



CITY OF
BAINBRIDGE ISLAND

**Historic Preservation Commission
Regular Meeting
Thursday, October 5, 2023
2:00 – 4:00 PM
Location: City Council Conference Room, 280 Madison Ave N
Bainbridge Island, WA 98110**

It is recommended that attendance be in-person, but the meeting is also accessible via Zoom.

Please click the link to join the meeting: <https://bainbridgewa.zoom.us/j/86261425455>

Or One tap mobile: +12532158782,,86261425455# US (Tacoma) +12532050468,,86261425455# US
Webinar ID: 862 6142 5455

AGENDA

2:00 PM Call to Order / Attendance / Conflict Disclosure

- Comment on September 7 meeting
- Approval of Agenda for October 5, 2023
- Approval of Meeting Minutes from September 7, 2023
- Call for Public Comment

2:10 PM Recognition of Service for Blaine Cliver

2:15 PM Review of Permit Applications (*Tayara*)

- Request to remove a property from the Local Historic Register

Regulations governing removal of a property from the Local Historic Register are found in BIMC [18.24.040.D](#).

- Property: Reese Duplex / 1632 NE Park View Drive
- City File: [PLN51196A HPR](#)
- See attached staff report

Project File: [BLD52137 R-DEM](#) (See 'Permit Notes')

- Application for Demolition (hold over from September.)

Additional information provided: The previous owner of the house built the house.

Demolition of a house which is over 50 years old: Review is by policy of the Director of Planning and Community Development. The Commission may submit advisory, non-binding comment to the Building Official.

- **Project:** Point White Drive Residence Demolition / 3708 Point White Drive / Submitted: 8/10/2023

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



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Project File: [BLD52137 R-DEM](#) (See 'Permit Notes')

2:30 PM Committee Updates

- Identifying Register-eligible Properties (*Chandler, Kortum*)

2:40 PM Old Business

- Comprehensive Plan Update – Discussion of September 27 community workshop (10 minutes) (*all*)
- Minesweeper Building tour update and presentation (20 minutes) (*Kortum*)
- Certified Local Government (CLG) presentation scheduled for November 2 (5 minutes) (*Hughes*)
- Report on meeting with “Historic Everett” (10 minutes) (*Allen*)

3:25 PM New Business

3:30 PM Summary of Action Items (*Chair*)

3:10 PM Adjourn

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Call to Order (Attendance, Agenda, Conflict of Interest)
Introductions
Approval of Agenda for September 7, 2023
Approval of Meeting Minutes from August 3, 2023
Call for Public Comment
Committee Updates
Review of Permit Applications
Old/New Business
Adjourn

Call to Order (Attendance, Agenda, Conflict of Interest)

Chair Susan Hughes called the meeting to order at 2:01 p.m. There were no conflicts of interest disclosed.

Commissioners in Attendance:

Blaine Cliver, Eric Kortum, Jon Mooallem, Rick Chandler, Susan Hughes, Zachary Allen

Absent or excused: None

City Staff and Council Members in Attendance:

Ellen Schroer, Deputy City Manager, Daria Hansen, Public Records Analyst, Council liaison
Clarence Moriwaki

Guests:

None

Review & Approve Agenda:

Susan asked to have the Old Business added back into the agenda.

Motion: I move to approve the September 7, 2023, agenda with Old Business added back in.

Cliver/Mooallem: Approved unanimously

Review & Approve Minutes:

Motion: I move to approve the August 3, 2023, meeting minutes.

Kortum/Allen: Approved unanimously

Call for Public Comment: No public comment

Deputy City Manager, Ellen Schroer, introduced herself and stated that she will be taking over as Staff Liaison for the next couple of months, after which time, the person fulfilling this role will be reassessed.

Committee Updates:

- **Identifying Register-eligible Properties-**

Eric made a brief presentation about the minesweeper site, provided a sheet outlining the historical timeline of the Ferry Yard and gave a brief overview about the minesweeper history on Bainbridge Island. He outlined his goals of getting the property added to the historic register, as well as what the upcoming facility tour would entail. The tour is scheduled for September 25th, from 12-2 p.m., with Rick and Blaine attending. Commissioner's spouses, City staff and Councilmembers are invited to attend as well. Eric emphasized the importance of the minesweeper history to the development of Bainbridge Island. A more detailed presentation will be given at the October 5th meeting.

