



Historic Preservation Commission
Regular Meeting
Thursday, June 3, 2021
2:00 – 4:00 PM
Online via Zoom
See Log In Information Below

The Historic Preservation Commission (HPC) will hold this meeting using a virtual, Zoom webinar platform, per Governor Inslee's "Stay Home, Stay Healthy" orders.

Members of the public will be able to call in to the Zoom meeting.

Please click the link below to join the webinar: <https://bainbridgewa.zoom.us/j/93138375561>

Or iPhone one-tap : US: +12532158782,,93138375561# or +16699009128,,93138375561#

Or Telephone: Dial(for higher quality, dial a number based on your current location):

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Webinar ID: 931 3837 5561

International numbers available: <https://bainbridgewa.zoom.us/j/93138375561>

AGENDA

2:00 PM Call to Order and Attendance

Conflict of Interest/Disclosure

Introductions / *Bumgardner*

Approval of Agenda for June 3, 2021

Approval of Meeting Minutes from May 6, 2021

Call for Public Comment / *Bumgartner*

2:15 PM Review of Application for Special Property Tax Valuation

Project Name: The Laurels / Tom and Myra Hudson

See Attachment A for materials, Attachment B for review process

Description: The Laurels, home of Tom and Myra Hudson, was placed on the Local Historic Register in November, 2020. The Municipal Code provides for a special tax valuation program for the rehabilitation of historic properties.

Call for Public Comment / *Bumgartner*

2:45 PM Discussion of the Blakely Award for 2021 (*Kortum*)

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



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Thursday, June 3, 2021
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3:15 PM Committee Updates

- Identifying Register-eligible Properties (*Baumgartner, Chandler, Kortum*)
- Public Education (*Baumgartner, Moreno*)
- Suyematsu Farm (*Chandler, Hughes, Kortum*)
- Discuss process for sending written communication from a Commissioner, group of Commissioners, and/or the Commission. (*Baumgartner*)

3:45 PM New / Old Business

- The Commission's comments were sent to the applicants for the Wycoff-Dickey demolition application on Beans Bight Road (Permit link: [BLD25492 R-DEM](#)) and Marshall demolition application on Lytle Road ([Permit link: BLD25505 R-DEM](#)) which were reviewed last month. Both owners have responded, though neither has any additional information to share, and their responses are available in the permit database; neither owner is able to attend today's meeting.
- Discuss July 1, 2021 agenda / *All*

4:00 PM Adjourn

Call to Order (Attendance, Agenda, Ethics)
Approval of Meeting Minutes from March 4, 2021
Call for Public Comment
Review Messenger House [PLN51717 CUP](#)
Demo Permit Review ([BLD25487 SFR](#), [BLD25505 R-DEM](#), [BLD25491 R-DEM](#))
Committee Updates
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Bumgardner called the meeting to order at 2:05 PM. Commissioners in attendance were Eric Kortum, Susan Hughes, Christopher Moreno, and Rick Chandler. Brianna Kosowitz was absent and excused. City Council member, Kirsten Hytopoulos was present. City Staff present were Senior Planner Kelly Tayara, Administrative Specialist Carla Lundgren who monitored meeting platform and prepared these minutes.

The agenda was reviewed. There were not any conflicts of interest noted.

Review & Approve Minutes – March 4, 2021

Motion: I move to approve the minutes.

Hughes/Moreno: Passed Unanimously

Public Comment

None.

Permit Review: Messenger House [PLN51717 CUP](#)

Description: Request to modify standard lot coverage requirements through zoning relief provisions for Local Register properties (BIMC 18.24.010.C)

Motion: I make the motion to approve the CUP development standard modification.

Bumgardner//Moreno: 4 yes – 1 abstain/unable to vote

Alteration/Demolition Permits

Project Name: Jesse @ 1553 NE Park View Drive [BLD25487 SFR](#)

Motion: I make a motion to waive review on 1553 NE Park View Drive.

