

Maxine Schoales, Assessment Admin. Supervisor  
Kitsap County Assessor  
614 Division St, MS-22  
Port Orchard, WA 98366

## Chapter 84.26 RCW

**Bainbridge Island      Local Review Board**

Grantor (County): Kitsap County

Grantee (Property Owner): Kristen von Kreisler Bomben and John L. Bomben

Mailing address: 112 Eagle Place  
Bainbridge Island WA 98110  
City State Zip

Assessor's Property Tax Parcel or Account Number: 4115-002-001-0009

Reference numbers of documents assigned or released: \_\_\_\_\_

Property address: 112 Eagle Place, Bainbridge Island, WA 98110

Legal description: SE/4, 26, 25, 26 2E Williams' Eagle Harbor Park; Lots 1 & 2 and the west half of lot 2, Block 2; Lots 1 and 2 and the west half of Lot 3, Block A, Williams Eagle Harbor Park according to plat thereof recorded in Vol. 3 of Plats, page 86, in Kitsap Co., WA, together with second-class tidelands fronting Lots 1, 2, 3 and 4, said Block A, together with that portion of vacated Ryan Avenue that attached by operation of law.

This is to certify that the application for special valuation on historic property located on the above described property has been approved based on:

Determination of Local Review Board, the Bainbridge Island Historical Preservation Commission, at its meeting on June 5, 2007, and again at its meeting on August 6, 2009, as recorded in the minutes of said meetings, in accordance with RCW 18-26-020, 18-26-030, and CoBI MC 18-76.

\$738,460.00

Approved Amount of Cost of Rehabilitation

11 Dec. 09  
Date Approved

(Local Review Board Signatures)

  
William J. Shopes, Chair, HPC

This Certification of Approval must be forwarded to the County Assessor on or before December 31 of the filing year with a copy of the agreement.

For tax assistance, visit <http://dor.wa.gov/content/taxes/property/default.aspx> or call (360) 570-5900. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call 1-800-451-7985.







WILLIAM SHOPES

200912010253

Agreement Rec Fee: \$ 73.00

Page: 1 of 12

12/01/2009 12:25 PM

Walter Washington, Kitsap Co Auditor



**AUDITOR'S NOTE**

**LEGIBILITY FOR RECORDING AND COPYING  
UNSATISFACTORY IN A PORTION OF THIS  
INSTRUMENT WHEN RECEIVED**

**After Recording, Return To:  
Department of Planning and Community Development  
City of Bainbridge Island  
280 Madison Avenue  
Bainbridge Island, WA. 98110**

**HISTORIC PRESERVATION SPECIAL VALUATION AGREEMENT**

This Historic Preservation Agreement (hereinafter referred to as "Agreement") is entered into on this 13<sup>th</sup> day of November, 2009, by and between Kristin von Kreisler and John Bomben (hereinafter referred to as "APPLICANT"), and the Bainbridge Island Historic Preservation Commission (hereinafter referred to as "COMMISSION").

WHEREAS, APPLICANT is the owner of record of the building or buildings commonly known as The Williams House, 112 Eagle Place, Bainbridge Island, State of Washington, and more fully and (hereafter referred to as "PROPERTY"), Tax #4115-002-001-0009; Legal description: SE/4, 26, 25, 23 WILLIAMS EAGLE HARBOR PARK, LOTS 1 & 2 AND THE WEST HALF OF LOT 3, BLOCK 2; LOTS 1 AND 2 AND THE WEST HALF OF LOT 3, BLOCK A; WILLIAMS EAGLE HARBOR PARK, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 86, IN KITSAP COUNTY, WASHINGTON; TOGETHER WITH SECOND CLASS TIDELANDS FRONTING ON LOTS 1, 2, 3, AND 4, SAID BLOCK A; TOGETHER WITH THAT PORTION OF VACATED RYAN AVENUE THAT ATTACHED BY OPERATION OF LAW.

