

## GENERAL RECOMMENDATIONS

All general recommendations for future preservation of the former sport fishing resort located at Norwegian Point Park should comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. These Standards and related Guidelines are available at the U.S. Department of the Interior, National Park Service website:

<http://www.nps.gov/history/hps/tps/standguide/>

Implementation of recommendations should adhere to the Standards as they are interpreted in the appropriate preservation briefs from the U.S. Department of the Interior, National Park Service, mentioned below. All these briefs can be accessed through the National Park Services publication website:

<http://www.cr.nps.gov/hps/tps/briefs/presbhom.htm>

The boatshed and the three gabled cabins on the site, as part of the recommended rehabilitation of their foundation and structural floor supports, should also be upgraded as close as practical to current IBC requirements. Information on appropriate seismic retrofitting can be found in "Preservation Brief 41, *The Seismic Retrofit of Historic Buildings Keeping Preservation in the Forefront.*"

Moisture problems related to direct infiltration, inadequate flashing and foundation venting, and direct contact with the ground have caused considerable damage to the planked pier, boatshed, and the three gabled cabins. This combination of problems created ideal condition for the growth of fungal decay (dry rot) and insect infestation. Preservation of these structures, if this route is chosen, cannot proceed without addressing the underlying cause of these moisture-related problems. "Preservation Brief 39, *Holding the Line—Controlling Unwanted Moisture in Historic Buildings,*" provides useful guidance.

Related to moisture problems is the appropriate conditioning and ventilation of historic buildings. The boatshed was constructed as an un-insulated, unheated structure, and the three gabled cottages were originally equipped with either wood or oil-burning space heaters. If a low-intensity use is chosen for the boatshed, this report recommends that the space remain un-insulated and that heating be limited to ceiling-mounted liquid petroleum gas (LPG) fueled infrared direct-vent sealed combustion heaters. If other than seasonal camping use is chosen for the gabled cabins, in the interest of safety and energy conservation, this report recommends the installation of LPG infrared space heaters and insulation of floors, walls, ceilings, and roofs in ways that are consistent with "Preservation Brief 3, *Conserving Energy in Historic Buildings,*" and "Preservation Brief 24, *Heating, Ventilating, and Cooling Historic Buildings--Problems and Recommended Approaches.*"

Adherence to the guidelines in "Preservation Brief 9, *The Repair of Historic Wooden*

*Windows,*” for all buildings is recommended. Any windows installed after the period of significance should be replaced with appropriate wood-sash windows consistent with Guidelines. Any required lead and asbestos abatement in these windows should be done carefully to preserve as much of the original material of the windows as possible. If windows are missing and need to be replaced, care should be taken that they be reconstructed in a manner conforming to the Standards and Guidelines as noted above.

The buildings should receive new roofing as close as possible to the original material and its appearance. The guidelines found in “Preservation Brief 19, *The Repair of and Replacement of Historic Wooden Shingle Roofs,*” provide information relating to material selection and application. If preservation of the buildings is selected, forensic analysis of the underlying material is recommended to attempt to determine original roofing material.

Treatment of exterior and interior finishes will also be an important aspect of any future restoration/rehabilitation project. All paint removal and application should conform to “Preservation Brief 10, *Exterior Paint Problems on Historic Woodwork,*” and “Preservation Brief 28, *Painting Historic Interiors.*” It is probable that most exterior surfaces do contain lead-based paint, either as a top coat or within an underlying layer. Caution should be exercised and all painted surfaces should be tested further prior to initiating any rehabilitation or restoration project, and a lead paint abatement plan should be prepared that is consistent with “Preservation Brief 37, *Appropriate Methods for Reducing Lead-Based Hazards in Historic Housing.*”

If the planked pier and boatshed are retained and redeveloped and interpreted, increasing site and building accessibility will be important. “Preservation Brief 32, *Making Historic Properties Accessible,*” provides recommendations that should be considered early in the initial schematic design phase of the project.

