

City of Bainbridge Island
HISTORIC PRESERVATION COMMITTEE
February 4, 2016

ATTENDEES:

Glenn Hartmann (Chair)	Jim McNett (Design Review Board)
David Williams (Co-Chair)	Richard Chandler (BI Historical Museum)
Marcia Montgomery (Member)	Sara Blossom (City Council)
William Shopes (Member)	Francis Jacobson (Member)
Charles Schmid (past member of Bainbridge Island Home Rule Committee)	
Joseph and Elizabeth Claseman (Owners of McRedmond Cabin)	

CALL TO ORDER / APPROVALS / CONFLICTS

- Mr. Hartmann called the meeting to order @ 2:00 pm
- The agenda was approved although Mr. Shopes had some addition items he wished to discuss
- The minutes for the January 7, 2016 were approved
- There were no minutes for the December 2015 meeting
- There were no conflicts of interest to report

McREDMOND CABIN NOMINATION

- The nomination and review process to vote on putting the McRedmond Cabin on the list of historic properties was completed and up for a vote with property owners Joseph and Elizabeth Claseman in attendance.
- Mr. Claseman discussed some interesting aspects of the cabin and the impact that Mr. McRedmond had on the history of Bainbridge Island and Kitsap County in his many administrative roles.
- Two qualifiers were called in to question by Commissioner Shopes who stated that due to the renovations the architecture could no longer be called unique (Qualification 10) and that it was not an intact original (Qualification 11)
- However, Mr. McNett, Commissioners Williams and Montgomery believed that while renovations had been done that altered the structure, the original building was intact and revealed its creativity so Qualification 10 remained but Qualification 11 was removed.
- The McRedmond Cabin was approved as a Historic Property

GUEST APPEARANCE – CHARLES SCHMID

- Mr. Schmid was one of the Home Rule Committee members from 1988 – 1990
- The Committee drafted the proposal and plan to move Bainbridge Island from unincorporated territory to an all-island government
- The proposal Mr. Schmid brought before the Commission was the approval of a memorial plaque for a ceremony to remember the 25th anniversary of the City of Bainbridge Island's inauguration on March 1, 1991.
- Where the plaque will be placed has not been determined.
- The plaque was approved

OLD BUSINESS

Comprehensive Plan History Section

- The history section was written by Commissioner Jacobson was put up for a vote for submission to the City
- The only objection or concern came from Commissioner Shopes who was concerned about the length
- The vote was to approve and if needed will be shortened

Suyematsu Farm – Discussion of Naming Convention

- The original idea was to name it Suyematsu Farms
- However, Morgan Smith, Deputy City Manager, stated that Mr. Bentryn, who was an active vintner on the property from 1990 until recently, felt sidelined so the proposal was to call it Suyematsu / Bentryn Farms
- The proposed name is “Historic Suyematsu Farmstead”

Suyematsu Farm – Discussion of Design Guidelines

- Mr. Jim McNett had nothing to report

Code Changes – Review of Recommendations and Discussion

- Commissioners Williams and Hartmann met with Heather Beckman earlier and the plan is to send every property owner whose home or farm is over 50 years old
- There will be public meeting about the code changes on February 22, 2016
- There are four types of property classes in the code change proposals:
 - Register Eligible:
 - Criteria would be the same as the Local Register
 - Nominations could come from the Owner, the HPC and the general public, and approved by the HPC.
 - Any changes or alterations would require reviews and comments by the HPC.
 - In order for any demolitions the owner would need to prepare analysis for HPC review and approval.
 - If the HPC declined then the owner would be able to appeal Planning Director.
 - Local Register:
 - No changes in criteria
 - Nominations could come from the Owner, the HPC and the general public, and approved by the HPC.
 - Any changes or alterations would require a Certificate of Appropriateness issued by the HPC.
 - Any demolition would require analysis by the HPC review and approval.
 - Any appeals (nomination or alternations) would require an appeal to the Planning Director.

- Any demolitions would require an appeal to the Kitsap County Superior Court.
 - Heritage Property
 - To be eligible the property would need to meet all five criteria points listed in the current Local Register Ordinance
 - Nominations could come from the Owner, the HPC, the City Council or three members of the general public.
 - Heritage Properties would need to be approved by the City Council after recommendation by the HPC.
 - Any changes or alterations would require a Certificate of Appropriateness issue by the HPC. Demolition would require approval from the City Council and be available only for cases of economic hardship
 - Any appeals for nominations, alterations or appeals would need to go before a hearing examiner and, if necessary, through the Kitsap County Superior Court
 - Historic Island Farm
 - A Historic Island Farm would need to currently be used as a farm, be at least 2.5 acres in size and at least 25% of the original amount of land in agriculture prior to 1965.
 - Nomination and approval rules would be the same as those for the Local Registry and Register Eligible but details regarding alterations, demolitions and appeals remain to be finalized.
- The primary concern stressed by Commissioner Montgomery was that owners could mitigate any potential loss of property rights. Commissioner Hartmann stressed that this would not be a “takings” ordinance.

New Member Considerations

- Sandy Burke expressed interest in rejoining the Commission but was told by Rosalind Lassoff that she would need to wait until June. Council Member Blossom stated that this was in place to plan interviews for commission positions.

NEW BUSINESS

Yama National Register Nomination Status

- Commissioner Hartman stated that there has been very little movement on this by the federal parties he must work with.

2017 CLG Grant Opportunities

- Commissioner Hartmann stated that the first consideration would be to find out who would be willing to apply for a grant. Heather Beckman is the most qualified to do this and already has a heavy work load.
- Another consideration is what should be funded with any grant funding?
 - Commissioner Hartmann stated that it would be a good idea to request funding for a first year architecture student to work on an assessment of properties that could be historically valuable

Furuya House Demolition - Prevention of Future Losses

- The Furuya House was issued a permit for remodel as long as the exterior remained intact. However, Commissioner Williams found that the house had been demolished. No demolition permit was ever issued which indicates that there may have been deception. The contractors apparently stated that the house just “fell down” meaning that the required structural study was not done or was misleading
- The loss of the Furuya House is a tragic loss and a good case for stronger laws and more oversight by the HPC

Other Matters

- Commissioner Shopes stated that Historic Seattle will be offering a workshop on Historic Advocacy on November 5, 2016.
- The Fort Ward Bakery Building restoration plan was reviewed by the Design Review Board. They were pleased with the thorough restoration plan. For the plan to go through, they need to raise \$45,000 from the community in order to qualify for a \$200,000 grant. The Rotary Club and a few others have contributed.
- Finally, the McClellan Group will purchase the Fort Ward Barracks for its ambitious project of a thorough renovation
- Mr. McNett stated that two aging fire stations will be demolished for cost saving consolidation, but there is a treasure trove of records that the HPC or BIHM might want. Mr. Chandler stated that he has been in contact with Chuck Callahan, and will work with the fire chief on going through them.

The meeting adjourned at 3:40 pm