WHEREAS, APPLICANT has requested special valuation of the PROPERTY pursuant to Chapter 84.26 RCW; and

WHEREAS, the COMMISSION has determined that the PROPERTY has been substantially rehabilitated within the two year period preceding the date of application and the actual cost of said rehabilitation equals or exceeds twenty-five percent (25%) of the Assessed Value of the PROPERTY prior to the improvements; and







WHEREAS, the COMMISSION has verified that the PROPERTY is historic property that falls within a class of properties determined eligible for special valuation under BIMC Chapter 18.76; and

WHEREAS, the COMMISSION finds that the rehabilitation work has not altered the PROPERTY in any way which adversely affects those elements which qualify it as historically significant;

NOW, THEREFORE, in recognition of the foregoing, the APPLICANT enters into this Agreement with the COMMISSION and agrees to adhere to the following terms and conditions for the ten-year period of special valuation classification:

1. APPLICANT agrees to comply with RCW 84.26.050 and with the Washington State Advisory Council's Standards for the Maintenance and Rehabilitation of Historic Properties as set forth in Exhibit "B," which is attached hereto and by this reference incorporated herein.
2. Without the express written permission of the COMMISSION signed by a duly authorized representative thereof, no construction, alteration or remodeling or any other action shall be undertaken or permitted to be undertaken which would affect the appearance of the PROPERTY as depicted in the photographs attached hereto and incorporated herein by this reference as Exhibit "C," or which would adversely affect the structural soundness of the PROPERTY; provided, however, that the reconstruction, repair, repainting, or refinishing of presently existing parts or elements of the PROPERTY subject to this Agreement, damage to which has resulted from casualty loss, deterioration or wear and tear, shall be permitted without the prior approval of the COMMISSION, provided that such reconstruction, repair, repainting, or refinishing is performed in a manner which will not alter the appearance of those elements of the PROPERTY subject to this Agreement as they are as of this date. Exterior changes which shall require the consent of the Commission shall include, but not be limited to, any substantial structural change or any change in design, color or materials.
3. The PROPERTY shall not be demolished without the prior written consent of the COMMISSION.
4. If the PROPERTY is not visible from a public right of way, the APPLICANT shall make historic aspects of the PROPERTY accessible to the public one day each year.







5. The APPLICANT shall monitor the PROPERTY for its continued qualification for special valuation and notify the Kitsap County Assessor within 30 days if the PROPERTY becomes disqualified because of:
  - A. A loss of historic integrity;
  - B. Sale or transfer to new ownership exempt from taxation, or,
  - C. Sale or transfer to new ownership which does not intend to agreed to the terms of this Agreement nor file a notice of compliance form with the Kitsap County Assessor.
6. The APPLICANT and COMMISSION both agree that there shall be no changes in standards of maintenance, public access, alteration, or report requirements, or any other provisions of this Agreement, during the period of the classification without the approval of all parties to this Agreement.

TERM OF THE AGREEMENT. This Agreement shall take effect immediately upon signature and remain in effect until the property is no longer eligible for special valuation either through disqualification or upon expiration of the ten-year period of special valuation commencing January 1, 2010, and ending December 31, 2020.

HOLD HARMLESS. The APPLICANT or its successors or assigns shall hold the State, the COMMISSION, and the City of Bainbridge Island harmless from any and all liability and claims which may be asserted against the State and the COMMISSION as a result of this Historic Preservation Special Valuation Agreement or the participation by the APPLICANT in the Special Valuation Program.

ACKNOWLEDGMENT. The APPLICANT acknowledges the potential tax liability involved when the property ceases to be eligible for Special Valuation.

GOVERNING LAW. The terms of this Agreement shall be construed in accordance with the laws of the State of Washington.
















