. They were as follows:
 - The term “remaining structures” needs to be clarified.
 - The proposed Historic Preservation Ordinance should be mentioned more prominently as this would add more weight to the argument.
 - In addition, the public needs to be part of the process and wording stating there would be a public forum should be added.
 - We need to create a greater methodology as to what the “register eligible” determining intern will use. Street photography alone is not enough to determine this.
- How much will this project cost and how much should be requested
 - The intern doing the determinations is estimated to cost \$4,000
 - Added costs will involve review of the recommendations, communication with the property owners, presentation packets, etc.
 - The amount to request was set at \$7,500

Blakely Awards Possibilities

- This was discussed by no major decisions were made. Some of the suggestions were:
 - The old Fort Ward gun range that has been preserved and made into some sort of park
 - A section of Fort Ward converted into condominiums
 - The Suyematsu Farm
 - A Lynnwood Center building owned by Jeb and Belinda Thornburgh

Closing items and closure

Mr. Harmann will be stepping down from the HPC and the end of his term as he will be moving to Port Townsend. Mr. Williams’ term is also ending but he will stay on to assist but not chair.

The architectural firm that will be rehabilitating the Fort Ward barracks and turning it into a design school will be holding a public potluck in the afternoon of April 19th

Ms. Beckman will be married on April 9th and be Mrs. Wright

The meeting adjourned at 3:40 pm