



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## STAFF REPORT

**Date:** February 28, 2018

**To:** City of Bainbridge Island Historic Preservation Commission

**From:** Olivia Sontag, Planner

**Project:** Bainbridge Island Lumber

**File Number:** PLN51072 HPR

**Location:** 4566 Point White Drive NE

**Applicant:** Old Mill Place Properties LLC  
16304 Euclid Avenue NE  
Bainbridge Island, WA 98110

**Owner:** Susan Thomas  
P.O. Box 132  
Rolling Bay, WA 98061

**Request:** The applicant is requesting to add the Bainbridge Island Lumber building to the Bainbridge Island Register of Historic Places. Recommendation to the Planning Director for zoning relief from required zoning setbacks, landscaping requirements, and parking requirements to accommodate the existing uses and existing floor area without impacting the historic façade.

**SEPA Review:** A decision regarding inclusion in the Historic Preservation Program is a non-project action that is not subject to State Environmental Policy Act (SEPA) review as provided in Washington Administrative Code (WAC 197-11-800.19).

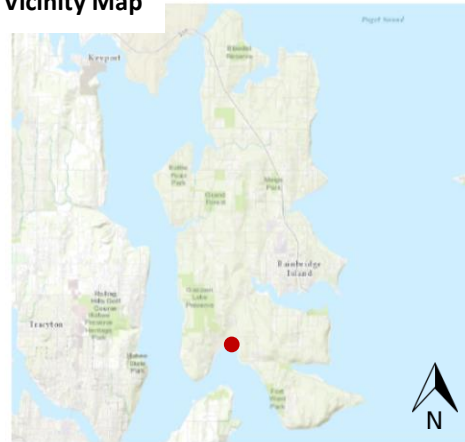
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### Background:

1. On January 18, 2018, the applicant had a preapplication conference with City Staff. (Attachment E & F)
2. On February 16, 2018, the notice of the public meeting scheduled for March 1, 2018 was published.
3. On February 26, 2018, City Staff, Historic Preservation Commissioners, the owner's representative, the applicant and his team conducted a site visit of the property.
4. On February 26, 2018, the applicant submitted the nomination form and supporting documents. (Attachment A, B, C, & G)

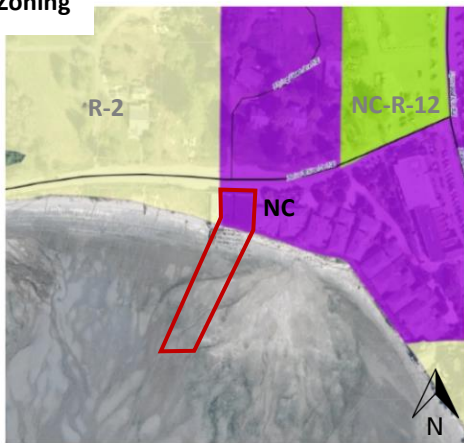
Vicinity Map



Project Site



Zoning



### I. Findings of Fact

#### A. Site Characteristics

1. Tax Assessor Information:

- a. Owner of Record: Susan Thomas
- b. Tax Lot Number: 042402-1-019-2009
- c. Lot Size: 0.10 acres (4,356 square feet)

2. Zoning and Comprehensive Plan Designation:

The subject property is zoned Neighborhood Center (NC). The properties to the north and east are also zoned Neighborhood Center (NC). The properties to the west are zoned R-2, 20,000 square feet per lot. The Comprehensive Plan Designation of the subject property and properties to the north and east is Neighborhood Center (NC), and the properties to the east are Open Space Residential-2, 20,000 square feet per lot.

3. Site Development and Land Use:

The lot contains the Bainbridge Island Lumber building and an attached deck/pier. The existing use of the building is 65% industrial and 35% office. The interior of the building is currently partitioned between several different tenants.

4. Surrounding Development and Land Use:

The properties to the north and east are developed as the Lynwood Neighborhood Center with a mix of commercial and residential uses. The property directly to the north is being developed with townhouses over ground floor commercial, an inn, restaurant, neighborhood park, and plaza. The residentially zoned properties to the west are largely undeveloped.

5. Access:

The lot is accessed via Point White Drive NE.

6. Public Services and Utilities:

- a. Police: City of Bainbridge Island Police Department
- b. Fire: Bainbridge Island Fire District
- c. Schools: Bainbridge Island School District
- d. Water: Kitsap Public Utilities District
- e. Sewer: City of Bainbridge Island
- f. Storm drainage: No storm drainage facilities for the site exist at this time.

#### B. Comprehensive Plan Goals and Policies:

1. Land Use Element

- a. Historic Preservation – Goal LU-20: Identification and Evaluation of Historic Resources – Historic property inventory and context statements inform planning efforts by identifying areas where resources worthy of preservation exist or are likely to occur.

**In 2017, the property was identified by the Historic Preservation Commission as eligible for nomination to the Local Register of Historic Places. On June 12, 2017, the Commission sent the property owner a letter notifying them of the property's register eligible status. (Attachment D)**

**An interested buyer, with the support of the property's current owner, Susan Thomas, is proposing to move some interior walls, replace any rotten structure or exterior siding, move some windows and doors, replace roof, improve second story office, rehabilitate the deck, and remove approximately 37 unused creosote pilings.**

- b. Historic Preservation – 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.

