



CITY OF
BAINBRIDGE ISLAND

Historic Preservation Commission
Regularly Scheduled Meeting
Thursday, March 5, 2020
2:00 – 4:00 PM
Council Conference Room
280 Madison Ave N
Bainbridge Island, WA 98110

AGENDA

- 2:00 PM Call to Order (Attendance, Agenda, Ethics)
- 2:05 PM Approval of Minutes
February 6, 2020
- 2:10 PM Suyamatsu Plan/Proposal
See attached material
- 2:40 PM Manor House Vote
- 2:55 PM Magnuson Home/Flagpole
Review sample register eligible letter
- 3:10 PM Discuss Police Boat Survey of eligible historical properties
David Greetham, Planner Manager
- 3:15 PM Demo permit review – 382 Wyatt Home
- 3:25 PM Blakely Award Nomination – Procedural discussion
David Greetham, Planning Manager
- 3:40 PM Discuss/Review Agenda & Minute Procedures
Carla Lundgren, Administrative Specialist III
- 3:55 PM New/Old Business
- 4:00 PM Adjourn

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



CITY OF
BAINBRIDGE ISLAND

Historic Preservation Commission
Regularly Scheduled Meeting
Thursday, February 6, 2020
2:00 – 4:00 PM
Council Conference Room
280 Madison Ave N
Bainbridge Island, WA 98110

Minutes

COMMISSIONERS PRESENT:

Chair Eric Kortum, Susan S Hughes, Marcia Montgomery, Sandra Burke

CITY STAFF PRESENT:

Kirsten Hytopoulos, City Council Liaison, Carla Lundgren, Administrative Assistant, David Greetham, City Staff Liaison, Robbie Sepler, Deputy County Attorney

EXECUTIVE SESSION:

The Historic Preservation Commission went into executive session, consistent with RCW 42.30.110(1)(i), to discuss with legal counsel matters relating to litigation, potential litigation, or legal risks of a proposed action or current practice of the Historic Preservation Commission.

CALL TO ORDER:

Chari Eric Kortum called the regular meeting to order at 2:40pm

ADDITIONS & CORRECTIONS TO AGENDA:

No additions or corrections were made to the agenda

CONFLICTIONS OF INTEREST:

No conflicts of interest were disclosed

APPROVAL OF MINUTES:

The minutes of the January 2, 2020 meeting were unanimously approved without changes.

PUBLIC COMMENT:

Ray Stevenson, who is developing the corner of Wyatt and Erickson, reported on the movement of the 1910 Groos house to 568 Erickson. He informed the Commission that both the Wyatt and Groos Houses will be renovated as authentically as possible. The Groos House is not eligible for the city register because it was moved. The Wyatt House is on the register.



CITY OF
BAINBRIDGE ISLAND

Historic Preservation Commission
Regularly Scheduled Meeting
Thursday, February 6, 2020
2:00 – 4:00 PM
Council Conference Room
280 Madison Ave N
Bainbridge Island, WA 98110

OLD/NEW BUSINESS:

1. Manor and Sunrise Houses. It was moved, seconded, and unanimously approved to postpone discussion on these properties until the next meeting. In discussion on the eligibility of the Manor house, Marcia Montgomery recommended that Charlie hire an architectural historian to evaluate the Manor House. A motion to acquire more information on house eligibility was passed. Action Item: David Greetham will reach out to Charlie.
2. Certified Local Government (CLG) Training. Action item: David Greetham will find out training dates.
3. WSF Yard and Dock. Marcia Montgomery noted that before the committee could take action to put this on the local register, the property owner would need to be informed. Eric moved that further discussion on this property be tabled until later. This was seconded and passed.
4. Warren G. Magnuson House. Discussion focused on the possibility of placing this house on the city register. Action: Susan Hughes will put together historic maps of the property.
5. Suyematsu Farm. Discussion focused on the letter to City Council seeking support and emergency repairs to buildings. Action item: D. Greetham will encourage Ellen and Morgan to come to next meeting to discuss City and BIHP Committee roles and responsibilities for moving forward with this property. Action Item: S. Hughes will set up a site visit with a local contractor to discuss emergency repairs.
6. Demo Permit Review Process. Action Item: D. Greetham will review the process for discussion at the next meeting.

ADJOURN:

The meeting was adjourned at 4 pm.

Eric Kortum, Chair

Date

Susan S Hughes

Date

The 2020 -2021 Work Plan and Proposed Budget of the Suyematsu Farm

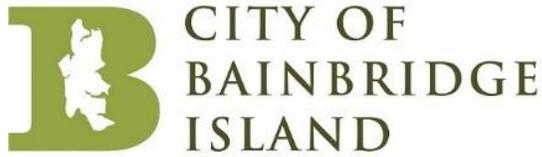
Due to the disrepair and decay of the Picker cabins immediate attention needs to be implemented. Examples of the decay will be on display during a discussion at the March 5th 2020 Historical Commission meeting.