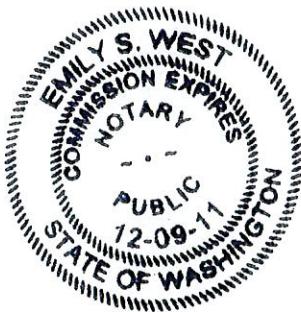
Kristin von Kreisler  
Kristin von Kreisler

  
John Bomben

STATE OF WASHINGTON) ss  
County of Kitsap)

WITNESS my hand and official seal hereto affixed the day and year first above written.

Emily S. West  
NOTARY PUBLIC  
Name Emily S. West  
Residing at Kingston  
My Commission Expires: 12/09/2011









William J. Hyatt  
Chairperson

Historic Preservation Commission  
Historic Preservation Officer

STATE OF WASHINGTON) ss  
County of Kitsap)

On this 13 day of November, 2009, before the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared William J. Shopes, to me known to be the individual that executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Emily S West  
NOTARY PUBLIC  
Name Emily S West  
Residing at Kingston  
My Commission Expires: 12/09/2011







Approved as to form:

\_\_\_\_\_  
City Attorney

Attest:

\_\_\_\_\_  
City Clerk

STATE OF WASHINGTON)

County of Kitsap                    ) ss  
  )

On this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_, to me known to be the individual that executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

\_\_\_\_\_  
NOTARY PUBLIC

Name \_\_\_\_\_

Residing at \_\_\_\_\_

My Commission Expires: \_\_\_\_\_







EXHIBIT

"B"

WASHINGTON STATE ADVISORY COUNCIL'S  
STANDARDS FOR THE REHABILITATION AND MAINTENANCE  
OF HISTORIC PROPERTIES

1. REHABILITATION:

- A. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use property for its originally intended purpose.
- B. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- C. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- D. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- E. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
- F. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- G. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods







that will damage the historic building materials shall not be undertaken.

- H. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- I. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- J. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

2. MAINTENANCE:

- A. Buildings and structures shall not be allowed to deteriorate beyond the point where routine maintenance and repair will return them to good condition.
- B. Buildings shall be kept in a safe and habitable condition at all times. Structural defects and hazards shall be eliminated. Any condition which constitutes a fire hazard shall be eliminated.
- C. Buildings shall be protected against ongoing water damage due to defective roofing, flashing, glazing, caulking, or other causes. Moisture condensation resulting from inadequate heat ventilation shall be eliminated if present at levels sufficient to promote rot or decay of building materials.
- D. Deteriorated exterior architectural features and any broken or missing doors and windows shall be repaired or replaced in kind.
- E. Painted exterior surfaces shall be maintained and repainted as necessary to prevent a deteriorated appearance or damage to the substrate. Exterior masonry surfaces shall be repainted where required to maintain the mortar in sound condition. Finished repainting shall match the original mortar joint in hardness and appearance.







EXHIBIT "C"

PHOTOGRAPHS

















## KITSAP COUNTY ASSESSOR

614 Division St., MS-22, Port Orchard, WA 98366  
Phone: (360) 337-7160 • (206) 842-2061 • (253) 851-4147  
Fax: (360) 337-4874  
Email: [assessor@co.kitsap.wa.us](mailto:assessor@co.kitsap.wa.us) • [www.kitsapgov.com/assr/](http://www.kitsapgov.com/assr/)

**Jim Avery**

**Michael Eastman**  
Chief Deputy

July 13, 2009



Historic Preservation Commission  
C/O City of Bainbridge Island  
Attn: Stephanie Warren  
280 Madison Ave  
Bainbridge Island, WA 98110

Re: Special Valuation of Historic Property Improvements for 4115-002-001-0009

Dear Ms. Warren:

Please find enclosed the application for the special valuation of historic property for account number 4115-002-001-0009. Per RCW84.26.050 we are forwarding this to you for your review.

We have one other property currently receiving this special value exemption, it is account number 4144-001-020-0003, this will be the 3<sup>rd</sup> year out of 10 for their "special value". I noticed that we do not have anything in writing showing that you approved the application according to RCW84.26.060 (2). Can you please forward me something on this other property so that we will be in compliance?