- **Public Outreach-**

Commissioners commented briefly about their participation in the Farmer's Market booth in August and highlighted specific areas of interest from the public. A discussion followed about topics for next year's booth and how the HPC could reserve the booth monthly for the 2024 market season.

- **Comprehensive Plan Update-**

Susan expressed the desire to get more clarity on how exactly the HPC could contribute to the comprehensive plan. Ellen passed out flyers for the upcoming workshops on the comprehensive plan kickoff and suggested HPC members attend and come back to the City with helpful input. Discussion followed on which members would attend which workshops. Ellen emphasized that the City welcomes the HPC's input on all aspects of the plan. The members will present their suggestions and experiences at the October 5th HPC meeting.

Review of Permit Applications: 3708 Point White Drive Residence Demolition-

This application pertained to demolition of a house that is over 50 years old. Ellen made brief comments of introduction and the online permit file was reviewed. The commissioners concluded that there was too little information to make an adequate assessment of the property and requested the application be sent back to the Planning Department and homeowner to fill in the missing information. A discussion followed. Further review of this application will be postponed to the October 5th meeting.

Old Business (added back into agenda at start of meeting):

- Michelle Thompson didn't come to the meeting today because she wanted Michael Howser to tour the Suyematsu farm first, but this was delayed due to City negotiations with the farm owners. Once this issue is concluded, commissioners will take Michelle and Michael to tour specific historical sites around the island and have them speak at the

HPC meeting about the CLG program. Likely timing is for the November 2nd meeting. Susan would like to extend an invitation to Council members and staff to attend.

- Old Police Station-certain HPC commissioners are passionate about preserving the old police station building and were wondering if it would be appropriate for the HPC or individual commissioners to write a letter to the newspaper to see if there was any public interest in preserving the building. Ellen stated that it would not be appropriate for HPC, as a city group, to approach the paper, but it would be OK as individuals. An intense discussion followed regarding safety issues with the building, seismic retrofitting, city purchase of the property and the history of the project, and the need for the HPC to be included in the decision-making process at an earlier stage with future projects.

Zach suggested having a plaque placed to commemorate the site or saving something tangible from the property to be displayed at the historical museum.

A demolition report is currently being prepared by an architectural historian. This report will be provided to the HPC for review and comment.

- Fort Ward District-Susan followed up on her comments at the August meeting, regarding the loss of historical integrity in the Fort Ward District and how the HPC should move forward with assessing building review questions from the public. Susan passed around a historical timeline and different maps of the area. Discussion followed.

Current options on how to proceed seem to be:

- a) Suggesting a discussion to remove its historic designation;
- b) Working with Parks and Recreation to ensure they are considering Fort Ward as historic, needing stronger protections or signage to preserve what is left;
- c) Continue on in this limbo

Discussion followed. How do other historical districts handle these matters? Maybe HPC could allow individuals to remove their homes/properties from the register upon request? Can the history be preserved in some way vs. removing its designation? If HPC doesn't de-list it, can the municipal code be changed so any action within the district comes through the HPC for approval? The commissioners want to hear from Michelle Thompson and Michael Howser before any decisions are made and will discuss again in November or December.

New Business:

- Susan received an email from Arcadia Publishing, asking if the HPC would like to author an updated history book on Bainbridge Island. Discussion followed. This issue will be discussed further at the October 5th meeting.

- Zach mentioned interest from a volunteer with Historic Everett to meet with the HPC; maybe tour each other's historical sites. Discussion followed.

Summary of Action Items:

A list of action items for upcoming meetings was summarized by commission chair, Susan Hughes.

Adjourn: Chair Hughes adjourned the meeting at 3:48 p.m.

DRAFT



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

Date: September 26, 2023
To: City of Bainbridge Island Historic Preservation Commission
From: Kelly Tayara, Senior Planner
Project: Reese Duplex
File Number : PLN51996A HPR
Location: 1632 NE Park View Drive
Request: The owner requests the property be removed from the Local Historic Register.

