



CITY OF
BAINBRIDGE ISLAND

Historic Preservation Commission
Regular Meeting
Thursday, February 3, 2022
2:00 – 4:00 PM
Online via Zoom

This public meeting will be held using the Zoom meeting platform.

Please click the link below to join the webinar:

<https://bainbridgewa.zoom.us/j/95937827206>

Or One tap mobile :

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Or Telephone:

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Webinar ID: 959 3782 7206

AGENDA

- 2:00 PM Call to Order/Attendance/Conflict Disclosure
- Introductions
 - Welcome Councilmember Clarence Moriwaki, HPC City Council Liaison
 - Approval of Agenda for February 3, 2022
 - Approval of Meeting Minutes from January 6, 2022
 - Call for Public Comment
- 2:20 PM Discussion of 2022 Draft Work Plan (*Hughes*)
See Attachment A
- 3:00 PM Committee Updates
- Identifying Register-eligible Properties (*Chandler, Kortum*)
 - Public Education (*Moreno*)
 - Suyematsu Farm (*Chandler, Hughes, Kortum*)
- 3:30 PM Old Business
- Process for accessing Suyematsu Farm (*Hughes*)
See Attachment B for access request procedure
 - One application for the HPC vacancy was received from a former HPC Commissioner, and the Executive Department is in the process of scheduling an interview
 - Certificate for Jim McNett (*Hughes*)
- 3:45 PM New Business

**For special accommodations, please contact Planning & Community
Development 206-780-3750 or at pcd@bainbridgewa.gov**



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- Jane Rasely no longer provides administrative support for the HPC; please do not send correspondence to Jane. Renee Argetsinger now provides administrative support, and can be reached at rargetsinger@bainbridgewa.gov or 206.780.3702
 - Heritage Tree article (*Chandler*)
 - City video projects (*Hughes*)
 - Discuss correspondence between Commissioner Kortum and Charles Wenzlau about 487 Winslow Way (*Kortum*)

4:00 PM Adjourn

**For special accommodations, please contact Planning & Community
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Call to Order (Attendance, Agenda, Ethics)
Approval of Meeting Minutes from December 2, 2021
Call for Public Comment
Committee Updates
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

The meeting was called to order at 2:04 PM. Commissioners in attendance were Eric Kortum, Rick Chandler, Blaine Cliver, Judy Romann, Christopher Moreno and Susan Hughes. City Staff present were Planning Manager David Greetham and Administrative Specialist Maria Dozeman who prepared minutes. Administrative Specialists Marlene Schubert and Renee Argetsinger were also in attendance.

The agenda was reviewed and approved.

Review and Approve Minutes

**Motion: I move to approve the December 2, 2021 minutes as written
Cliver/Kortum: Passed Unanimously**

Call for Public Comment

No public comment

Committee Updates

Suyematsu Farmstead

Becca Hanson and Heather Burger were present. Discussion only.

Identifying Register-eligible Properties

Discussion only

Public Education

Discussion only



CITY OF
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**Historic Preservation Commission
Regular Meeting Minutes
Thursday, January 6, 2022**

New Business

Discussion regarding 2022 work plan development and year-end summary of 2021 work plan

Ideas for 2022

Identify and contact Register-eligible properties

Establish historic districts

Discussion only

Old Business

None discussed

Adjourn

Meeting adjourned by motion at 3:56, Cliver/Romann

All approved

DRAFT

City of Bainbridge Island – Historic Preservation Commission
2022 Work Plan (Proposed Draft)

HPC Mission: The mission of the HPC is to advocate for the preservation of historically significant buildings, structures, sites, objects, and districts. The HPC establishes, maintains, and updates the local historic inventory, local historic register, heritage tree register, and identifies register eligible properties. Additionally, the HPC reviews nominations to the local, state, and national registers, minor conditional use permits (CUP) for zoning relief, changes or alterations to local historic register or register eligible properties, demolition permits, and special valuation of historic properties. [[https://www.bainbridgewa.gov/233/Historic-Preservation-Commission#:~:text=The%20mission%20of%20the%20HPC,and%20identifies%20register%20eligible%20properties.](https://www.bainbridgewa.gov/233/Historic-Preservation-Commission#:~:text=The%20mission%20of%20the%20HPC,and%20identifies%20register%20eligible%20properties.;); accessed 1/24/2022].

Priority Areas

1. COBI Historic Registry

- a. Review current listing on the COBI Historic Registry, including all associated location data/GIS data/maps, nomination forms and associated information, held by COBI and HPC.
 - i. Submit an information request to COBI Planning Department for current listings and associated information for the purposes of integration and development of a COBI Historic Registry geodatabase to be accessible to HPC commissioners for the purposes of assisting with HPC permit reviews and Historic Registry identification and planning efforts.
- b. Identification, documentation, and evaluation of COBI Historic Registry eligible (i.e., previously undocumented and unevaluated) historic districts, sites, and buildings in the following areas/neighborhoods identified by HPC in 2021: Port Blakely, Rolling Bay, Winslow, and Rockaway Beach.
 - i. Process to include identification of register eligible properties, delineation of historic district boundaries, notification and outreach with property owners (interest/support), documentation and evaluation of identified Historic Registry eligible historic districts and contributing elements and standalone historic properties, and preparation and submittal of associated nomination forms for COBI, property owner, and HPC review and approvals.
 - ii. Identification and expansion of COBI Historic Tree Registry – based on review and integration of previously published historic document/book noted by Commissioner Chandler).
- c. Review COBI Historic Registry property owner notification letter. Update draft as needed.

