



## **Planning Commission Regular Meeting Thursday, June 25, 2026**

Council Chambers  
280 Madison Ave N  
Bainbridge Island, WA

and

Remote Meeting on Zoom  
<https://bainbridgewa.zoom.us/j/81285913438>  
or Telephone: US: +1 253 215 8782  
Webinar ID: 812 8591 3438

### **Agenda**

#### **1. Call to Order / Roll Call / Land Acknowledgement - 6:00 PM**

We would like to begin by acknowledging that the land on which we gather is within the ancestral territory of the Suquamish, "People of Clear Salt Water." Expert fishermen, canoe builders and basket weavers, the Suquamish live in harmony with the lands and waterways along Washington's Central Salish Sea as they have for thousands of years. Here, the Suquamish live and protect the land and waters of their ancestors for future generations as promised by the Point Elliot Treaty of 1855.

#### **2. Approval of Agenda / Conflict of Interest Disclosure - 6:05 PM**

#### **3. Planning Commission Meeting Minutes - 6:10 PM**

A. Minutes

#### **4. Public Comment - 6:15 PM**

Members of the public are encouraged to submit written public comment to the Planning Commission at any time by emailing [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov). Members of the public who wish to provide public comment in-person at a Planning Commission meeting should sign up to speak on the sign-in sheet by the Chamber doors. The Planning Commission Chair will call the people signed up on the sign-in sheet, and speakers will have up to three minutes to speak from the podium. Please speak directly into the microphone, which is adjustable. A timer on the screen will indicate when 3 minutes (or such other time set by the Chair) has elapsed. Orderly behavior and civility in remarks is expected with no clapping or booing, and no yielding of one person's time to another person. Guidelines for public comment are provided. Remote public comment is allowed with advance notice to the Planning & Community Development Department by noon on the date of the meeting at [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov), provided that all remote commenters shall be required to display their true name and to keep their camera turned on to show their true uncovered face while delivering their comments. Public comment is not accepted during the balance of the Planning Commission meeting, unless a public hearing or public participation meeting is on the agenda.

#### **5. Planning Director's Report - 6:25 PM**

#### **6. Regular Business - 6:30 PM**

A. Ericksen Historic Preservation Request

**7. Good of the Order - 7:00 PM**

**8. Adjournment - 7:05 PM**

The City of Bainbridge Island's meetings are wheelchair accessible. The City also provides auxiliary aids and services for effective communication such as assistive listening devices, closed captioning, and print materials in digital format. For other reasonable accommodations and/or modification to programs, services, or activities, please contact the ADA Coordinator at [cityadmin@bainbridgewa.gov](mailto:cityadmin@bainbridgewa.gov) or 206-842-2545 as soon as possible, preferably at least 2 business days prior to the meeting.



**Planning Commission Regular Meeting Agenda Bill  
Thursday, June 25, 2026**

**Agenda Item:** Minutes

**Department:** Planning Commission

**Agenda Section:** Planning Commission Meeting Minutes - 6:10 PM

**Estimated Time:** 5 Minutes Minutes

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**Recommendation:**

I move to approve the June 11, 2026, meeting minutes as presented.

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**Narrative:**

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**Fiscal Impact:**

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**Community Engagement and Outreach:**

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**Attachments:**

1. Planning Commission Agenda 20260611\_Minutes\_Draft



## Planning Commission Regular Meeting Thursday June 11, 2026

### Meeting Minutes

#### 1. Call to Order / Roll Call / Land Acknowledgement - 6:11 PM

Chair Sarah Blossom called the meeting to order at 6:11 PM and read the Land Acknowledgment. Present were Commissioners Sarah Blossom, Ariel Birtley (via Zoom), Alex Preudhomme, and Criss Garcia. Excused were Commissioners Peter Schaab, Ben Deines, and Sean Sullivan. Also present were City Council Liaisons Ashley Mathews and Lara Lant. City staff present were Interim Planning Director Emily Terrell (via Zoom), Planning Manager Darron Buchanan and Senior Planner Jennifer Sutton.

#### 2. Approval of Agenda / Conflict of Interest Disclosure -

No conflicts disclosed.

**Motion:** I move to approve the agenda.

**Garcia/Preudhomme:** – The motion carried unanimously, 4-0.

#### 3. Planning Commission Meeting Minutes -

**Motion:** I move to approve the meeting minutes from May 14, 2026, as presented.

**Garcia/Preudhomme** – The motion carried unanimously, 4-0.

**Motion:** I move to approve the meeting minutes from May 21, 2026, as presented.

**Garcia/Preudhomme** – The motion carried unanimously, 4-0.

#### 4. Public Comment -

No public comments provided.

#### 5. Planning Director's Report -

No report provided.

**6. Regular Business -**

- A. Review and Recommendation for Wing Point Golf and Country Club Pro Shop SPR/CUP Application PLN52754 SPR CUP

Chair Blossom introduced Senior Planner Jennifer Sutton, who provided a brief summary of the project and introduced the Project Manager, Charlie Wenzlau, who provided additional information on the project and answered the commissioners' questions.

**Motion:** I move to recommend approval of the Wing Point Golf and Country Club Pro Shop project Site Plan and Design Review and Minor Conditional application, file number PLN52754 SPR CUP, to the Planning Director, including the conditions presented to the Planning Commission.

**Garcia/Preudhomme** – The motion carried unanimously, 4-0.

**7. Good of the Order -**

Nothing offered.

**8. Adjournment – 6:30 PM**

DRAFT



**Planning Commission Regular Meeting Agenda Bill**  
**Thursday, June 25, 2026**

**Agenda Item:** Ericksen Historic Preservation Request

**Department:** Planning Commission

**Agenda Section:** Regular Business - 6:30 PM

**Estimated Time:** 30 minutes Minutes

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**Recommendation:**

I move to recommend approval

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**Narrative:**

**Permit Number:** PLN53234– HPR

**Address:** 260 Ericksen Ave NE

**Owner:** Jason and Elizabeth Vanduine

The applicant is proposing to add the existing Ericksen Residence to the Historical Register. The proposal is just for the exterior of the home. If approved to be added on the register, the applicant also hopes to get approval for an addition to the rear of the structure.

Historic Preservation Program Reviews are based on the Secretary of the Interior’s Standards and Guidelines for Archaeology and Historic Preservation and include:

- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be

undertaken.

