



**Historic Preservation Commission  
Regular Meeting  
Thursday, October 6, 2022  
2:00 – 4:00 PM  
City Council Conference Room, 280 Madison Ave N  
Bainbridge Island, WA 98110**

---

It is recommended that attendance be in-person, in the City Hall Council Conference Room / 280 Madison Ave N, Bainbridge Island, WA, but it is also accessible via the Zoom meeting platform.

Please click the link to join the meeting: <https://bainbridgewa.zoom.us/j/92833530039>

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

Or Telephone: +1 253 215 8782 or +1 669 900 9128 or +1 346 248 7799

or +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656

[Webinar ID: 928 3353 0039](#)

---

## AGENDA

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

- Introductions
- Approval of Agenda for October 6, 2022
- Approval of Meeting Minutes from September 1, 2022
- Call for Public Comment

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

Project Name: Lumberyard

- *See Attachment A for materials, Attachment B for review process*
- Description: The Bainbridge Island Lumber Building was placed on the Local Historic Register in March of 2018 (City File No. [PLN51072 HPR](#)). The Municipal Code provides for a special tax valuation program for the rehabilitation of historic properties.

### 2:45 PM Review of Permit Applications

- Demolition of potential Register-eligible properties: Review is by policy of the Planning Director. The Commission may waive review or make advisory, nonbinding comments on how alterations to potential Register-eligible properties could be done in an historically appropriate manner.
  - Project Name: Ludwig Address: 12843 Dalton Lane  
Description: Demolish s single-family house constructed in 1890 and carport constructed in 1965  
Permit link: [BLD26988 R-DEM](#) (see ‘permit notes’ for submittals)

**For special accommodations, please contact Planning & Community Development 206-780-3750 or at [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)**



**Historic Preservation Commission  
Regular Meeting  
Thursday, October 6, 2022  
2:00 – 4:00 PM  
City Council Conference Room, 280 Madison Ave N  
Bainbridge Island, WA 98110**

---

---

3:00 PM Committee Updates

- Identifying Register-eligible Properties (*Chandler, Kortum*)
- Public Education / Public Outreach (*Moreno*)
- Suyematsu Farm (*Hughes, with Chandler, Kortum as applicable*)

3:15 PM Discuss planning / organization for developing the 2023 work plan

3:45 PM Old Business

- Request that Blakely Awards be presented by City Council has been sent to the Planning Manager

3:50 PM New Business

3:55 PM Action Items (*Hughes*)

4:00 PM Adjourn

Call to Order (Attendance, Agenda, Ethics)  
Approval of Meeting Minutes from August 4, 2022  
Call for Public Comment  
Committee Updates  
New/Old Business  
Adjourn

---

**Call to Order (Attendance, Agenda, Ethics)**

Chair Susan Hughes called the meeting to order at 2:05 PM. Commissioners in attendance were Susan Hughes, Eric Kortum, Judy Romann, Blaine Cliver, Rick Chandler, and Chris Moreno. City Council member - Clarence Moriwaki was present. City Staff present were Senior Planner Kelly Tayara, and Administrative Specialist Renee Argetsinger, who monitored meeting and prepared minutes.

**Review & Approve Agenda** - There were not any conflicts of interest noted.

**Motion: I move that we approve the agenda**  
**Kortum/Chandler: Passed Unanimously**

**Review & Approve Minutes** – August 4, 2022

**Motion: I'll make a motion to approve the August minutes.**  
**Kortum/Romann: Passed Unanimously**

**Public Comment**

Louis Charles Hoffmann Alloin provided comments/recommendations about the Fort Ward Amateur Radio Club, its mission, historical interests, and community involvement. Looking to the HPC for promotion of the organization.

**Review of Permit Applications:**

Review of permit BLD26951 DEM – Demolition of single-family residential garage constructed in 1901. Discussion of demolition and review of photos. Action item for Kelly Tayara – contact property owners to inquire about possibly donating desired items from the structure to the museum.

**Blakely Awards:**

Discussion regarding awards, recommendations made to make 3 awards, one for each year – 2020 -Clarence Moriwaki, 2021- BI Japanese American Exclusion Memorial Departure Deck Interpretive Art, 2022 – Katy Curtis. Action item for Kelly Tayara to inquire about City Council making the presentations and Renee Argetsinger to create certificates.

