



June 12, 2017

Susan Thomas
PO Box 132
Rollingbay, WA 98061

Dear Susan Thomas:

City of Bainbridge Island
JAN 18 2018
Planning and
Community Development

Your property at 4566 Point White Drive can afford you access to the elite and coveted assemblage of historically significant properties on Bainbridge Island. The Historical Preservation Commission would like to invite you to become a part of the Local Register of Historic Places and a steward for Bainbridge Island's rich architectural history.

Based on a recent review of our Inventory of Historic Properties the Commission considers your property, located at 4566 Point White Drive, to be eligible for nomination to the Local Register of Historic Places. To qualify for Register listing a property must meet at least one of twelve criteria established by the local Historic Preservation Ordinance. In our opinion your property meets the following criteria:

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

The Local Register is maintained by the Commission and consists of historically significant properties and sites that merit special recognition and protection due to their contribution to the special character of Bainbridge Island. This is strictly a voluntary program and a property cannot be added to the Register without the owner's permission and involvement.

Having your property listed on the Local Register provides numerous benefits to you as the property owner:

- Your rehabilitation costs could be eligible for a property tax reduction if the property is placed on the Local Register (see enclosure).
- Register properties may be eligible for zoning relief, including a use not otherwise permitted in a certain zone and possible waiver or modification of development standards (e.g. setbacks, lot coverage, landscape buffers and parking requirements).
- Local Register properties are eligible for discounts from local merchants for approved improvements.
- The City will provide a framed certificate and a plaque for your building stating its historical importance and noting its Local Register listing.

Planning and Community Development
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- Local Register listing enhances the prospects of long term preservation.
- You are making a significant contribution to maintaining the unique aesthetic charm of our community.

To ensure that properties that become part of the Register remain historically significant the following apply to these unique properties:

- If there is an improvement requiring a city permit to the exterior of a listed property, the Commission will be asked to issue a Certificate of Appropriateness before the permit can be issued.
 - It is important to note that this applies to the **EXTERIOR** of the home only. The Commission does not review **any INTERIOR** modifications.
- Demolition of the structure will require prior Commission approval.

Your property is not currently on the Register. It is considered register eligible so you may be asked to discuss proposed exterior improvement requiring a permit or a demolition permit request with the Commission. The Commission has no authority to deny a permit for an eligible property and welcomes the opportunity to explore ways that improvements can be made and eligibility maintained.

The Commission looks forward to working with you as you consider a formal nomination of your property to the Local Register, including assisting with completion of the nomination form. The Commission was established to be a community resource and we welcome the opportunity to help in whatever way we can.

We are enclosing the following to provide additional information on the Local Register and the nomination process:

- Nomination Form
- A description of the Special Valuation tax incentive program
- Merchants participating in the Local Register discount program
- The above can also be found at www.bainbridgewa.gov/233/Historic-Preservation-Commission
- Also see www.ci.bainbridge-isl.wa.us to review the Historic Preservation Ordinance (Title 18.24) of the Municipal Code.
- Current list of properties on the Local Register of Historic Places

If you have any questions about adding your property to the Local Register of Historic Places or want to discuss your property's register eligible status, please contact us at Commission Chair - Dave Williams dave.williams@cobiccommittee.email or Heather Wright – City Planner 206-780-3754. If you disagree with this determination, please contact us within 30 days of this letter or by July 12, 2017.

Respectfully,

The Historical Preservation Committee
Heather Wright – Senior Planner