Short Term Proposal

- A. Through the limited Public Works process the City of Bainbridge Island shall allow \$50,000 in funding to repair 2 picker cabins this year. \$25,000 per shed which would be applied to foundation work only. Repairs on both structures should be performed by a licensed contractor through the City of Bainbridge Island Procurement procedure.
- B. For the year 2021 another \$50,000 shall be applied to the third picker cabin with \$25,000 being allocated for foundation repair and the remainder being set aside for restoration of all 3 structures. Hopefully partners and volunteers can be recruited in restoration, rehabilitation and the preservation process. The Secretary of Interior Standards and guidelines would have to be followed. A guideline implemented by the Historical Commission would have to be drafted.
- C. Historic site needs to be cleaned up. All brush should be cleared away from the structures. Recruitment of volunteers can be coordinated with site partners. Invasive weeds can be cleared by Washington Conservation Corps and/or Backyard Habitat Programs.
- D. All outhouses should be relocated and stored in sheds on the property until they can be restored and retrofitted into modern day Sani cans.

Long Term Proposals and Options

- A. Reserve \$100,00 - \$150,000 for Barn Rehabilitation
- B. Consider transferring the historical portion of the Suyematsu property over to Bainbridge Island Parks & Recreation or the National Park Services.
- C. Historical portion, (office, newer home) on the property can be used as satellite offices for the B.I. Historical Museum
- D. Two replica picker sheds could be built on original site footprint, (see Kate Omen site plan) and used as section 8 tiny homes.



March 4, 2020

PROPERTY OWNER NAME
MAILING ADDRESS
CITY, STATE ZIPCODE

Dear PROPERTY OWNER NAME:

The Historic Preservation Commission would like to invite you to become a part of the Local Register of Historic Places and a steward for Bainbridge Island's rich architectural history. Your property at **STREET ADDRESS** is a contributing resource to the Fort Ward Historic District listed in the National Register of Historic Places in 1978:

- **CONTRIBUTING RESOURCE NAME (add a second bullet if more than one property)**

The Fort Ward Historic District encompasses the surviving significant structures of the one-time Fort Ward Military Reservation, established in the late 1890's as part of the harbor defenses of Puget Sound. Although abandoned as a coastal fortification in the 1920's, many of its original structures still survive in good condition and represent the former appearance of the once-garrisoned and active Army post.

Based on the status on the National Register, the Commission considers your property to be eligible for nomination to the Local Register of Historic Places. To qualify for listing on the Local Register, a property must meet at least one of twelve criteria established by the local Historic Preservation Ordinance. Your property meets the following criteria:

- 12. Is listed on the National Register or the State Register.

The Local Register is maintained by the Commission and consists of historically significant properties and sites that merit special recognition and protection due to their contribution to the special character of Bainbridge Island. This is strictly a voluntary program and a property cannot be added to the Local Register without the owner's permission and involvement.

Listing your property on the Local Register provides numerous benefits to you as the property owner:

- Your rehabilitation costs could be eligible for a property tax reduction if the property is placed on the Local Register (see enclosure).
- Register properties may be eligible for zoning relief, including a use not otherwise permitted in a certain zone and waivers or modification of development standards (e.g. setbacks, open space, lot coverage, landscape buffers and parking requirements).
- The City will provide a certificate and a plaque for your building stating its historical importance and noting its Local Register listing.
- Local Register listing enhances the prospects of long term preservation.
- You are making a significant contribution to maintaining the unique aesthetic charm of our community.



To ensure that properties that become part of the Local Register remain historically significant the following apply to these unique properties:

- If there is an improvement (alteration, reconstruction, relocation, remodel, or restoration) requiring a permit from the City to the exterior of a listed property, the Commission will be asked to issue a Certificate of Appropriateness before the permit can be issued. It is important to note that this applies only to the **EXTERIOR** of the home. The Commission does not review any **INTERIOR** modifications.
- Demolition of the structure will require prior Commission approval.

Your property is not currently on the Local Register. It is considered register eligible, so you may be asked to discuss proposed exterior improvements requiring a permit or a demolition permit request with the Commission. The Commission has no authority to deny a permit for an eligible property and welcomes the opportunity to explore ways that improvements can be made and eligibility maintained. Likewise, the Commission would like to review alternatives to demolition with owners but will not deny issuance of a demolition permit.

The Commission looks forward to working with you as you consider a formal nomination of your property to the Local Register, including assisting with completion of the nomination form. The Commission was established to be a community resource and we welcome the opportunity to help in whatever way we can.

We are enclosing the following to provide additional information on the Local Register and the nomination process:

- Nomination Form
- Current list of properties on the Local Register of Historic Places
- Special Valuation Tax Incentive Program

The above and materials related to the Fort Ward Historic District National Register listing can also be found at www.bainbridgewa.gov/233/Historic-Preservation-Commission. Please see www.codepublishing.com/WA/BainbridgeIsland/#!/BainbridgeIsland18/BainbridgeIsland1824.html#18.24 to review the Historic Preservation Ordinance (Title 18.24) of the Municipal Code.