Bumgardner//Moreno: 4 yes – 1 abstain/unable to vote

Project Name: Marshall @ 4096 Lytle Road NE [BLD25505 R-DEM](#)
Addition information from the owner has been requested by the Commission

Project Name: Wycoff-Dickey @ 2040 Beans Bight Road NE [BLD25491 R-DEM](#)
Addition information from the owner has been requested by the Commission

Committee Updates:

- Identifying Register-eligible Properties (Baumgartner, Chandler, Kortum)
 - [Draft list] Ferry Yard, Magnusson Home/Flag, 4106 Rockaway Beach Moran Shipyard, Dr. Ernest Burguss Home on Pleasant Beach, local historic district in downtown Winslow, Rolling Bay district, Historical district, Port Madison, Pickleball Court on Pleasant Beach, Port Blakely, BI Police Station, home of the Author of Snow Falling on Cedars, Manor House
- Public Education (Baumgartner, Moreno)
 - Subcommittee to meet first this month before reporting back to the commission
- Suyematsu Farm (Chandler, Hughes, Kortum) See Attachment C: Draft Implementation Plan

Motion: I make a motion that the Commission approve the subcommittee Suyematsu April 2021 draft plan be sent to the City Manager for approval.

Hughes/Kortum: 4 yes – 1 abstain/unable to vote

- Discuss process for sending written communication from a Commissioner, group of Commissioners, and/or the Commission. (Baumgartner) – *Move to next month's meeting*

New/Old Business

Commissioner Kortum asked to address the plan for the 2019/2020 recipients for the Blakely Award & discuss the nomination for the 2021 recipient.

Adjourn

The meeting adjourned at 4:07 PM.



Office of the

KITSAP COUNTY ASSESSOR

Phil Cook, Assessor

614 Division Street, MS-22 · Port Orchard, WA 98366-4687 · www.kitsapgov.com/assessor · 360-337-7160

May 26, 2021

City of Bainbridge Island
Historic Preservation Commission
280 Madison Ave
Bainbridge Island, WA 98110

Re: Application for Special Valuation on Improvements to Historic Property
Parcel No. 142502-2-134-2004

Dear Historic Preservation Commission,

I have enclosed an application from Thomas & Myra Hudson for the property located at 10791 Sunrise Drive NE. This application was received on 5/20/21. If approved, the first reduction in property taxes will be 2022.

We are required to forward this information to you within 10 working days of receiving the application.

Please feel free to contact me if I can be of any further assistance.

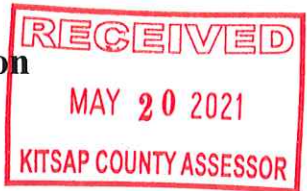
Sincerely,

Maxine Schoales

Maxine Schoales
Chief Deputy

Enc.

**Application and Certification of Special Valuation
on Improvements to Historic Property**
Chapter 84.26 RCW



File With Assessor by October 1

File No: _____

I. Application

County: Kitsap

Property Owner: Thomas A. & Myra A. Hudson

Parcel No./Account No: 142502-2-134-2004

Mailing Address: P.O.Box 11725, Bainbridge Island, WA 98110

Legal Description: see attached

Property Address (Location): 10791 Sunrise Drive NE, Bainbridge Island, WA 98110

Describe Rehabilitation: see attached

Property is on: (check appropriate box) ☐ National Historic Register ☒ Local Register of Historic Places

Building Permit No: BLD23052

Date: 05/17/2021

Jurisdiction: Kitsap/Bainbridge Is
County/City

Rehabilitation Started: 05/15/2018

Date Completed: 07/30/2020

Actual Cost of Rehabilitation: \$ 624,608.00

Affirmation

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am/are aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

I/We hereby certify that the foregoing information is true and complete.

Signature(s) of All Owner(s):

Thomas A Hudson

Myra A. Hudson Myra A. Hudson

II. Assessor

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation:

2018 = 220,060 ; 2019 = 293,420
2020 = 617,670 ; 2021 = 617,670

Date: 5/24/21

Marine Schoales
Assessor/Deputy

Tax Description

Parcel #: 142502-2-134-2004

10791 SUNRISE DR NE
BAINBRIDGE ISLAND, WA 98110

LOT A, CITY OF BAINBRIDGE ISLAND SHORT PLAT NO. BI-296 (PLN51487), RECORDED IN VOLUME 24 OF SHORT PLATS PAGES 20 THROUGH 24, UNDER AUDITOR'S FILE NO. 202010140251, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., RECORDS OF KITSAP COUNTY, WASHINGTON; TOGETHER WITH AND SUBJECT TO EASEMENTS AS DEPICTED ON SAID SHORT PLAT.