- New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

- New additions and related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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**Fiscal Impact:**

N/A

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**Community Engagement and Outreach:**

Notice of Application Date 6/15/2026

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**Attachments:**

1. PLN53243\_City Presentation\_HPP - PDF
2. PLN53243 - Ericksen - HPR
3. 20260625 HPR 260 Ericksen Nomination



CITY OF  
BAINBRIDGE  
ISLAND

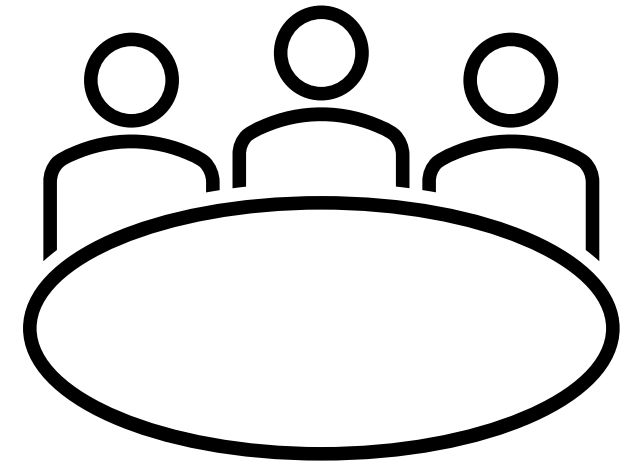
# CITY OF BAINBRIDGE ISLAND HISTORIC PRESERVATION PROGRAM (HPP)

PLN53243 – ERICKSON HOUSE

# BIMC 18.24

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- City Council has assigned the historic review of proposals to add to the register, alter, reconstruct, remodel or restore the exterior of, move or demolish local register properties and/or structures to the Planning Commission.
- Historic Preservation review and recommendation is required for alterations to the exterior of a building on the Historic Register.
- The application is before the Planning Commission so that it can carry out its responsibilities under BIMC 18.24.020.E.4,7 related to Historic Preservation.



# PROPOSAL

- The applicant has two proposals for consideration today.
  1. The addition of the exterior of the property to the historic register which requires Planning Commission's approval first.
  2. If approved to add to the register, the applicant is also proposing an addition on the rear side of the property as a separate building permit which requires approval from the Planning Commission prior to issuance of the building permit, which will be under review once the above approval is finalized.
    1. A Letter of Appropriateness will be signed today if the proposal is approved.
    2. If denied, the building permit will not be issued after review.

# PROJECT LOCATION



- Project Zoning: Mixed Use Town Center - Ericksen Overlay District (MUTC-EAO).
- Surrounding Zoning: Mixed Use Town Center- Ericksen Overlay District (MUTC-EAO); MUTC- Core

# EXTERIOR PHOTOGRAPHS



# APPLICABLE STANDARDS FOR ADDING A PROPERTY TO THE REGISTER

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Comprehensive Plan Goals and Policies:  
Land Use and Cultural Elements considered.



Bainbridge Island Municipal Code:  
Criteria for Adding to Register and Criteria for Altering a Registered Property



Environmental Review and Public Noticing:  
No SEPA review required and Noticing Completed June 15<sup>th</sup>.



Hearing by Planning Commission for Historic Preservation Program



# APPLICABLE STANDARDS FOR ALTERING A PROPERTY ON THE REGISTER

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- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.



- Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.



- New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.



- New additions and related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



The Ericksen Avenue Overlay District allows historical structures to expand on the rear of the property as long as the facade of the structure maintains its historically significant features.

Staff Recommends Approval to add the Ericksen House to the Local Historical Register.

Staff Recommends Approval of the addition on the rear of the property.

Next steps:

Planning Commission signs the Letter of Appropriateness.

After approval, staff will then review the building permit.





DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## STAFF REPORT

**Date:** June 18<sup>th</sup>, 2026

**To:** City of Bainbridge Island Planning Commission  
Historical Preservation Program

**From:** Brian Brightbill, Planner

### **Project: PLN53234 – Ericksen Historic Preservation Request**

**Request:** The applicant is proposing to add the existing Ericksen Residence to the Historical Register. The proposal is just for the exterior of the home. If approved to be added on the register, the applicant also hopes to get approval for an addition to the rear of the structure.

**Project Name:** Ericksen HPR  
**Permit Number:** PLN53234– HPR  
**Owner:** Jason and Elizabeth Vanduine  
**Address:** 260 Ericksen Ave NE  
**Tax Parcel #:** 262502-3-147-2003

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### **Background:**

The residence, commonly known as the “Ericksen house” is located along the lower portion of Ericksen Avenue, within the Ericksen Avenue Overlay District (ERICK). The home is in proximity to other older homes, most of which have been remodeled and preserved as commercial buildings.

The homes along Ericksen were primarily homes which belonged to Winslow’s shipbuilders.

The applicant is proposing to renovate/remodel the home to continue its use as a single-family residence. The home will become part of a proposed small footprint cottage-scale infill project currently in the planning stage.

The applicant has submitted a building permit for the work associated with the house for review if the proposal to add the property to the historic registry is approved.





**I. STAFF ANALYSIS**

<b>Site Characteristics</b>	
Tax Assessor Information:	
Owner of Record:	Jason and Elizabeth Vanduine
Tax Lot Number:	262502-3-147-2003
Lot Size:	0.22 (approx. 9,583 sq. ft.)
Zoning and Comprehensive Plan Designation:	
Ericksen Overlay District – ERICK	
Existing Site Development and Land Use	
One residential structure on site (Unoccupied for 5 years) – Residential Use	

**1. Applicable Comprehensive Plan Goals and Policies:**

**Land Use Element (LU)**

**GOAL LU-5**

Focus Urban Development in Designated Centers

**Policy LU 5.11** Commercial and residential density within designated centers may be increased through the use of:

- Preservation of on-site historic structures eligible for inclusion on a local, state or federal register of historic places.

**GOAL LU-7**

The Winslow mixed use and commercial districts are designed to strengthen the vitality of downtown Winslow as a place for people to live, shop and work. The Winslow Mixed Use Town Center (MUTC) is intended to have a strong residential component to encourage a lively community during the day and at night. The high residential density of Winslow requires the Central Core Overlay District to provide services and products that meet the needs of residents as well as visitors.

**Policy LU 7.4 Ericksen Avenue Overlay District**

The purpose of this Overlay District is to preserve the unique and historical features of the neighborhood and to provide for a mix of residential and small-scale non-residential development. Retail development is permitted only on the ground floor, while residential and office development is permitted on the upper floors. Historic

(pre-1920) single-family residential structures on Ericksen may be converted to non-residential use, provided that the structure is preserved. However, any additions to the structure must be added to the rear and must be compatible with the character of the original structure. New buildings shall employ traditional building forms, roof shapes, and relationship of building to street to be compatible with the historic structures on Ericksen Avenue.

#### **GOAL LU-21**

Preservation and Enhancement of Historic Resources – An effective historic preservation program provides meaningful practical incentives and policies for property owners and developers to preserve historic resources.

**Policy LU 21.1** Encourage preservation of existing historic structures and sites as an important tool in building a sustainable and unique community.

**Policy LU 21.2** Encourage the preservation, rehabilitation and restoration of existing structures through the adoption and implementation of the International Existing Building Code (IEBC).