**In addition to preserving a unique piece of Bainbridge Island history, the buyer is interested in the zoning relief and potential alleviation of FEMA requirements that historic status can provide. Specifically, the buyer is interested in relief from zoning setbacks, landscape requirements, and parking requirements to allow for redevelopment. The specifics of the zoning relief request have not yet been identified.**

- c. Historic Preservation – Goal LU-22: Public Participation – Establishing a broad base of support from citizens and their city government will strengthen the community's commitment to historic preservation.

**The project included appropriate noticing of the public meeting with the Historic Preservation Commission.**

### **C. Public Comment**

Public notice of the meeting on March 1, 2018 to consider local register nomination was published on February 16, 2018. The property was posted accordingly, as required in BIMC 18.24.040.C. No public comment prior to the meeting was received.

### **D. Criteria for Designating Properties for Listing on the Local Register**

Per BIMC 18.76.040, 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 building was constructed in 1925 as the Larson Lumber Company. The company sold lumber and building supplies – much of the inventory was acquired from the Port Blakely Mill Company. The company continued to operate after the closure of the Port Blakely Mill Company as Lynwood Center, a movie theatre, a rest home, restaurant, and homes continued to populate the area. The Larson Lumber Company was just one of the significant contributions to the community.**

The building and deck were built partially on creosote pilings. A structural evaluation of the building concludes that the structure has been well-used and exhibits signs of wear and settlement. Minimal maintenance of the exterior envelope has occurred in recent years, and deterioration is occurring. For the most part, water intrusion is minimal, and the structural framing appears to be sound. The timber piles and floor framing under the building can sufficiently support office and light industrial loading, while the floor framing and timber piles at the surrounding deck are in poor condition and need to be replaced and/or repaired. The roof framing appears to be in sound condition, but some of the framing appears to be undersized to support a “design-event” snowstorm. The exterior wall siding is in poor shape and should be replaced. The condition of the wall framing underneath is unknown, but it should be expected that some framing may have deteriorated.

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 criteria is not applicable.**

3. Is an outstanding work of a designer, builder, or architect who has made a substantial contribution to the art;

**This criteria is not applicable.**

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

In addition to the economic history and the distinctive façade featuring the Bainbridge Island Lumber sign, this building represents the livelihood of generations of Scandinavian families. The Larson and Kasperson families built and occupied the three remaining homes directly across the street. A Larson granddaughter and her family currently live in the southern-most home originally built in 1910. Bainbridge Island residents may remember archery down the paint aisle, hitting golf balls into the bay off the back deck, playing street tennis, bottle-rocket wars, or a sign hanging on the front door that said, “Gone fishing. Take what you want. I’ll bill you later.”

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

The Larson Lumber Company was owned by the Foreman, Louis Larson (wife Alice), his son, Henry K. Larson (wife Doris), and Louis’ brother-in-law, Karl Kasperson and his wife Alice (Larson) Kasperson. The business sold to Karl and Alice (Larson) Kasperson’s son, Koran (Karl) Kasperson in 1970. Karl incorporated the business which then became Bainbridge Island Lumber Company. Karl was raised in the brick home across the street, graduated from Bainbridge Island High School, and went on to become a teacher. After selling the company in 1987, Karl retired and became involved with the Bainbridge Island Historical Society as vice president and docent. Records also show that Henry Larson donated a large collection of photos and information to the Historical Museum.

6. Has yielded or may be likely to yield important archaeological information related to history or prehistory;

**This criteria is not applicable.**

7. Is a building or structure removed from its original location but that is significant primarily for architectural value, or that is the only surviving structure significantly associated with an historic person or event;

**This criteria is not applicable.**

8. Is a birthplace or grave of an historical figure of outstanding importance;

**This criteria is not applicable.**

9. Is a cemetery that derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns;

**This criteria is not applicable.**

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

**This criteria is not applicable.**

11. Is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and that does not fit into formal architectural or historical categories;

**This criteria is not applicable.**

12. Is listed on the National Register or the State Register.

**This criteria is not applicable.**

#### **E. Land Use Code Analysis**

1. Zoning Code Relief (BIMC 18.24.010.C)

The Planning Director may waive or modify development standards such as setbacks, open space, lot coverage, landscape buffers and parking requirements for properties that are designated local register properties. BIMC 2.16.050.I provides that the decision criteria for zoning code relief shall include the decision criteria in BIMC 2.16.050.D and a review and recommendation from the Historic Preservation Commission as to whether the proposal is compatible with the historic nature of the buildings and/or site and the use shall be compatible with the existing design and/or construction of the structure without significant alteration.

**The applicant is proposing to move some interior walls, replace any rotten structure or exterior siding, move some windows and doors, replace roof, improve second story office, rehabilitate the deck, and remove approximately 37 unused creosote pilings. The applicant seeks approval of zoning relief from required zoning setbacks, landscaping requirements, and parking requirements to accommodate the existing uses and existing floor area without impacting the historic façade.**

## **II. Conclusions**

This application for nomination to the local historic register and request for zoning code relief is consistent with the Historic Preservation Program standards contained in BIMC 18.76 (Ordinance 2016-11). Appropriate notice of public meeting was published. The application is properly before the Commission.

## **III. Appeal Procedures**

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).

## **IV. Attachments**

- A. Historic Register Nomination Application
- B. Historic Photos
- C. Email from Property Owner
- D. Register Eligible Letter
- E. Pre-Application Conference Application
- F. Renderings and Elevations
- G. Renderings and Elevations (alternative)