10791 Sunrise Drive NE – Bainbridge Island – Application for Special Valuation

Description of Rehabilitation:

10791 Sunrise Drive NE, Bainbridge Island, WA has long been an iconic and recognizable part of the historic Rolling Bay neighborhood. At the time of construction ca. 1913, the builder, Elias Nelson, (chef at the nearby Moran School for Boys), created a stone arch inscribed *The Laurels* at the main walk-in entrance along with two large stone pillars marking the rear vehicular entrance. The hand-built mosaic stone structures had deteriorated over time and were badly overgrown with ivy and neglected laurel bushes. Both the old arch and pillars were missing stones. Using similar matching rounded stones collected on site, gardening tools, soft cleaning brushes, and masonry tools, the owners cut away encroaching vegetation, then cleaned the existing stones by hand, mortared in replacement stones thus restoring the arch and pillars to their unique and artistic original state. More than 350 feet of heritage laurel hedging was carefully cut and shaped to the original height shown in old photographs that were obtained by the owners in their rehabilitation of the home and property.

The hand-crafted bungalow-style home built by Nelson suffered similar neglect and deterioration as well as various re-decorating and modernization efforts by previous owners. Fortunately, many significant architectural features remained intact. The original divided light windows with wavy glass panes and hand-carved doors, massive clinker-brick fireplace, and fir floors throughout remained as historic elements in the structure.

The wooden balloon-framed home was extensively updated to meet current building standards. An addition of 800 square feet was integrated into the main floor-space. The old house's foundation was strengthened, the building was leveled, and the structure was reroofed, rewired and replumbed to ensure its continued safety and livability. The chimney and interior fireplace were professionally preserved and restored to meet safety standards.

To maintain the architectural integrity of the original home, the divided light window design and the roof pitch angle were repeated in the design and construction of added spaces as an integral part of the restoration. The original bungalow-style roof brackets were continued and replicated on the new exterior eaves under the roof overhang. As was common practice at the time of its construction, the home's original builder skip-sheathed the outside of the exterior wooden balloon framing and then shingled the home's outside walls with cedar shingles. This original framing has now been sheathed in ½" plywood for purposes of important sheer support to the old structure. Rotting and mismatched exterior shingling has been completely replaced with cedar shingles in an asymmetrical pattern to duplicate the original shingling style. Carefully crafted woven shingle corners have completed the exterior shingle detail.

Interior fir flooring was carefully refreshed and remains in its original mismatched, hand-built style. Hinges and unusual locking mechanisms on all of the divided-light windows along with delicate door handles on interior French doors were removed, cleaned and restored to working condition. Each divided light window was removed from its casing, panes were re-caulked, trim was repainted, and broken panes were replaced. Existing interior doors were refinished and still feature the original glass doorknobs. All added interior doors were subsequently built by professional craftsmen using the same

raised panel construction as the home's original hand-carved wooden front door. Antique interior light fixtures were obtained by the home's owners from vintage arts and crafts era suppliers in order to complement the home's bungalow style of design. All interior light switches had been modernized by previous owners. As an additional restoration detail, these were changed to the historic push button switch style that was common to the home's 1913 style of construction.

The original interior walls were made of fir shiplap siding. As a part of the restoration, all added interior walls were completely replicated in matching fir shiplap siding throughout the home's newer addition. Drywall was added only in the home's closets. The main floor living room and front porch ceilings were built with fir beams and beadboard; this feature was retained in the restoration.

A 5x8' clear vertical-grained fir beam measuring 34 feet in length was used to span the front porch ceiling as support for the roof framing. Rarely available in the current time, this beam is a testament to the use of locally sourced materials driven by long-ago necessity and ingenuity. Still in place, the beam, though not visible, is part of the old stories about island life when home construction was carried out with hand tools and the materials at hand with neighbors and friends pitching in to help with the project.

The Laurels, a gracious family home for over one hundred years, has been rehabilitated with integrity and exacting detail to honor its legacy on Bainbridge Island and to preserve it for future generations. With the careful efforts of the current owners, this remarkable home will continue to be an important part of the landmark Rolling Bay neighborhood as well as Bainbridge Island.

BIMC 18.24.100 Review and monitoring of properties for special property tax valuation.

A. Special Valuation Program Established. Pursuant to Chapter [84.26](#) RCW, a local option program is hereby established that shall make available to owners of historic property a special tax valuation for the rehabilitation of the historic property, as set forth in Chapter [84.26](#) RCW and this section.

