

PROJECT REPORT

City of Bainbridge Island

*Department of Planning
and Community Development*

Project: Nomination of Captain Marcus C. Soderlund - Baker House
for placement on the City of Bainbridge Island Historic
Register

Date: November 18 2005

I. INTRODUCTION

Applicant: Linda Ray and Bernard Baker
5571 Welfare Avenue N.E.
Bainbridge Island, WA 98110

Request: The proposal is to designate the Soderlund-Baker House as
a property meeting the criteria for placement on the
Bainbridge Island Historic Register.

Location: 5571 Welfare Avenue N.E.

**Zoning
Designation:** R-1

**Comprehensive
Plan Designation** OSR-1

**Environmental
Review:** The proposed designation is a non-project action exempt
from environmental review.

DECISION

The property meets the criteria for placement on the Bainbridge Island Historic
Register.

Staff Analysis

II. FINDINGS OF FACT

A. Site Characteristics

1. ASSESSOR'S RECORD INFORMATION:
 - a. Tax Lot Numbers: 4144-001-020-0003
 - b. Owners of record: Linda Ray and Bernard Baker
 - c. Site size: .97 acres
 - d. Land use: Single Family Residence
2. SITE DEVELOPMENT:

The site is developed with a single family house.
3. ACCESS:

Vehicular access to the site is from Old Creosote Hill Road to Welfare Avenue N.E.
4. PUBLIC SERVICES:
 - a. Police - Bainbridge Island Police Department.
 - b. Fire - Bainbridge Island Fire District.
5. EXISTING USE:
 - a. Single family residence
6. SURROUNDING USES: WD -1 owned by the City as a park and Single family residential

B. History

1. The historic register nomination application was submitted to the City on October 20, 2005
2. The application will be considered by the Bainbridge Island Historic Preservation Commission on December 6, 2005 at 4 P.M.

C. Public Comment

There have been no public comments about the application at this time.

C. Decision Criteria: BIMC 18.76.050 A. Criteria for designating properties for listing on the 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:

The Baker house was built in 1906 by Captain Marcus C. Soderlund. It is a Victorian saltbox farmhouse typical of turn of the nineteenth century rural residential structures and is a rare example of this style of housing on Bainbridge Island. The house has physical integrity and is more than 50 years old.

1. 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 1906 saltbox farmhouse is a rare example of this style of housing. "A Field Guide to American Houses" by Virginia and Lee McAlester, identifies the home style as Folk Victorian of a period 1870 to 1910 as a principal subtype of "side gabled roof one story" (many were a story and a half). The style is defined by the presence of Victorian decorative detailing on simple folk houses which are generally much less elaborate than the Victorian styles. The chamfered square porch posts and simple brackets suggest an Italianate derivative.

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

See response to #1 above.

III. CONCLUSIONS: The Historic Preservation Commission shall base their decision on the following criteria:

1. The Baker house meets the criteria of BIMC 18.76.050 A for placement on the Bainbridge Island Register of Historic Places.
2. The designation is approved by the property owner.

The proposed designation meets the general criteria and criteria numbers 2 and 4 for designation on the Bainbridge Island Historic Register. The designation has been approved by the property owner.

IV. Attachments:

A. Application

B. Information on the Soderlund family from the Historic Society



APPLICATION AND CERTIFICATION OF SPECIAL VALUATION
ON IMPROVEMENTS TO HISTORIC PROPERTY

File With Assessor by October

File No.: _____

I. Application

County: Kitsap

Property Owner: Bernard Baker & Linda Ray Parcel No./Account No.: 4144-001-020-0003

Address 5571 Welfare Avenue NE, Bainbridge Island WA 98110

Legal Description: LOT 20, BLK 1, EAGLE HARBOR TRACTS, AS PER PLAT RECORDED IN VOLUME 2
OF PLATS, PAGE 80, RECORDS OF KITSAP CO, WA; TOGETHER WITH THAT PORTION OF VACATED
FISHER STREET ADJOINING ON THE NORTH WHICH WOULD ATTACH BY OPERATION OF LAW.

Property Address same as above

Describe New finished daylight basement and concrete foundations (added 776 s.f.)
1st floor added 197 s.f. and remodeled and refinished entire floor.