Although no testing for the presence of asbestos was done during on-site inspections, it is likely that some is present. Asbestos is a regulated substance. A licensed asbestos contractor must remove any asbestos if it is disturbed during planned renovation or demolition activities. Asbestos removal regulations apply to the site owner and the owner’s agents. Asbestos projects include any abatement, renovation, demolition, removal, salvage, clean-up or disposal of asbestos-containing material. Additional information is available at the Washington State Department of Ecology website at:

<http://www.ecy.wa.gov/programs/hwtr/demodebris/pages2/asbsummary.html>

Some evidence of insect infestation was identified during on-site inspections. Deteriorating wood with direct contact with the ground

is present in the planked pier, boatshed, and the gabled cabins. As carpenter ant infestation is prevalent in the Northwest, all buildings on the sites should be monitored for their presence. Treatment for most insect infestation includes removal of damaged wood, eliminating environmental conditions (i.e., direct ground contact of untreated wood), and the application of an environmentally sensitive pesticide. Washington State University Cooperative Extension “Bulletin 1814, *A Key to Identification of Pacific Northwest Wood-Destroying Pests Based on Wood Damage*,” is a useful field identification guide and can be found online at: <http://cru.cahe.wsu.edu/CEPublications/eb1814/EB1814.pdf>

The type of use proposed for each of the buildings in any future restoration/rehabilitation project will determine what code-related issues will need to be addressed, as any change in use will require full code compliance. The boatshed and gabled cabins may be eligible for listing on the National Register of Historic Places. Historic buildings qualify for special consideration under the provisions of the International Existing Building Code (2003) and the Washington State Historic Building Code (Chapter 51-19 WAC). These considerations are “intended to preserve original or restored architectural elements and features, to encourage energy conservation, barrier-free access and a cost-effective approach to preservation, and to provide a historic building or structure that will be less hazardous, based on accepted life and fire safety practices, than the existing building. These regulations, when authorized by the appropriate building official, control and allow alternatives to any and all codes enumerated in RCW 19.27.031 (the State Building Code and by reference, the International Building Code (IBC)) when dealing with historic buildings or sites.” Repairs, alterations, and additions necessary for the preservation, restoration, rehabilitation, strengthening, or continued use of a building or structure may be made without conformance to all of the requirements of the codes adopted under the IBC, when authorized by the appropriate building official. The use of this alternate code results in less disruption to the building’s integrity, and often can result in considerable reduction in restoration and rehabilitation project costs.

## RECOMMENDATIONS FOR FUTURE ACTION

### **National Register District**

Some buildings on the Norwegian Point Park site may be eligible for individual listing in the National Register of Historic Places. It is, however, more appropriate that these buildings be considered as contributing historic resources within a new, although discontinuous, historic district encompassing the Hansville village core and possibly including the Point No Point Resort now owned by Washington State Fish and Wildlife, as well as the existing property included in the Coast Guard Station Point No Point, listed in the National Register of Historic Places since 1979. This report recommends that an historic survey of the Hansville village core and Point No Point Resort be conducted to determine the feasibility of developing a Hansville National Historic District.

### **Building Documentation**

A set of current record drawings of all buildings within the Norwegian Point Park site was prepared incidental to the preparation of this report to record existing conditions, as well as to aid in the future development and interpretation of the site. This documentation provides an important baseline of the existing conditions on the site prior to modifications. If demolition is chosen for any or all of the structures on the site, this documentation will become an important element of probable required mitigation. These record drawings meet Level II mitigation requirements as specified by the Washington State Department of Archaeology and Historic Preservation (DAHP). DAHP Mitigation Level II photo documentation has also been completed incidental to the preparation of this report. Black and white archival prints and negatives with the completed Record Drawings should be submitted to the State Historic Preservation Officer (SHPO) at DAHP.

As part of any proposed demolition of properties eligible for listing on the National Register of Historic Places, the SHPO may require that the record drawings and photo documentation be upgraded to Historic American Building Standards (HABS). The HABS collection documents achievements in architecture, engineering, and design in the United States and its territories. Administered since 1933 through cooperative agreements with the National Park Service, the Library of Congress, and the private sector, ongoing programs of the National Park Service have recorded America's built environment in multi-format surveys comprising more than 350,000 measured drawings, large-format photographs, and written histories for more than 35,000 historic structures and sites dating from Pre-Columbian times to the twentieth century. More information on the program can be found at the Library of Congress website:

[http://memory.loc.gov/ammem/collections/habs\\_haer/](http://memory.loc.gov/ammem/collections/habs_haer/)

**Archive Disposition**

All information collected in the preparation of this report, or through future actions relating to the history of, and preservation of, the Norwegian Point Park site and its buildings should be deposited in appropriate and accessible local, state, and national archival institutions. The Kitsap County Historical Society (280 Fourth St., Bremerton, WA 98337; 360-479-6226; <http://www.kitsaphistory.org>) may be a logical recipient for archival disposition. The Washington State Archives, Northwestern Branch (Western Washington University, MS-9123, Bellingham, WA 98225; 360-650-7930; [state.archives@wwu.edu](mailto:state.archives@wwu.edu)) would be an appropriate regional archival location.