#### **Cultural Element (CUL)**

#### **GOAL CUL-3**

Preserve places where the Island’s history can be experienced, interpreted, and shared with the general public, in order to deepen an understanding of our heritage and the relationship of the past to our present and future

**Policy CUL 3.3** Support adequate space to collect, preserve and interpret the Island’s history.

### **2. Staff Comprehensive Plan Consistency Analysis:**

The Ericksen House is located within the Ericksen Avenue Overlay District which was created to facilitate both residential and non-residential uses while preserving the historical structures. The proposed use and future development of this property are consistent with the intent of this district, including the intent to propose a future addition on the rear of the structure.

### **3. Environmental Review / Public Notice**

A decision to include a property in 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 application was submitted and deemed complete on May 5<sup>th</sup>, 2026. Public

notice was published on June 15<sup>th</sup>, 2026 in accordance with BIMC 18.24.040.C allowing for a 10 day comment period. No public comments were received.

#### **4. Bainbridge Island Municipal Code (BIMC) Review**

##### **BIMC18.24.040 Criteria for Local Register**

##### **18.24.040 Local register of historic places.**

A. Criteria for Designating Properties for Listing on the Local Register. Any building, structure, site or object, whether publicly or privately owned, 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 following:

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

**The Ericksen House is one of the original shipbuilder's homes that line the Ericksen District and was built in 1904. The city created this district specifically to maintain the historical character of these buildings. The Ericksen Family, who once owned the property, is what the district is named after.**

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;

**The Ericksen House's style of home is characteristic of the other historic homes in the area.**

4. Exemplifies or reflects special elements of the city's cultural, economic, political, aesthetic, engineering, or architectural history;

**The Ericksen House's style of home is characteristic of the other historic homes in the area and the history of the island's ship builders. It is also a part of the Bainbridge Island History Museum's historical walking tour.**

5. Is associated with the lives of persons significant in national, state, or local history;

**The ship builders of Bainbridge Island were a significant part of Bainbridge Island's history, and the Ericksen Avenue Overlay District is meant to preserve this local history.**

10. Is a reconstructed building that has been executed in a historically accurate manner on the original site;

**The applicant is proposing future changes that are intended to preserve and restore portions of the structure to an accurate historical depiction of the property. The ERICK district also allows for the expansion of structures on the backside of the structure, while preserving its façade.**

C. Process for Designating Properties for Listing on the Local Register.

1. Any person, including the historic preservation commission or any historic preservation commission member, may nominate a building, structure, site, or object for listing on the local register; provided, that no property shall be nominated without the prior written consent of the owner.

**The owners of the property, Jason and Elizabeth Vanduine, and their representative, Whitney Deines with Wenzlau Architects, are the nominees for this property.**

2. The nomination shall include, when possible, the tax parcel number (and the UTM reference, if required for compatibility with the State Register) and a description of all interior and exterior features and outbuildings that contribute to its designation.

**Tax Parcel number and Exterior photos were provided by the applicant for consideration. The applicant is requesting only the exterior of the structure be designated on the register.**

3. In reviewing the nomination, the historic preservation commission shall consider the local inventory and the city's comprehensive plan, and the merits of the nomination, according to the criteria in subsection A of this section, and shall proceed according to the nomination review standards established in the historic preservation commission's rules.

**See Comprehensive Plan Analysis earlier in the report. The proposal is consistent with the goals of the Comprehensive Plan.**

4. The historic preservation commission shall provide public notice of the date, time and location of the meeting during which it will consider the designation nomination. Written notice of the date, time and location of the meeting shall be provided no later than 10 days prior to the meeting to the nominator, the owner(s) of public record and the lessees, if any, of the subject property. The historic preservation commission shall further publish at least one notice of the meeting in a newspaper of general circulation in the city. The historic preservation commission shall also post a notice on a conspicuous location on the subject property.

**Noticing for the public hearing was posted on the subject property, city website, and in the local newspaper on June 15<sup>th</sup>, 2026 for the June 25<sup>th</sup>, 2026 hearing date.**

5. If the historic preservation commission finds that the nominated property is eligible for listing on the local register, the historic preservation commission shall list the property on the register, with the consent of the owner of the property. The commenters, property owner, nominator and lessees, if any, shall be notified in writing of the listing no later than 30 days after the listing.

**If approved for listing, a notice of decision shall be provided to the applicant, property owners, and any commenters by the city within 30 days of the decision.**

6. Once a property is placed on the local register the property owner is expected to provide ordinary maintenance to the property to prevent deterioration and decay which threaten the historic features of the property.

**The applicant is responsible to keep the property maintained to preserve the**

7. Properties listed on the local register shall be identified in the planning database maintained by the city and the listing shall be forwarded to the Kitsap County assessor for identification of the historical property in the Kitsap County zoning records.

**If approved for listing, the City shall list the property on the database for the Kitsap County zoning records.**

8. If a property is added to the local register a notice of that status shall be added on the property title records.

**The applicant shall be responsible to adding the status to the property title.**

9. The city shall make available a sign to place on the property indicating the local register designation.

**If approved for adding to the register, the city shall provide a sign indicating the local registration designation.**

**18.24.050 Changes or alterations to a register eligible property requiring a building permit.**

The intent of the historic preservation commission's review is to provide an opportunity for the applicant to perform work that is consistent with the property's historic character so as to not foreclose a future prospect of adding the property to the local register. The historic preservation commission provides these comments and suggestions through their review of a building permit application.

C. Review Process.

1. The building official shall notify the historic preservation commission of any application for a permit to alter, reconstruct, relocate, remodel or restore the exterior of a register eligible property by routing the permit to the historic preservation commission.

**The permit is awaiting approval of adding the structure to the historic register.**

2. The historic preservation commission's review may last no longer than 30 days from the time of receipt of the permit.

**The 30 day clock starts at the time of approval to add the structure to the historic register.**

3. The historic preservation commission may make advisory, nonbinding comments to the building official on how the alterations could be done in a historically appropriate manner. Reviews shall be based on the Secretary of the Interior's Standards for the Treatment of Historic Properties.

**Below are the relevant standards from the Secretary of Interior's Standards that this project meets:**

**- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

- Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
- New additions and related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

4. The building official shall not issue a permit without a waiver or comments from the historic preservation commission. (Ord. 2016-11 § 2, 2016: Ord. 2011-02 § 2 (Exh. A), 2011. Formerly 18.24.040)

**Permits are awaiting approval to add this structure to the historic registry. Once approved the building permit will be evaluated for Planning, Building, Engineering, and Fire requirements.**

## **II. CONCLUSION**

This application for nomination to the local historic register is evaluated for consistency with the Comprehensive Plan and is consistent with the Historic Preservation Program standards. Appropriate notice of the public meeting was published. The nomination is properly before the Planning Commission in their capacity as the Historic Preservation Program decision maker.