### Committee Updates:

- **Identifying Register-eligible Properties**  
Discussion about means of identifying boundaries and notifying potential property owners. Commissioner Kortum discussed nomination of Town & Country for the local register.
- **Public Education/Public Outreach**  
Review of the Akio Suyematsu Day event and discussion of recommendations for next year
- **Suyematsu Farm**  
Discussion regarding condition of Picker Sheds, preservation efforts, and use of the farm. Discussion about approaching Friends of the Farm for a clean-up date for the ornamental garden. A trail is still planned near the farm. Commissioner Chandler recommended applying for state and national landmark status.

**Motion: Allow the HPC to apply for state and national landmark status.**  
**Kortum/Cliver: Passed Unanimously**

### Old Business

- Heritage Trees (Tayara) – website registry is up to date and two certificates awarded
- Commissioner vacancies (Tayara) - City Council looking to fill vacancies in November
- 2022 Work Plan (Tayara) – working with new Planning Director and new Planning Manager to get it on the City Council agenda. Staff recommendation is to create a two-year work plan moving forward.

### New Business

- Discussion of erecting historical sign noting the original location of the Post Office on Winslow Way.

### Action Items

- (BLD26951) Notice on the demolition of the structure and contacting owner about potentially donating identified items to the museum (Tayara)
- Ask City Council about making the Blakely Award presentations (Tayara)
- Meeting to discuss register eligible properties, Port Blakely boundaries, recommendations, possible workshop (Moreno, Kortum, Chandler)
- Allow HPC to pursue state and national registry for Suyematsu Farm with City Council (Moriwaki)
- Stabilization efforts for Suyematsu Farm (Moriwaki)

Special “Thank You’s” made to Amber Buell for use of the museum for Akio Suyematsu Day and to departing HPC Commissioner, Judy Romann.

**Adjourn**

The meeting adjourned at 3:57pm by motion.

**Motion: I move to adjourn  
Passed Unanimously**

DRAFT



*Office of the*

**KITSAP COUNTY ASSESSOR**

**Phil Cook, *Assessor***

614 Division Street, MS-22 · Port Orchard, WA 98366-4687 · [www.kitsap.gov/assessor](http://www.kitsap.gov/assessor) · 360-337-7160

September 7, 2022

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. 042402-1-019-2009

Dear Historic Preservation Commission,

I have enclosed an application from Old Mill Properties for the property located at 4566 Point White Drive NE. This application was received on 9/6/2022. If approved, the first reduction in property taxes will be 2023.

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,

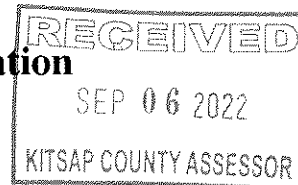
A handwritten signature in cursive script that reads "Shannon Lewis".

Shannon Lewis  
Administrative Supervisor

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: \_\_\_\_\_

Property Owner: Old Mill Place Properties Parcel No./Account No: 042402-1-019-2009

Mailing Address: 16304 Euclid Avenue NE, Bainbridge Island, WA 98110

Legal Description: All that portion of lot 5, Section 4, Township 24 North, Range 2 East, W.M. in Kitsap County

Property Address (Location): 4566 Point White Drive NE

Describe Rehabilitation: Complete rebuild from pilings and cross beams up of the Bainbridge Island Wharfy and built in 1925

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

Building Permit No: 24109 Date: 3/1/18 Jurisdiction: Kitsap/Bainbridge  
County/City

Rehabilitation Started: 1/8/20 Date Completed: 2/15/22

Actual Cost of Rehabilitation: \$ 3,088,158

**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):

[Signature]  
George Lubben, Managing Member  
Old Mill Place Properties, LLC

**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: 2019 = 43,460; 2020 = 43,460  
\$ 2021 = 66,410; 2022 = 66,410

Date: 9/7/2022

[Signature]  
Assessor/Deputy

To ask about the availability of this publication in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users, please call 1-800-451-7985. For tax assistance, call (360) 534-1400.

## Tax Description

**Parcel #: 042402-1-019-2009**

4566 POINT WHITE DR NE  
BAINBRIDGE ISLAND, WA 98110

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTH OF COUNTY ROAD NO. 7, (POINT WHITE DRIVE), AS IT NOW EXISTS: ALL THAT PORTION OF LOT 5, SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, LYING BETWEEN THE WEST BOUNDARY LINE OF SAID LOT 5 AND A LINE DRAWN PARALLEL TO SAID BOUNDARY LINE AND 65 FEET EASTERLY THEREOF; TOGETHER WITH ALL TIDELANDS IN FRONT OF AND ABUTTING UPON SAID PREMISES.