2. Suyematsu Historic Farming District

- a. Develop a work plan in collaboration with COBI and the lease holder, Friends of Farm (FoF), to address the following:
 - i. Identify integrity issues of historic district and contributing historic elements and features identified as at risk in the Sheridan Study and KO Report and by HPC commissioners the past few years.
 - ii. Identify historic preservation values and historic preservation goals for the farm; e.g. the Commission recommends developing the contributing farm components as a “public” museum highlighting the role of Japanese-American farmers and Indi-Filipinos in Bainbridge Island history; linking this museum with the Japanese Exclusion Memorial and the Japanese-American experience before, during, and after WW2 on Bainbridge Island.
 - iii. How to integrate the historic component with the farm and public component that are already part of the FoF master plan; the KO Study offers a blueprint of this integration.
 - iv. How to develop and manage the historic component of Suyematsu Farm as outlined in the KO Study; funding for stabilization and development of historic interpretation; methods and funding for long term management of the historic component. How best to support FoF as the leasee, or is there other management alternatives that could work closely with FoF.
 - v. Insure that Historic Preservation concerns are addressed in COBI funded reports and planning documents, the COBI and FoF master lease, and FoF 2022 Draft Master Plan.
- b. Place all associated and appropriate Suyematsu Historic Farm documents in an HPC accessible server/folder/database.
- c. Establish a procedure for HPC commissioners to schedule, obtain permissions, and access Suyematsu Historic Farm.
- d. Photograph and measure all contributing structures, building, and associated artifacts to assess integrity needs; should be done by a qualified conservator recommended by the Washington State Department of Archaeology and Historic Preservation (DAHP).
- e. Encourage COBI to list Suyematsu Farm on the WA Historic Registry and National Register of Historic Places to improve chances of receiving public interpretation grants. If permitted, prepare and submit of appropriate nomination forms (use DAHP forms from DAHP website), and provide to COBI and FoF to review.

3. Public Outreach and Engagement

- a. COBI Newsletter/Bainbridge Island Review/Kitsap Sun - Coordinate with COBI, appropriate stakeholders, and draft two or three newsletter entries focused on the following topics: COBI Historic Registry, COBI Heritage Trees, Suyematsu Historic Farm, or newly identified potential Historic Districts/Sites - Port Blakely/Winslow/Rolling Bay/Rockaway Beach.
- b. Targeted outreach meetings and community-based workshops/open houses in neighborhoods associated with the newly identified historic districts noted above (e.g., Port Blakely, Rolling Bay, Winslow, etc.). The purpose of these meetings would be to: 1) educate the public about the COBI Historic Registry, Bainbridge Island history, and the historical significance of their neighborhood and homes/farms, and 2) to assess concerns and interest from associated property owners in participating in COBI Historic Registry and nomination process. These meetings would help facilitate community building and the exchange of oral histories and related information and documentation potential from generational families living in these areas.
- c. Optional - Conduct outreach and coordinate with Bainbridge Historical Society and Museum, COBI Public and Private K-12 Schools, and associated historic stakeholder communities (e.g., Suquamish Tribe, Japanese American communities and organizations, and Indi-Filipino American community and organizations). Purpose of this outreach would be to assess ongoing efforts, needs/gaps, and interest in collaborating in a annual educational outreach program that highlights and integrates different aspects and areas of Bainbridge Island History into K-12 programs and curriculum. HPC members could help organize and provide technical assistance.

4. Ongoing Review COBI Permit and Historic Registry Requests and Applications



Suyematsu-Bentryn Farm Access Policy: Express written permission of Friends of the Farms (FotF) is required to enter the property unless you are visiting a public access area identified below.

Public Access Areas: Areas where FotF written permission is not needed:

- Areas designated for special events when they occur, such as the Pumpkin Patch, U-pick raspberries, and to shop at the seasonal farmstand when open for business
- The gravel road marked as access to Bainbridge Vineyards Winery

Restricted Areas: Express written permission of Friends of the Farms (FotF) is required

- Access is **NOT** allowed to: Roads, driveways, paths, buildings, offices, any structures or equipment, the Historic Area, private properties, parcels subleased by farmers; farm service areas, or fields unless the area is designated public access areas for special events or written permission from FotF is received.

To request access to restricted areas:

- Submit a request to info@friendsofthefarms.org 14 days before your planned visit. FotF will respond within seven days of receiving your request. A liability waiver and / or day-use fee may also be required.

Include the following information in your request:

- The date of the visit
 - The purpose of the visit and the area(s) of the visit
 - How many people will be present
 - Whether the visit is part of an educational or community-based public service organization
 - If requesting permission to cross onto a portion of a property subleased by a farmer, provide the express written consent of the farmer (FotF will provide you with the farmers' contact information).
 - If the visit is for commercial purposes: Identify the commercial activity involved, provide proof of insurance and necessary licensing
- To request access to historic buildings:
 - Copy City Building Official Blake Holmes bholmes@bainbridgewa.gov on the request sent to FotF. A City staff member must accompany anyone entering historic buildings.

While there are many opportunities for the public to visit and enjoy this farm, access is restricted to ensure public safety, avoid disruptions to the farmers' work, and to protect property, equipment, and crops from damage. This includes access by foot, vehicle, and air (e.g. drones).