If the proposed property is approved by the Planning Commission to be added to the local register, the city recommends approval of the addition to the rear of the property given the provisions of the code and comprehensive plan provided above, specifically LU 7.4 which states that any addition to the structure shall be added to the rear and compatible with the character of the original structure. As proposed, the applicant complies with this provision of the comprehensive plan and the intent of the Ericksen Avenue Overlay District.

## **III. APPEAL PROCESS**

Any decision on the register status of a register eligible 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).



# Ericksen Residence Historic Registry Nomination





**1** 1908 - Bainbridge Island Historical Museum, 215 Ericksen Ave. The historic Island Center schoolhouse was moved three times: to the high school for a music room, to Strawberry Hill Park for the museum, then to Winslow, reopening in 2004.

### WHERE'S WINSLOW?

"Winslow" is what locals call the downtown part of the island. Winslow Hall was one of three brothers who built shipyards on Bainbridge Island. Winslow was an incorporated town from 1947 to 1991, but now it's just part of the City of Bainbridge Island. Before that the settlement was called Madrone, for the red-barked tree at the dock. The earliest to live here were the Suquamish, who called it "Home of Eagles."



James Ryan

James Ryan bought the first parcel at Eagle Harbor in 1870 and attracted settlers like Hoskinson and Grow, who founded the Congregational Church at the corner of Madison and Winslow Way (6).

Jitsuzo and Shima Nakata opened a barbershop in 1906. Fifty years later their sons "Mo" and John Nakata partnered with Ed Loverich, the son of Croatian store owners, to establish the Town and Country Market.



Ambrose Grow



The Riley Hoskinsons



Jitsuzo & Shima Nakata

### Two homes of shipbuilders who worked at Hall Brothers Shipyard:



**2** 1904 - Ericksen House, 260 Ericksen Avenue.



**3** 1907 - The Darius Ettinger House, 292 Ericksen Avenue.



**4** 1909 - Wyatt House. Many a community dance was held in this home during the years it was owned by steamer captain Cyprian Wyatt.



**5** 1922 - House and Clinic of Dr. Frank Shepard included a porte cochère (to the left), for the Island's first automobile.

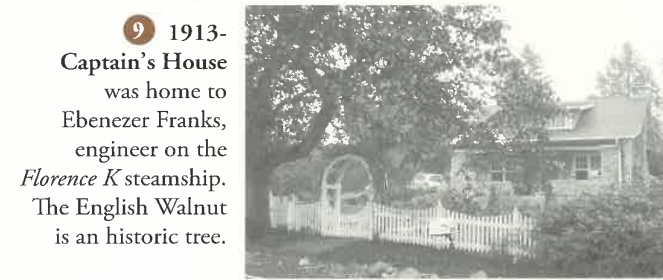


**6** 1896 - Eagle Harbor Congregational Church, first church on the island, founded by 13 families, including Ambrose Grow, who donated the land, and Riley Hoskinson.

**7** 1901 - Built where the ferry used to dock, the Winslow Dock Commercial Building, now Doc's Marina Grill, housed a succession of taverns: "The Bloody Bucket" "The Yodeling Oyster," and "Mac's Tavern."



**8** 1937 - Anderson Hardware today is the popular Pegasus Coffee House.



**9** 1913 - Captain's House was home to Ebenezer Franks, engineer on the Florence K steamship. The English Walnut is an historic tree.



**10** 1880s - once the home of Ambrose Grow, now Harbour Public House. See the original root cellar next door.

**11** 1941 - built by H.E. Anderson for a hardware and grocery store. In the 1960s it was the Winslow City Hall. Now Eagle Harbor Book Co.



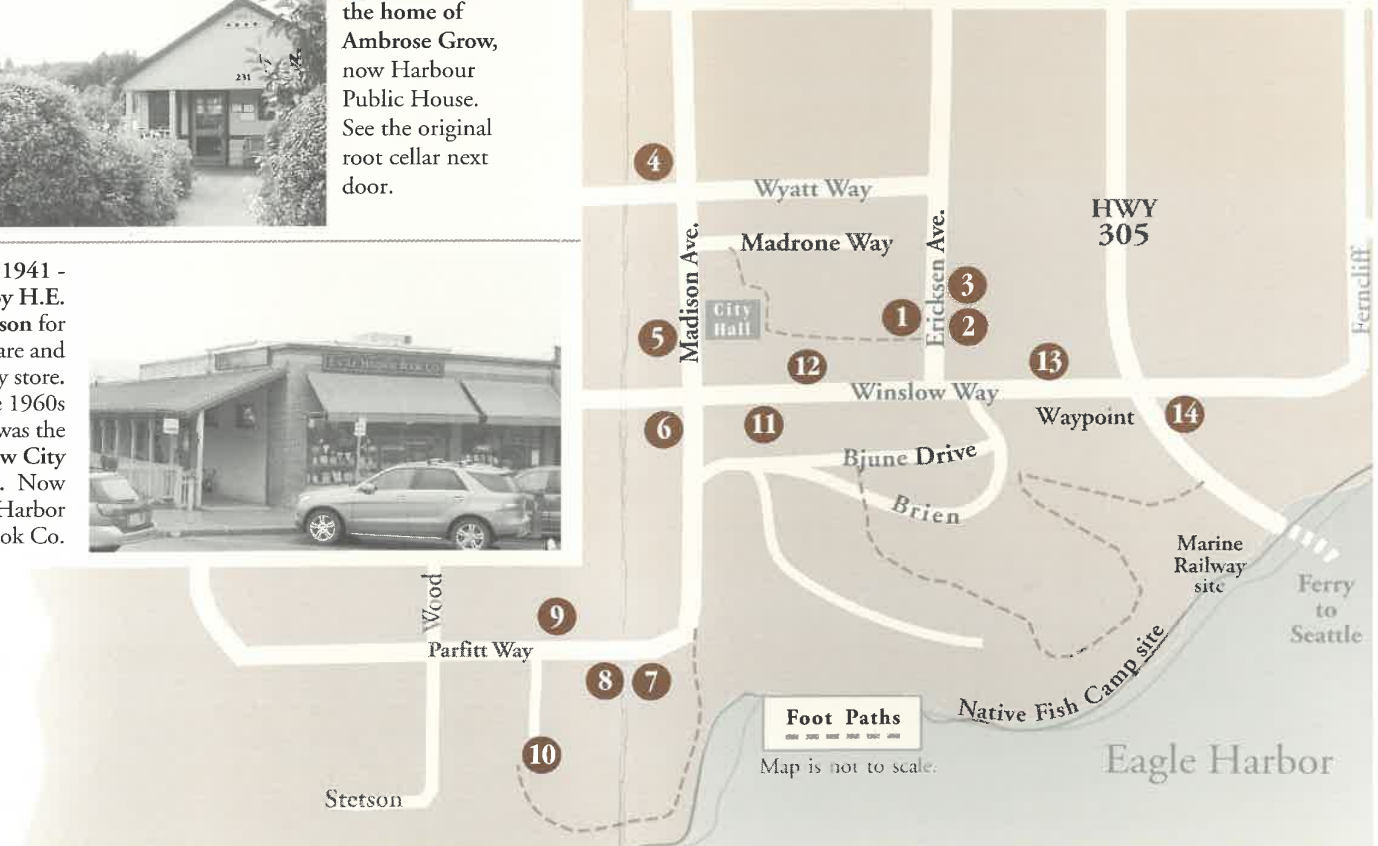
**12** 1950s - housed a series of drug stores. A noted example of midcentury modern architecture, with cantilevered canopy and unique display case.