Thank you!

A handwritten signature in blue ink that reads "Maxine Schoales".

Maxine Schoales  
Assessment Admin. Supervisor









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: JOHN & KRISTIN BOMBERN Parcel No./Account No: 4115-002-001-0009

Address: 112 EAGLE PLACE NE, BAINBRIDGE ISLAND, WA 98110

Legal Description: SE 1/4, 26 25 2E WILLIAMS' EAGLE HARBOR PARK  
LOTS 1 & 2, and the West half of Lot 3, BLOCK 2's LOTS 1 and 2, and the West half of Lot 3, Block A;  
WILLIAMS' EAGLE HARBOR PARK according to PLAT thereof recorded in Volume 3 of Plats, Page 86,  
in Kitsap County, Washington; together with Second Class Tidelands fronting on Lots 1, 2, 3, and 4,  
said Block A; together with that portion of Vacated Ryan Avenue that attached by operation of law.

Property Address (Location): 112 EAGLE PLACE NE, BAINBRIDGE ISLAND,

Describe Rehabilitation: The house was built in 1880 and WA 98110  
never restored before. We built a foundation; restored the basement; gutted the  
interior; reframed when necessary; brought the house up to code; replaced decayed  
floors & walls & roof & siding; put in new electrical and plumbing; put in new  
windows & doors & trim; ~~re-sid~~ re-sid kitchen, laundry room, & 2 baths.

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

Building Permit No: BLD147205FR Date: 8/29/07 Jurisdiction: KITSAP/BAINBRIDGE  
County/City ISLAND

Rehabilitation Started: AUGUST 15, 2007 Date Completed: JUNE 1, 2009

Actual Cost of Rehabilitation: \$738,460

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.

RECEIVED

JUL 06 2009

KITSAP COUNTY ASSESSOR

Signature(s) of All Owner(s):

John Bombern  
Kristin von Keisler Bombern

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:

54,110

Date:

7/9/09

Assessor/Deputy

For tax assistance, visit <http://dor.wa.gov> or call (800) 647-7706. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call (800) 451-7985.

REV 64 0035e-1 (fill-in) (10/13/04)







## Theresa Rice

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**From:** Theresa Rice  
**Sent:** Wednesday, July 15, 2009 1:13 PM  
**To:** David Williams; Glenn Hartmann; Heather Beckmann; Jim McNett; Joyce Llamon; Kathy Cook; Linda Costello; Sandy Burke; Theresa Rice; William Shopes  
**Subject:** Emailing: HPC\_hist\_valuation\_Eagle\_pl  
**Attachments:** HPC\_hist\_valuation\_Eagle\_pl.pdf

The message is ready to be sent with the following file or link attachments:

HPC\_hist\_valuation\_Eagle\_pl

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.









OFFICE OF THE  
**KITSAP COUNTY AUDITOR**

614 Division Street, MS-31 – Port Orchard, Washington 98366 – (360) 337-7129 – [www.kitsapgov.com/aud](http://www.kitsapgov.com/aud)

REJ-09-01253

**WALTER E. WASHINGTON**  
Kitsap County Auditor

To: BAINBRIDGE ISLAND CITY OF Number of Docs: 1  
280 Madison Avenue North  
Bainbridge Island, WA 98110 Type of Doc: AGMT