Background:

The Reese Duplex was nominated by homeowner Michael Reese and approved for listing on the Local Historic Register in 2006. According to the staff report prepared for the nomination, the building was constructed in 1910 as duplex housing for non-commissioned officers at Fort Ward.

Mr. Reese retains ownership of the property and now requests removal of the property from the Local Register. A summary of the applicant's stated reasons follows:

- Several moss-removal companies have determined that the 100-year-old slate roof is not safe for workers, and the owner is unable to justify expending funds to repair a roof which he is unable to maintain.
- All of the windows have been replaced.
- Any historic value the Fort Ward Historic Overlay District once held is of little or no value now because:
 - The district is nearly fully developed with new housing which has been constructed over the past 25 years.
 - Three of the five gun batteries are no longer available to the public.
 - The Bainbridge Island Metropolitan Parks and Recreation District (BIPRD) refuses to follow Federal Department of Interior and Washington State law regarding the process for modification of a property which is within a National Historic District by a publicly funded organization in constructing a play park on the historic Parade Grounds. *(Please note, this is the opinion of the applicant, and the City does not share or endorse this opinion).*

The applicant concludes that his family and future generations should not be subject to rigid exterior historic building restrictions if the City and the BIPRD do not support the Fort Ward Historic Overlay District.

I. Findings of Fact

A. Site Characteristics

1. Tax Assessor Information:
 - a. Owner of Record: MReeseFam LLC, Michael L. Reese, Managing Member
 - b. Tax Lot Number: 4147-005-003-0002
 - c. Lot Size: .2 acres
2. Zoning and Comprehensive Plan Designation: The site is zoned R-2 and the Comprehensive Plan designation is Residential District.
3. Existing Site Development and Land Use: Single-family residential development

B. Environmental Review / Public Notice

A decision to remove a property from the Local Historic Register is a procedural action which is exempt from State Environmental Policy Act (SEPA) review as provided in WAC 197-11-800(19). The applicant submitted the request on August 14, 2023. Public notice of the October 5, 2023 meeting to consider the request to remove the property from the Local Register was published on September 22, 2023 in accordance with BIMC 18.24.040.D; no public comment has been received to date.

Vicinity Map



City of Bainbridge Island GIS / 2018 aerial photo

Property Street View Façade



Photograph courtesy of owner 2023



Google Maps / 2023 / (Photograph circa 2016 per Owner)

C. Removal of Properties from the Local Register

*Regulatory requirements are in regular font, and staff compliance notation in **bold font**.*

1. Procedure for Removal

The procedure for removal of properties from the Local Register shall be established by the HPC and shall include the procedures for notification to the public and interested parties. If a property is removed, a notice of that change in status shall be added to the title records.

Public notice of the date, time and location of the meeting during which the Commission will consider the request was issued on September 22, 2023, including notice of the meeting in the Bainbridge Review and posting of the subject property, in compliance with regulatory requirements.

Should the HPC approve removal the property from the Local Register, the applicant will be required to record with the Kitsap County Auditor a Notice on Title of the change in status prior to removal of the property from the Local Register, in a form approved by the Department of Planning and Community Development, and at the applicant's expense.

2. Criteria for Removal

Properties listed on the Local Register may be removed from the Register only by the Historic Preservation Commission (HPC) in accordance with BIMC [18.24.040](#). The HPC may remove any property from the Local Register with or without the owner's consent, if the HPC deems the property no longer appropriate for designation to the Local Register because it no longer satisfies the original criteria in support of its designation.

The original criteria in support of the property's designation to the Local Register, along with the original Findings of Fact and the applicant's response in requesting the property be removed from the Local Register, are as follows below.

a. Original Criteria for Designation of the Local Register

The Municipal Code provides that any building may be designated for listing on the Local Register if: It is significantly associated with the history, architecture, archaeology, engineering or cultural heritage of the community; it has physical integrity; it is at least 50 years old or is of lesser age but has exceptional importance; and it qualifies as at least one of the 12 criteria.

According to the findings of fact prepared for the nomination to the Local Historic Register in 2006, the property was designated to the Local Register based on the following criteria and findings (*italicized*):

- 1) Is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.