**13** Ca. 1910 - The Irving Grocery Store, (building on the left) later became the Wallace-Routh grocery store.



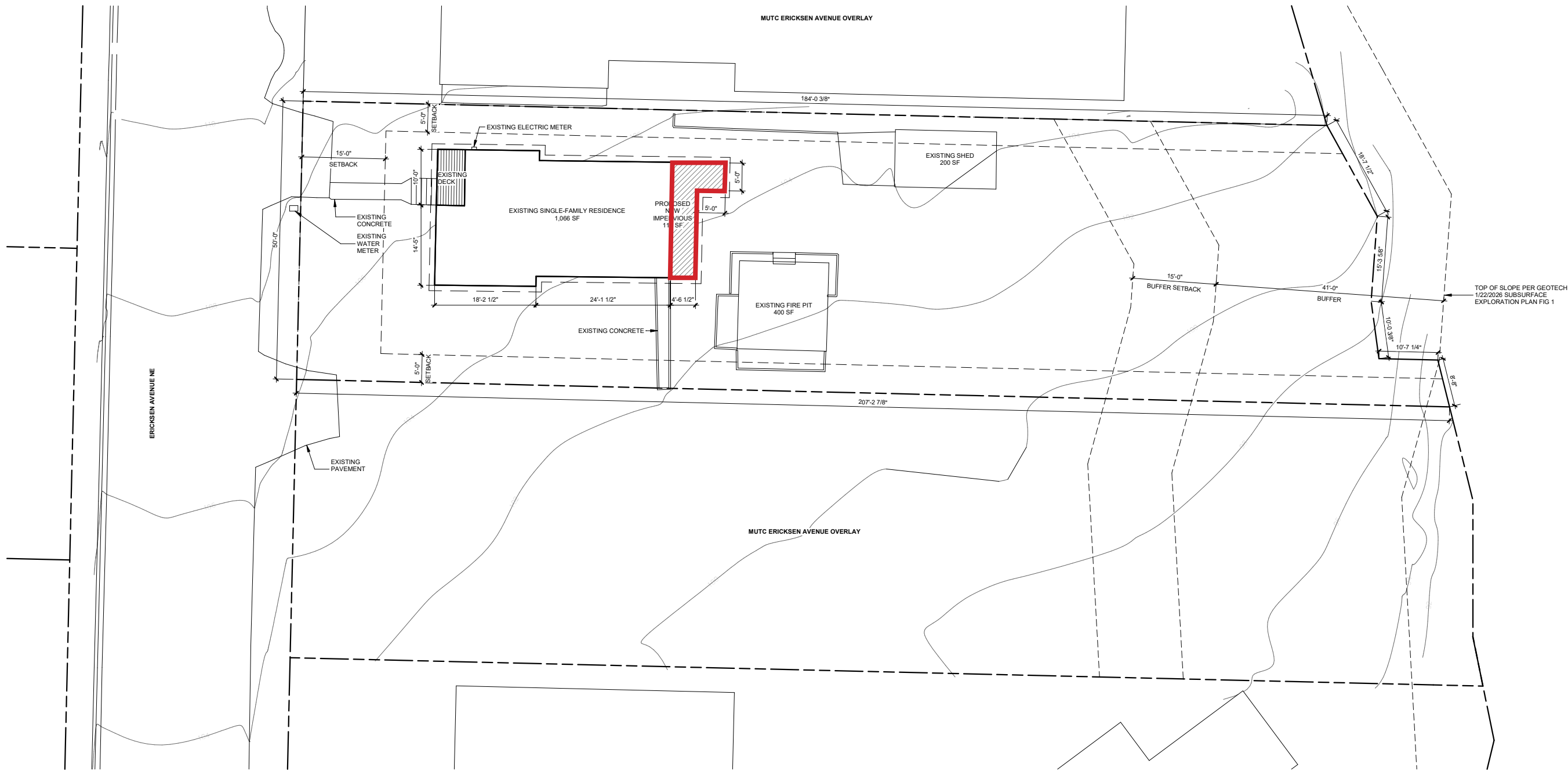
**14** 1945 - The island's first fire station opened on land leased from the Winslow Marine Railway and Shipbuilding Co. In 1982 the remodeled building opened as City Hall. In 1999 it was converted to a police station.









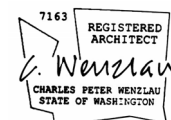


**SINGLE FAMILY RESIDENCE ADDITION**  
 TAX PARCEL NUMBER: 262502-3-147-2003  
 260 ERICKSEN AVE NE  
 BAINBRIDGE ISLAND WA 98110  
 PROPERTY OWNER: JASON AND ELIZABETH VANDUINE

MAIN DRAWING SET

PROJECT #	2528
ISSUE DATE	04/10/2026
# Description	Date

SUBJECT PROPERTY: PLN 262502-3-147-2003  
 MUTC ERICKSEN AVENUE OVERLAY  
 LOT AREA: 9,837 SF  
 PROPOSED NEW IMPERVIOUS: 115 SF