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

Building Permit BLD 12854 ADD Date: May 17, 2004 Jurisdiction: Bainbridge Island
County/City

Rehabilitation Started: May 15, 2004 Date April 19, 2006

Actual Cost of \$ 337,010.00

Affirmation

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am 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):

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

~~\$ 124,510.00~~

\$ 140,370

Date: May 15, 2004

Jim [Signature]
Assessor/Deputy



CITY OF BAINBRIDGE ISLAND

December 7, 2005

Linda Ray and Bernard Baker
5571 Welfare Ave. N.E.
Bainbridge Island, WA. 98110

Dear Ms. Ray and Mr. Baker:

The Historic Preservation Commission would like to offer our congratulations on the appointment of your home to the Bainbridge Island Historic Register. As you know, on December 6, 2005, the Commission voted unanimously for this appointment. Your certificate recognizing the appointment to the register is included with this letter. We hope you will consider framing the certificate and posting it in a prominent place.

As an owner of property on the Bainbridge Island Historic Register, you are entitled to certain tax benefits should you decide to make additional improvements to your home. We are also enclosing a "discount card" along with a list of vendors who have agreed to provide discounts to owners of property on the Historic Register.

Should you have any questions or need assistance with future improvement plans, please contact the Commission at (206) 780-3774 or through the City's Planning and Community Development web site at pcd@ci.bainbridge-isl.wa.us.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sarah Lee".

Sarah Lee, Chair
Bainbridge Island Historic Commission

Bainbridge Island Review

P.O. Box 10817, Bainbridge Island, WA 98110
206-842-6613

Affidavit of Publication

STATE OF WASHINGTON }
COUNTY OF KITSAP } ss

Christiana Allen Hoch being first duly sworn, upon oath deposes and says: that (s)he is the publisher of the Bainbridge Island Review, a twice-weekly newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a twice weekly newspaper in Bainbridge Island, Kitsap County, Washington and is and always has been printed in whole or part in the Bainbridge Island Review, and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Kitsap County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of City Meetings - Welfare Ave (BR804-05) as it was published once a week in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 11/23/05 and ending on 11/23/05 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$49⁰⁰ which has been paid in full.

Christiana Allen Hoch

Subscribed and sworn before me on this
25TH day of NOVEMBER
2005.

Judy M. Manke

Notary Public in and for the State of
Washington, residing in Bainbridge Island,
Washington.

CITY OF BAINBRIDGE ISLAND,

City of Bainbridge Island
NOTICE OF PUBLIC MEETING
OF THE HISTORIC PRESERVATION
COMMISSION
YOU ARE HEREBY NOTIFIED
a that the City of Bainbridge Island
Historic Preservation Commission
will conduct a PUBLIC MEETING
pursuant to BIMC 18.76 during
their regular meeting commencing
at 4:00 p.m. on TUESDAY, DE-
CEMBER 6TH, 2005, in the Bain-
bridge Island Historical Museum,
215 Erickson Avenue, Bainbridge
Island, Washington, to consider
the nomination of the following
property for inclusion on the LO-
CAL REGISTER OF HISTORIC
PLACES:

"5571 Welfare Ave. NE"

Applicants: Linda Ray and
Bernard Baker
(HRA0004)

Tax Parcel #: 4144-001-020-0003
QUESTIONS concerning this appli-
cation may be directed to the Com-
mission's message line at (206)

780-3774

Date of publication: 11/23/05
(BR804-05)



City of Bainbridge Island

NOTICE OF PUBLIC MEETING OF THE HISTORIC PRESERVATION COMMISSION

YOU ARE HEREBY NOTIFIED that the City of Bainbridge Island Historic Preservation Commission will conduct a **PUBLIC MEETING** pursuant to BIMC 18.76 during their regular meeting commencing at **4:00 p.m.** on **TUESDAY, DECEMBER 6TH, 2005** in the Bainbridge Island Historical Museum, 215 Ericksen Avenue, Bainbridge Island, Washington, to consider **the nomination of the following property for inclusion on the LOCAL REGISTER OF HISTORIC PLACES:**

“5571 Welfare Ave. NE”

**Applicants: Linda Ray and Bernard Baker
(HRA0004)**

Tax Parcel #: 4144-001-020-0003

QUESTIONS concerning this application may be directed to the Commission’s message line at (206) 780-3774.

Publication: November 23, 2005