B. Application Process for Special Property Tax Valuation.

1. An applicant desiring to obtain special property tax valuation for historic property shall file a complete application with the Kitsap County assessor no later than October 1st of the year immediately preceding the first assessment year for which special valuation classification is requested. Applications filed after the October 1st deadline shall not be considered for special property tax valuation until the following year.
2. Complete applications shall include the following information and documentation:
 - a. A legal description of the historic property;
 - b. Comprehensive exterior and interior photographs of the historic property before and after rehabilitation;
 - c. Architectural plans or other legible drawings depicting the completed rehabilitation work;
 - d. A notarized affidavit attesting to the actual cost of the rehabilitation work completed prior to the date of application and the period of time during which the work was performed, with documentation of both to be made available to the historic preservation commission upon request; and
 - e. For properties located within National Register historic districts, a statement from the Secretary of the Interior, indicating the property is a certified historic structure as defined in WAC [254-20-030](#)(2).
3. The Kitsap County assessor shall forward to the historic preservation commission all complete applications for special property tax valuation for historic property within 10 days after receiving such applications.

C. Review Process.

1. The historic preservation commission shall review each application for special tax valuation and determine: if the application is complete; if the subject property meets the criteria set forth in RCW [84.26.030](#) and WAC [254-20-070](#)(1); and if the subject property meets the criteria set forth in subsection D of this section. The historic preservation commission shall review all timely applications, and shall enter a determination on the application no later than December 31st of the calendar year in which the application is made.
2. If the historic preservation commission finds that a subject property is eligible and meets all criteria set forth in this section, the historic preservation commission shall enter into an historic preservation special valuation agreement with the owner of the subject property, which agreement shall contain all terms required by WAC [254-20-120](#). Upon mutual execution of such an agreement, the historic preservation commission shall approve the application.
3. If the historic preservation commission determines that the subject property does not meet all the requirements of this section, the historic preservation commission shall deny the application.

4. Historic preservation commission decisions to approve or deny applications for special tax valuation shall be in writing, shall describe the facts upon which the determination is based, and shall be filed with the Kitsap County assessor within 10 days after the date of the decision.

5. For those applications approved by the historic preservation commission, the historic preservation commission shall forward a copy of the applicable historic preservation special valuation agreement, the application and all supporting documentation to the Kitsap County assessor. The historic preservation commission shall also notify the State Review Board that the subject property has been approved for special valuation and shall monitor the subject property for continued compliance with the historic preservation special valuation agreement throughout the 10-year special valuation period.

6. The historic preservation commission shall determine whether a property is disqualified from special valuation either because of the owner's failure to comply with the terms of the historic preservation special valuation agreement or because of a loss of historic value resulting from physical changes to the building or site. In the event that the historic preservation commission concludes that a property is no longer qualified for special valuation, the historic preservation commission shall notify the owner, the Kitsap County assessor and the State Review Board in writing and state the facts supporting its findings.

D. Criteria.

1. The class of historic property eligible for special valuation in the city includes all properties listed on the local register that have been substantially rehabilitated at a cost and within a time period that meets the requirements set forth in Chapter [84.26](#) RCW.

2. Property Review Criteria. In its review of an application for special valuation of an historic property, the historic preservation commission shall determine if the subject property meets each of the following criteria:

- a. The property is an historic property;
- b. The property is included within a class of historic property determined eligible for special valuation pursuant to subsection D.1 of this section;
- c. The property has been rehabilitated at a cost that meets the definition set forth in RCW [84.26.020](#)(2) within 24 months prior to the date of application; and
- d. The property has not been altered in any way that adversely affects those elements that qualify it as historically significant, as determined by applying the standards set forth in WAC [254-20-100](#)(1).

3. Rehabilitation and Maintenance Criteria. The historic preservation commission shall use the Washington State Advisory Council's Standards for the Rehabilitation and Maintenance of Historic Properties set forth in WAC [254-20-100](#) as the minimum requirements for determining whether an historic property is eligible for special valuation and whether the property continues to be eligible for special valuation once it has been so classified.

E. Agreement. The historic preservation commission shall use the historic preservation special valuation agreement set forth in WAC [254-20-120](#) as the minimum agreement required by this section. (Ord. 2016-11 § 2, 2016: Ord. 2011-02 § 2 (Exh. A), 2011. Formerly 18.24.060)