**The following information is required on the 1st page of your document.**

- ☐ Title(s) (all titles of document need to be on the first page, including multiple documents).
- ☐ Return Address (information required in the **top, left 3" margin**).
- ☐ Reference Number (If applicable) of document is required on the first page. (also on cover page)
- ☐ Grantor(s) and Grantee(s) (the "undersigned" is not acceptable if name is not on 1st page).
- ☐ You are missing \_\_\_\_\_ on the 1st page or cover sheet.
- ☒ Legal description required on 1st page when document references property - Abbreviated legal consists of:  
\_\_\_\_ Quarter-Quarter/Government lot, Section, Township, Range  
\_\_\_\_ OR Plat/Condo Name, lot/unit number, building number, and/or block number  
\_\_\_\_ OR Short plat number/Large Lot number/City name short plat, lot number, auditor file number.
- ☐ Legal description - indicate if the lot is a government lot.
- ☒ Assessor's Tax Parcel ID # (required on 1st page when document references property and is a **14-digit number**).  
To acquire the Parcel ID number contact the Assessor's Office: 360-337-7160.
- ☐ When you choose to include the tax parcel number on your document, you must also include an abbreviated legal description and vice versa.
- ☐ Indicate why you are re-recording the document (ex: re-record to correct legal description) on document.

**Additional Requirements (see attached):**

- ☐ Document does not meet our state's margin requirements and needs to be reformatted **OR** you pay an additional fee (\$50.00) to record it as a nonstandard emergency recording (**see reverse side**). Please complete and sign the enclosed cover page.
- ☐ Completion of the enclosed cover sheet will enable your document to be recorded (include \$1.00 additional recording fee for each cover sheet). Note: documents dated prior to 1/1/97, which do not meet formatting requirements, may be recorded with a completed cover sheet.
- ☐ There can be nothing affixed to pages (taped, stapled, etc.)
- ☐ Subordination agreement is missing one of the grantors (subordinator or original borrower) and/or the grantee (lender).
- ☐ Legibility-The document is difficult to read. Please print legibly or type cover page.
- ☐ Not a Kitsap County recording/filing. Record in \_\_\_\_\_ County
- ☐ Make check payable to **KITSAP COUNTY AUDITOR**.
- ☐ Additional \_\_\_\_\_ is required to record your document(s) (**see fee list**).
- ☐ Please complete filling out your check (see fee list for total).
- ☐ Your UCC would have been recorded on \_\_\_\_\_ by 4:30 PM

Deputy: MLucke Date: 11/19/2009



# Recording Requirements

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**Requirements pursuant to RCW's 65.04.45 & 65.04.47, effective January 1, 1997**

**First page** of each document must have a **3-inch top margin** and a **1-inch side and bottom margins**.  
**All succeeding pages** must have a **1-inch margin on all sides of each page**.

- Documents that must be recorded immediately and do not meet margin and font size requirements may be recorded for an additional fee of \$50.00 per RCW 65.04. Both a fully prepared cover sheet and the enclosed non-standard recording request, signed by the document preparer, must be attached to each non-complying document. Regular per page charge of \$62.00 for the first page and \$1.00 for each additional page, including the cover sheet and statement, PLUS the \$50.00 fee, will be due on each document. Non-standard documents are **NOT EXEMPT** from the requirement that they be fully legible.

**The first page of each document must contain the following information:**

- Return address in upper left-hand corner, within the top 3-inch margin.
- Document title - 3" down from top of page to title.
- Name of grantor and grantee, with reference to page where additional names are located.
- Abbreviated legal description, with reference to page where complete legal is located. Abbreviated legal for this purpose means either Quarter/Quarter & Section/Township/Range **OR** Plat name, lot number and/or block number
- Reference number(s) if referencing a previously recorded document.
- Assessor's tax parcel number must be on a line separate from other text, if the document contains a legal description.
- If required indexing information does not appear on the first page of the document, a cover sheet may be completed listing all of the necessary information. Fee to record will increase by **\$1.00** if cover sheet is attached.
- Paper size may not exceed 8 ½ "x 14" and no smaller than 8 ½ "x 11".
- Font size must be 8-point courier or larger and information on all pages must be legible and reproducible, including map pages.
- No attachments are permitted (i.e. staples/taped notary acknowledgment, legals, etc.)

failure to meet these requirements of this statute will result in document(s) being returned without being recorded. Please call (360) 337-4935 if you have any questions.

You may access the complete text of RCW's on the Internet at [www.leg.wa.gov](http://www.leg.wa.gov)