**Meredith R. Green, CPA**  
**MAKE REMITTANCES PAYABLE TO:**  
**Kitsap County Treasurer**  
**PO Box 169, Port Orchard, WA 98366**  
**360 337-7135**  
[www.kitsapgov.com/treas](http://www.kitsapgov.com/treas)

# PROPERTY TAX STATEMENT

Kitsap County, State of Washington

eNoticesOnline.com

Authorization Code: KIT-NOLXQVJF

OLD MILL PLACE PROPERTIES LLC  
 16304 EUCLID AVE NE  
 BAINBRIDGE ISLAND WA 98110-1189

Printed: 01/10/22

## Parcel/Account Number

042402-1-019-2009

BRING ALL PARTS WHEN PAYING IN PERSON  
 1929801

Taxpayer Name:  
 OLD MILL PLACE PROPERTIES LLC

## Tax Property Description

04242E  
 THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTH OF COUNTY ROAD NO. 7, (POINT WHITE DRIVE), AS IT NOW EXISTS: ALL THAT PORTION OF LOT 5, SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, LYING BETWEEN THE WEST BOUNDARY LINE OF SAID LOT 5 AND A LINE DRAWN PARALLEL TO SAID BOUNDARY LINE AND 65 FEET

\*\*\* more information on file \*\*\*

## VALUE INFORMATION FOR TAX

|                     | 2021           | 2022           |
|---------------------|----------------|----------------|
| Land:               | 610,730        | 657,710        |
| Buildings, Etc:     | 66,410         | 66,410         |
| <b>TOTAL VALUE:</b> | <b>677,140</b> | <b>724,120</b> |

**TOTAL TAXABLE VALUE:** (Land + Improvements minus Qualifying Exemptions)

677,140      724,120

## GENERAL TAX DISTRIBUTION

|                  | 2021     |                  | 2022     |
|------------------|----------|------------------|----------|
| STATE GENERAL    | 2,037.19 | STATE GENERAL    | 2,009.61 |
| REGIONAL LIBRARY | 240.85   | REGIONAL LIBRARY | 235.60   |
| LOCAL SCHOOL     | 1,774.61 | LOCAL SCHOOL     | 1,798.19 |
| COUNTY           | 568.30   | COUNTY           | 556.07   |
| CITY             | 612.80   | CITY             | 616.33   |
| FIRE             | 857.82   | FIRE             | 862.55   |
| PUD              | 39.01    | PUD              | 38.17    |
| PARK AND REC     | 439.68   | PARK AND REC     | 579.70   |

2021 Total: 6,570.24      2022 Total: 6,696.22

## Assessments

|                         | 2021          | 2022          |
|-------------------------|---------------|---------------|
| Noxious Weed            | 2.00          | 2.00          |
| Stormwater Management   | 195.00        | 204.00        |
| <b>Assessment Total</b> | <b>197.00</b> | <b>206.00</b> |

**2022 General Property Tax +  
 Assessments = \$6,902.22**

*1st paid Ch # 762 4-25-22*

**Tax Code Area 0215 General Levy Rate per \$1000 9.2474**  
**Voted Rate -- 29.2 % Voter Approved**

Property Location: 4566 POINT WHITE DR NE

Locate detailed information 24 hours per day at: [www.kitsapgov.com/treas](http://www.kitsapgov.com/treas)

**Total  
 Amount Due** **\$6,902.22**

# CERTIFICATE OF HISTORIC REGISTRATION

BAINBRIDGE ISLAND HISTORIC REGISTER



This certificate of historic registration confirms that the

## **BAINBRIDGE ISLAND LUMBER BUILDING**

located at 4566 Point White Drive NE  
has been placed on the **BAINBRIDGE ISLAND HISTORIC REGISTER**

Your commitment to preserving Bainbridge Island's history for  
future generations is to be commended.

Designated this 1<sup>st</sup> Day of MARCH, 2018.

A handwritten signature in dark ink, appearing to read 'Dave Williams', is written over a horizontal line.

Dave Williams, Chair  
Historic Preservation Commission

**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)