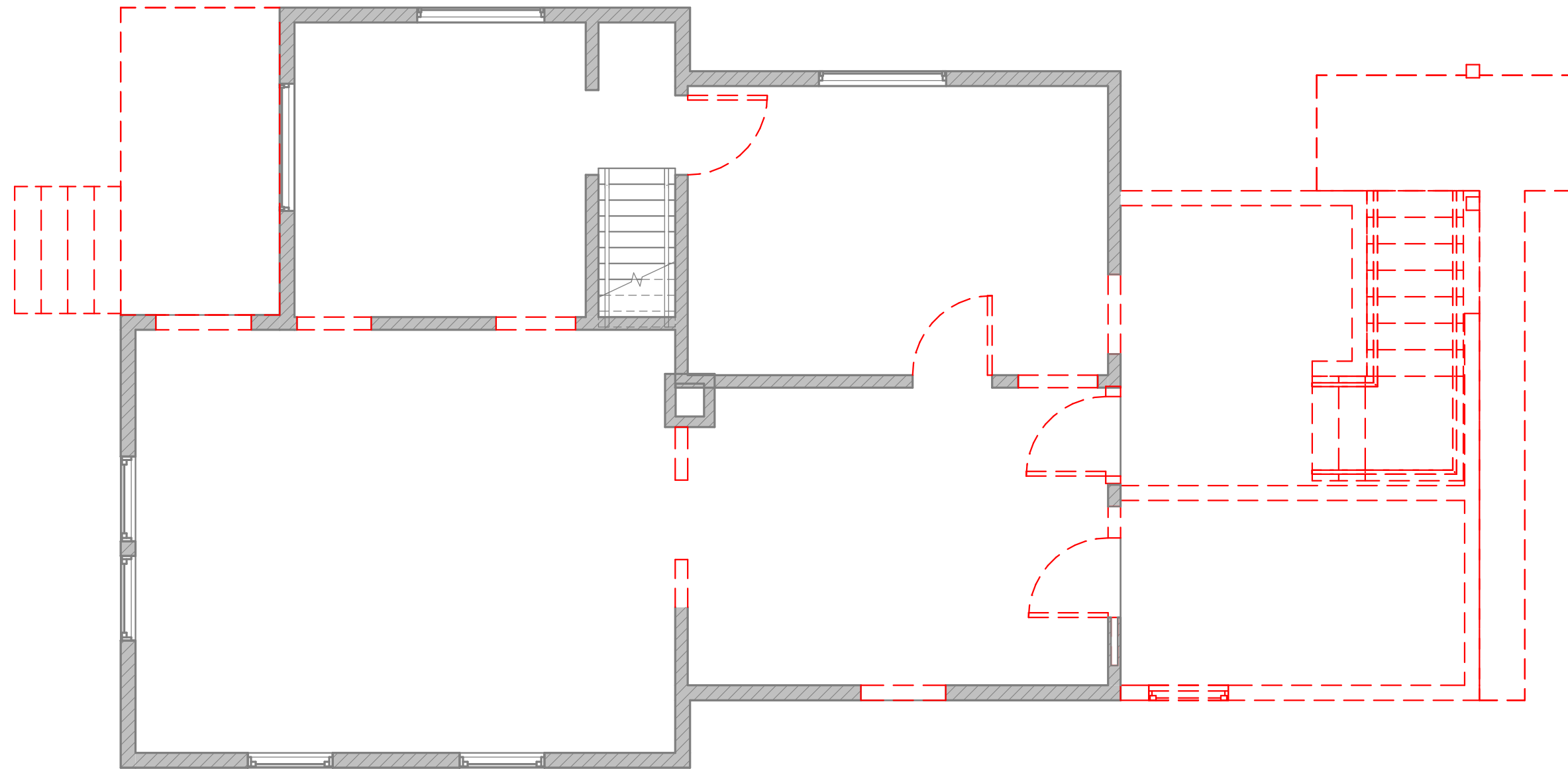
TO THE FULLEST EXTENT PERMITTED BY LAW, THIS DOCUMENT, REGARDLESS OF FORM, SHALL REMAIN THE EXCLUSIVE PROPERTY OF WENZLAU ARCHITECTS. WENZLAU ARCHITECTS DOES NOT REPRESENT THAT THIS DOCUMENT IS COMPLETE, OR THAT IT IS CONSISTENT WITH CURRENT CONDITIONS THAT MAY AFFECT THE PROJECT AND ANY CONSTRUCTION. THIS DOCUMENT SHALL NOT BE USED WITHOUT THE FULL AND UNASSISTED PARTICIPATION OF WENZLAU ARCHITECTS.

