

# ***PROJECT REPORT***

*City of Bainbridge Island  
Department of Planning  
and Community Development*

Project: Nomination of the Shelton farmhouse to the Historic Register

Date: July 11, 2006

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## **I. INTRODUCTION**

**Applicant:** Nancy E. Shelton  
15268 Washington Ave. N.E.  
Bainbridge Island, WA 98110

**Request:** Place the Shelton house on the historic register

**Location:** 15268 Washington Ave. N.E.

**Zoning  
Designation:** R-2

**Comprehensive  
Plan Designation** OSR-2

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

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## **DECISION**

Approve the request. The property meets 18.76.050.A and criteria 2 and 4 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: 4167-000-095-0007
  - b. Owner of record: Nancy E. Shelton
  - c. Site size: .42
  - d. Land use: Residential
2. SITE DEVELOPMENT:  
The site is developed with a single family home
3. ACCESS:  
Vehicular access to the site is from Phelps Road to Washington Avenue.
4. PUBLIC SERVICES:
  - a. Police - Bainbridge Island Police Department.
  - b. Fire - Bainbridge Island Fire District.
5. EXISTING USE: Residential
6. SURROUNDING USES: Single family residences

B. History

The historic register nomination application was submitted to the City on April 14, 2006

- a. site visit by Stephanie Warren and Sandy Burke on May 22, 2006.
- b. application to be considered by the Bainbridge Island Historic Preservation Commission on July 11, 2006 at 4:00 P.M.

C. Public Comment

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

C. Criteria for Eligibility: 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:

This property meets the following criteria:

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.

**Commonly known as the "Comstock house," it clearly exemplifies the Gothic Revival style popular in the period of its construction. It is of a type known as "box construction." In that, identical to several Port Gamble houses of the same period. It may be assumed primary lumber was provided by the Port Madison Mill Company.**

4. Reflects significant elements of the city's cultural, special, economic, political, aesthetic, engineering, or architectural history.

**See response to #2 above.**

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

1. The Comstock house meets the criteria of BIMC 18.76.050 A for placement on the Bainbridge Island Register of Historic Places.
2. The property owner approves the designation.

**IV. Attachments:**

**A. Application**