"The building is significantly associated with WWI and WWII history of Bainbridge Island; has physical integrity, especially the exterior, and is more than 50 years old. The US Government constructed the building as duplex housing for non-commissioned officers at Fort Ward, Bainbridge Island, in 1910. Two identical buildings are directly to the north. It was used for this purpose until the Fort was declared surplus in the early 1960's, then sold to private parties. The Reeses' bought the property in the 1970's. The original number for the building (10?), was not available for the site visit, but the owner will look for it."

- 2) Embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction.

“This building examples many Federal Revival elements often found in military housing types of this period in its massing, fenestration, and finish details. It retains gable-end cornice returns, most of its original cladding, a repaired slate roof, and double-hung windows with this muntins (sic). Most windows remain in their original, symmetrical location, except for those at portions of partially closed front and rear porches. Some original first-floor plastered ceilings have been lowered, and some original walls removed. Second floor ceilings remain at original height and finish. Since conversion to single-family resident status, the wall between the two kitchens no longer exists. A primary, second-floor dividing wall has been removed also. Some original millwork remains at the first floor, and all at the second. Both staircases are original.”

- 3) Exemplifies or reflects special elements of the city’s cultural, economic, political, aesthetic, engineering, or architectural history.

“This building exemplifies significant political and architectural history. See responses to #1 and #2 above.”

- 4) Is listed on the National Register or the State Register.

Staff preparing the report in 2006 changed this criterion to state: “Is listed on the National Register of Historic Places or the Washington State Register of Historic Places as a contributing building to a National Historic District.” In response to this altered criterion, staff found:

“Fort Ward with its associated buildings are a National Historic District, and on the Washington State Historic Register.”

- b. Applicant’s Response to Decision Criteria for Removal from the Local Register

The applicant states that the property did not meet the second and fourth criterion above in 2006 due to an extensive remodel in 1974/1975.

The applicant states that in 1974, a major remodel was undertaken to make the property function as a single-family home, resulting in extensive changes to the front elevation. The applicants states that the following changes resulted in modifications which he now feels were such that the second criterion should not have been met at that time: The front porch was enclosed with picture windows; the original front door was replaced with a rounded-top door; a sliding glass door was added to the south; the original front stairs were replaced with wood stairs; the original metal front and rear porch roofs were replaced with three-tab composition roof; three sky lights were added to the rear; a wood deck was added to the south; the living rooms were replaced by a foyer and connecting walls removed; the north kitchen was converted to a dining room; the south kitchen was moved into the old back porch; three picture windows replaced the old windows; the connecting wall to the north porch was removed to create a pantry, laundry, and bathroom; the primary upstairs bedroom wall was removed; the north bathroom was gutted and replaced.

The applicant states that the property does not meet the second and fourth criterion above due to another major remodel in 2020. The applicant states that in 2020, the

kitchen was replaced, fir flooring on the first floor was replaced with vinyl plank flooring, the original 1910 bathroom fixtures were replaced with modern fixtures in the upper floor bathrooms, and all of the windows were replaced.

The applicant states that the property additionally does not meet the fourth criterion above because any historic value the Fort Ward Historic Overlay District once held is of little or no value now for the following reasons:

- The district is nearly fully developed with new housing which has been constructed over the past 25 years.
- Three of the five gun batteries are no longer available to the public.
- The Bainbridge Island Metropolitan Parks and Recreation District refuses to follow Federal Department of Interior and Washington State law regarding the process for modification of a property which is within a National Historic District by a publicly funded organization in constructing a play park on the historic Parade Grounds. *(Please note, this is the opinion of the applicant, and the City does not share or endorse this opinion).*

II. Conclusion

This request for removal of a property from the Local Historic Register is evaluated for consistency with the Historic Preservation Program standards. Appropriate notice of the public meeting was published.

In reviewing the request, the HPC shall consider whether to remove the property from the Local Register because it no longer satisfies the original criteria in support of its designation.

The request is properly before the HPC for decision.

III. Appeal Procedures

Any decision on the register status of a property may be appealed by the applicant to the City's Planning and Community Development Director within 14 days of the date of the decision (BIMC [18.24.090](#)).