SITE PLAN

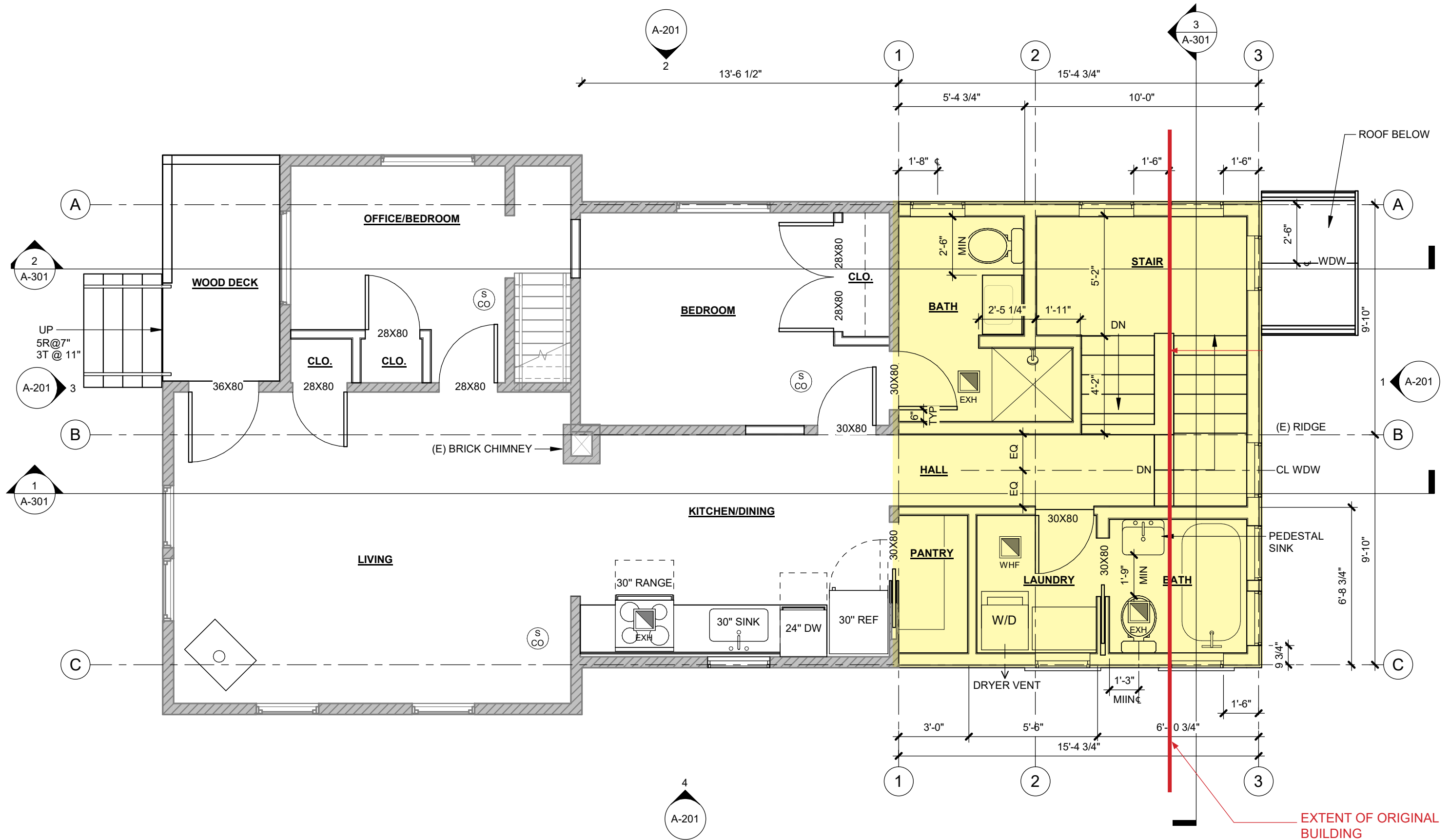
**A-101**

**DEMOLITION PLAN LEGEND**

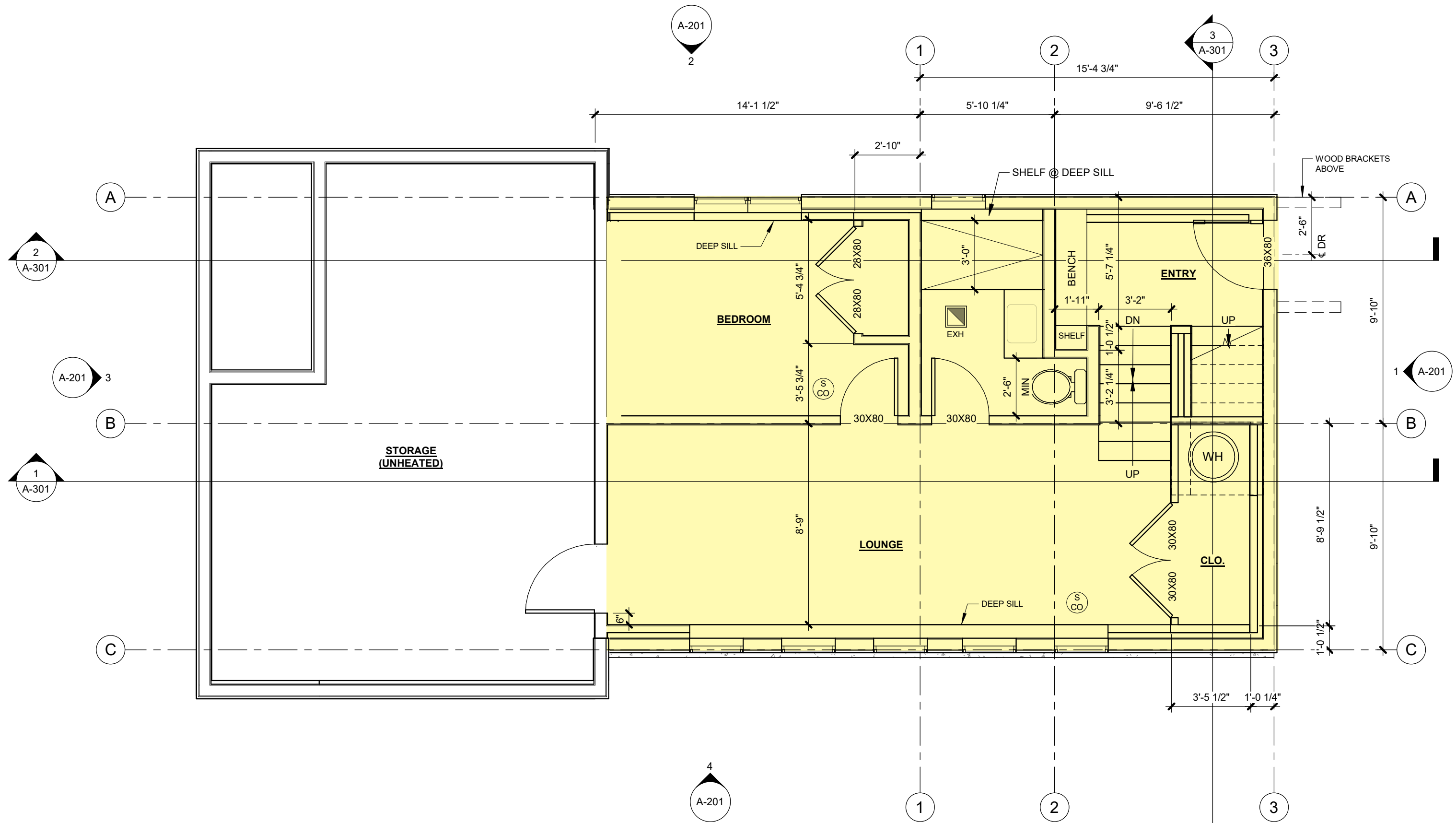
-  NO DEMOLITION WORK IN THIS AREA
-  EXISTING TO REMAIN
-  TO BE DEMOLISHED
-  SURFACE TO BE DEMOLISHED