If you have any questions about adding your property to the Local Register of Historic Places or want to discuss your property's register eligible status, please contact Olivia Sontag, Associate Planner, at osontag@bainbridgewa.gov or 206-780-3760. If you disagree with this determination, please contact us within 30 days of this letter or by October 4, 2019.

Respectfully,

A handwritten signature in dark purple ink that reads 'Olivia Sontag'. The signature is written in a cursive, flowing style.

Olivia Sontag, Associate Planner
The Historic Preservation Commission

CITY OF BAINBRIDGE ISLAND
HISTORICAL PRESERVATION COMMISSION



BLAKELY AWARDS

NOMINATION FORM

DUE Friday, April 14, 2017

Department of Planning and Community Development
280 Madison Avenue North

The City of Bainbridge Island is seeking nominations for the 2017 Blakely Awards. Beginning in 2011, the Blakely Awards have been given to individuals or organizations that have made significant contributions to historic preservation on Bainbridge Island. There are two nomination categories; 1) Project of Excellence and 2) Preservation Leader.

Project of Excellence awards are to recognize an outstanding historic preservation/restoration project of significant value to the community. Past winners are The Bainbridge Island Metro Parks and Recreation District for the restoration of Camp Yeomalt (2011), Michael Yates for the restoration of his early log home in the Wing Point neighborhood (2012) and Craig and Alice Skipton, for the management of Hey Day Farm (2013) Evan Sturtevant & Crystina Cupp for the restoration of the 1936 Lovell House and Stephen & Sara Newman for the restoration of the 1906 Captain's House (2014) and Joe and Beth Claseman for the preservation of the McRedmond Cabin, originally built in 1867 (2015).

Preservation Leader awards are given to an individual or organization that has demonstrated community leadership in promoting historic preservation. Past winners are Steve Romein and Ty Cramer for preserving the character of Lynwood Center and also promoting the preservation of farmlands in the Old Mill road neighborhood (2011), Jeff and Jocelyn Waite, owners of the Pub and Pegasus, for incorporating and respecting the historic nature of their buildings into their successful businesses (2012) and Howard Block and CeAnn Parker, owners of Bay Hay & Feed, for their efforts to maintain the character and integrity of their original store, even through a 2012 expansion (2013), Dr. Frank Kitamoto (posthumously) in 2014 for his outstanding contributions to the history and legacy of Japanese-Americans on Bainbridge Island and students Aila Ikuse, Kate Merifield, Mark Dettman and Erik Appleberry along with their advisor Sarah Lee who formed the Fort Ward Youth Advisory Committee on their work to restore the 1910 Fort Ward Bakery Building (2015).

Nominations need to be submitted no later than Friday, April 14.

For more information please contact Heather Wright, Senior Planner at 780-3754.

Nomination Criteria:

“Preservation Leader”—To be awarded to an individual or organization that has demonstrated community leadership in promoting local historic preservation. Such leadership can be evidenced by public education efforts, community leadership and promotion of historic preservation, or by managing and completing a preservation project of significance.

“Project of Excellence”—To be awarded in recognition of a historic preservation/restoration project of unusual significance and value to the community. Project should qualify for, or be listed on, the Bainbridge Island Registry of Historic Places. Project must be sited on Bainbridge Island and completed by time of nomination, but no earlier than five years prior to nomination.

Individual nominees must be Island residents or Island property owners. Nominated organizations (e.g. businesses, not for profits, community groups) must conduct some or all of their activities on Bainbridge Island. Self nominations are acceptable.

I. Nominating party name_____

Your contact Information:

Phone_____

Email_____

II. Category of Nomination (choose one)

___ Preservation Leader (Complete Sections III and V)

___ Project of Excellence (Complete Sections IV and V)

III. ***Preservation Leader*** Nominee

Name of nominee (individual or organization) _____

Contact information (if known):

Phone_____

Email_____

In the space below please explain why your nominee is deserving of the *Blakely Preservation Leader Award* and how their efforts have advanced the cause of Historic Preservation in our community (feel free to add an additional page if necessary).

IV. ***Project of Excellence*** Nominee

Name of Project _____

Address of Project _____

Individual(s) responsible for design and completion of project

Owner of Project (if known) _____

Approximate date project was completed _____

Please attach photos and any other documentary evidence you think might be helpful in assessing the project.

In the space below please explain why this project is deserving of the ***Blakely Project of Excellence Award*** (feel free to add an additional page if necessary):

V. Please sign and date below. Your nomination form should be mailed, hand delivered or emailed to:

The Bainbridge Island Historical Preservation Commission
City of Bainbridge Island/ Attn: Heather Wright
280 Madison Avenue
Bainbridge Island, WA 98110
hwright@bainbridgewa.gov

Signature

Date

THANK YOU FOR TAKING THE TIME TO RECOGNIZE HISTORIC PRESERVATION!

DUE Friday, April 14, 2017 to

hwright@bainbridgewa.gov

OR

Department of Planning and Community Development
280 Madison Avenue North