DEMOLITION FLOOR PLAN



MAIN LEVEL FLOOR PLAN



NEW BASEMENT FLOOR PLAN







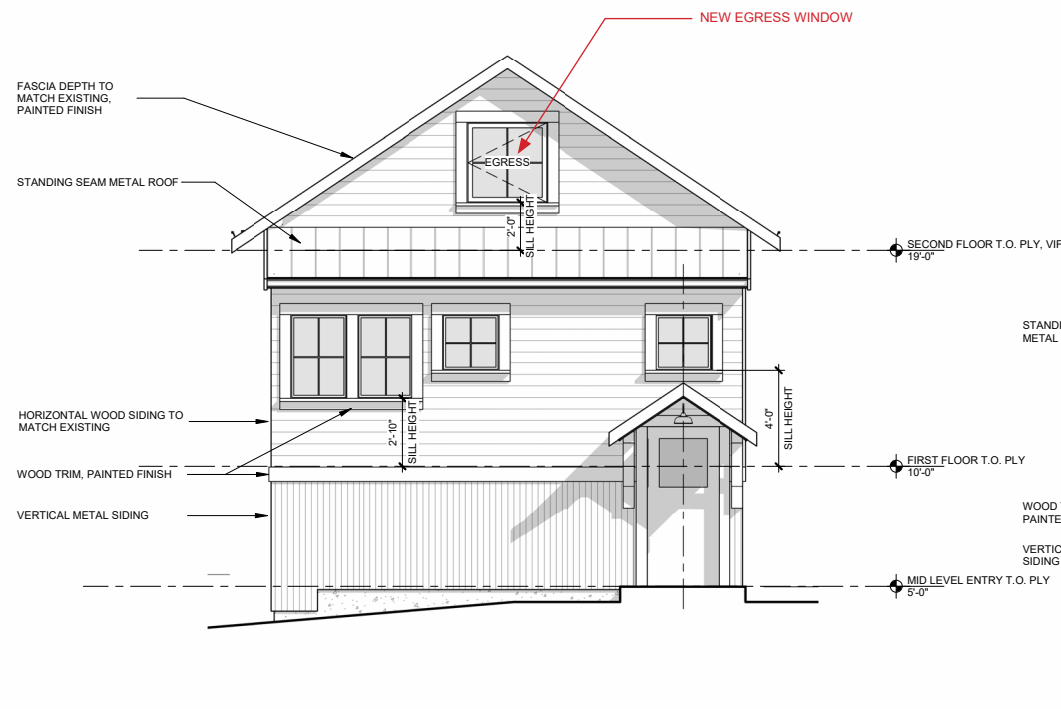
ERICKSEN AVENUE RESIDENCE

TAX PARCEL NUMBER: 262502-3-147-2003  
260 ERICKSEN AVE NE  
BAINBRIDGE ISLAND, WA 98110

PROPERTY OWNER: JASON AND ELIZABETH VANDUINE

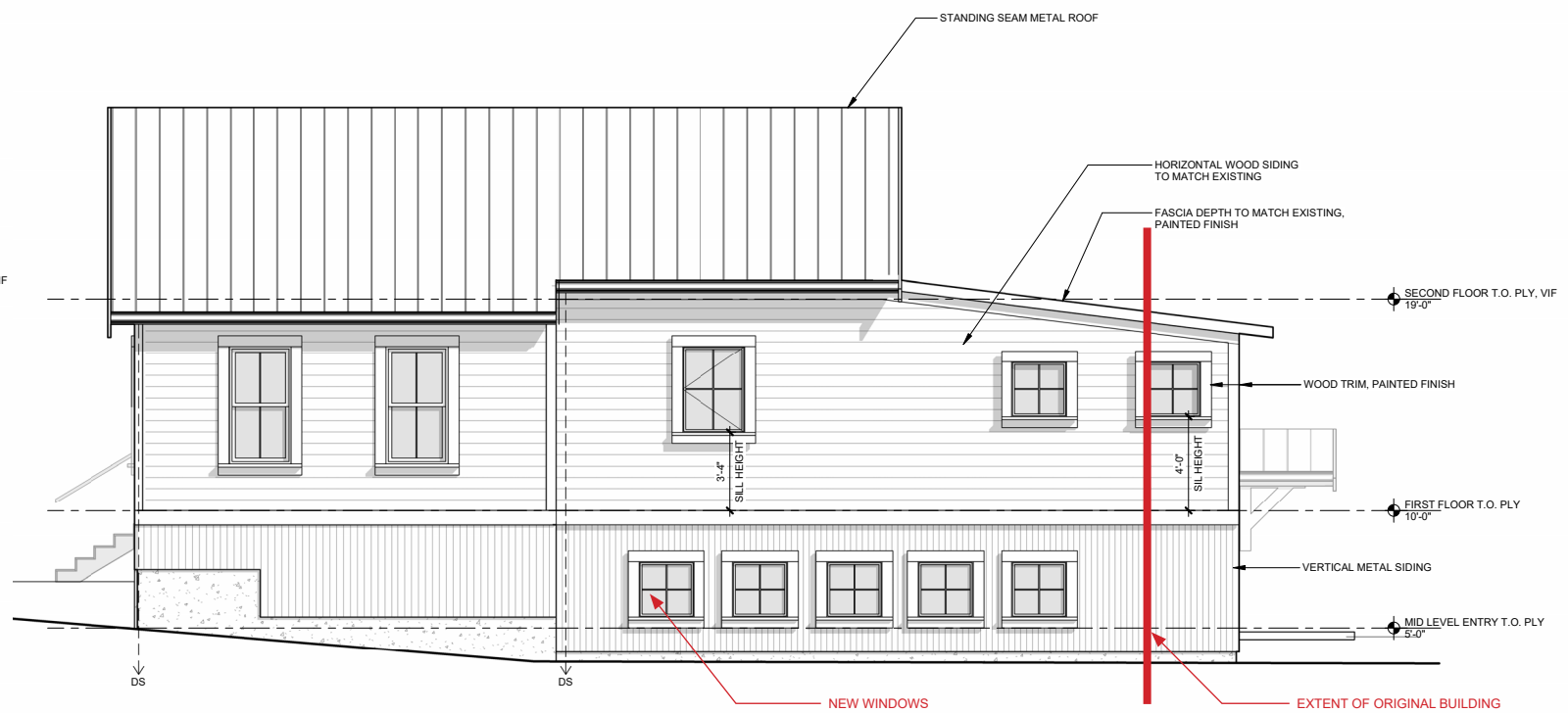
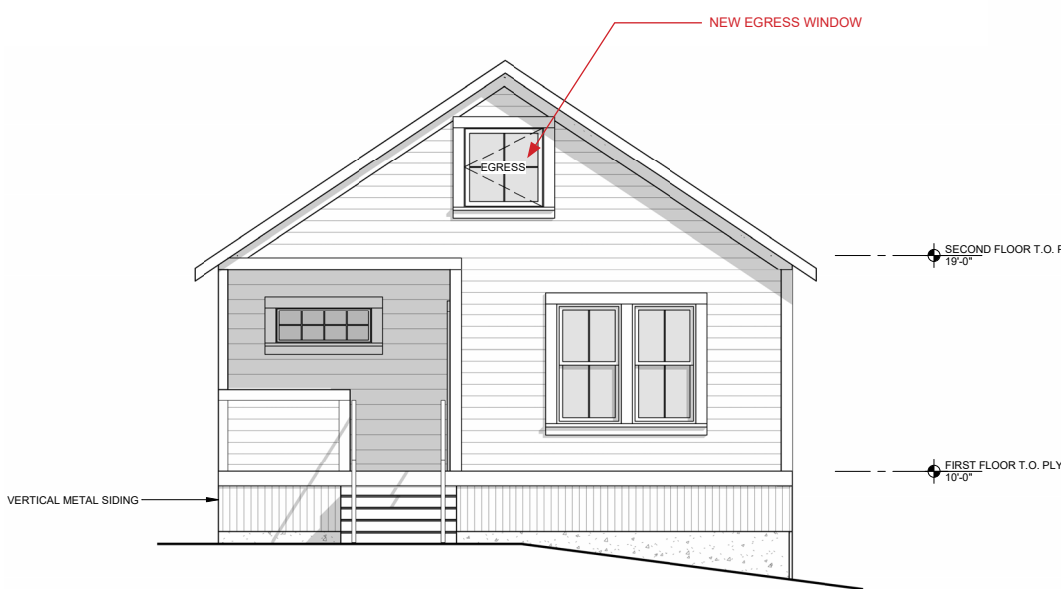
MAIN DRAWING SET

PROJECT #	2529
ISSUE DATE	04/10/2026
# Description	Date



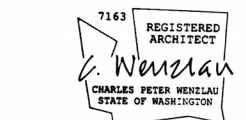
1 EAST ELEVATION  
1/4" = 1'-0"

2 NORTH ELEVATION  
1/4" = 1'-0"



3 WEST ELEVATION  
1/4" = 1'-0"

4 SOUTH ELEVATION  
1/4" = 1'-0"



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BUILDING ELEVATIONS

A-201



# PROPOSED EXTERIOR BUILDING MATERIALS