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**Appendix 1:  
Advisory Estimate of Probable Construction Costs**

# Kitsap County/Norwegian Point Site

<b>Advisory Estimate of Probable Construction Costs</b>	<b>CRITICAL IMMEDIATE ACTION</b>	<b>LONGER-TERM ACTIONS</b>
Div 2: Site Work landscaping	\$0.00	\$15,000.00
Division 3: Concrete develop parking area	\$0.00	\$16,000.00
Division 4: Masonry	\$0.00	\$0.00
Division 5: Metals	\$0.00	\$0.00
Division 6: Woods & Plastics	\$0.00	\$0.00
Division 7: Thermal & Moisture Protection	\$0.00	\$0.00
Division 8: Doors & Windows	\$0.00	\$0.00
Division 9: Finishes	\$0.00	\$0.00
Division 10: Specialties develop and add interpretive signage	\$0.00	\$24,000.00
Division 11: Equipment	\$0.00	\$0.00
Division 15: Mechanical install LPG tank	\$0.00	\$5,500.00
misc. site plumbing	\$0.00	\$14,000.00
replace existing septic system NIC	\$0.00	\$0.00
Division 16: Electrical exterior lighting & misc.	\$0.00	\$8,000.00

SUB-TOTALS	\$0.00	\$82,500.00
Contractors overhead & Profit (15%)	\$0.00	\$12,375.00
Contingency (10%)	\$0.00	\$9,487.50
WS Sates Tax (8.6%)	\$0.00	\$104,362.50
Totals	\$0.00	\$8,975.18
Professional Fees	\$0.00	\$9,487.50

## Kitsap County/Norwegian Point Restaurant Building (New Concession Bldg.)

Advisory Estimate of Probable Construction Costs	CRITICAL IMMEDIATE ACTION	LONGER-TERM ACTIONS
Division 2: Site Work		
demolition	\$0.00	\$12,900.00
abatement	\$0.00	\$5,000.00
Division 3: Concrete		
foundation and concrete pilings	\$0.00	\$40,000.00
Division 4: Masonry		
misc.	\$0.00	\$5,000.00
Division 5: Metals		
structural and misc.	\$0.00	\$25,000.00
Division 6: Woods & Plastics		
framining and misc.	\$0.00	\$7,500.00
Division 7: Thermal & Moisture Protection		
siding	\$0.00	\$26,000.00
roofing	\$0.00	\$7,500.00
misc.	\$0.00	\$5,000.00
Division 8: Doors & Windows		
windows	\$0.00	\$20,000.00
doors	\$0.00	\$12,000.00
Division 9: Finishes		
wallboard	\$0.00	\$10,800.00
floors	\$0.00	\$12,000.00
cabinets	\$0.00	\$11,000.00
paint exterior	\$0.00	\$4,500.00
paint inteior (walls & trim)	\$0.00	\$5,800.00
Division 11: Equipment		
kitchen appliances	\$0.00	\$16,000.00
Division 15: Mechanical		
HVAC	\$0.00	\$15,000.00
Division 16: Electrical		
	\$0.00	\$22,000.00
<b>SUB-TOTALS</b>	<b>\$0.00</b>	<b>\$263,000.00</b>
Contractors overhead & Profit (15%)	\$0.00	\$39,450.00
	\$0.00	\$302,450.00
Contingency (10%)	\$0.00	\$30,245.00
	\$0.00	\$332,695.00
WS Sates Tax (8.6%)	\$0.00	\$28,611.77
<b>Totals</b>	<b>\$0.00</b>	<b>\$361,306.77</b>
Professional Fees	\$0.00	\$30,245.00

# Kitsap County/Norwegian Point Planked Pier

<b>Advisory Estimate of Probable Construction Costs</b>	CRITICAL IMMEDIATE ACTION	LONGER-TERM ACTIONS
Division 2: Site Work		
temporary security fencing (6 month rental)	\$800.00	\$0.00
demo existing pier, marine railway, and wharf	\$0.00	\$11,000.00
Division 3: Concrete		
ramps and stairs		\$9,500.00
footings and bulkhead for new pier		\$35,000.00
Division 4: Masonry		
	\$0.00	\$0.00
Division 5: Metals		
new code-compliant guardrails	\$0.00	\$12,000.00
Division 6: Woods & Plastics		
new treated wood, planked pier	\$0.00	\$140,000.00
new finger pier	\$0.00	\$150,000.00
Division 7: Thermal & Moisture Protection		
	\$0.00	\$0.00
Division 8: Doors & Windows		
	\$0.00	\$0.00
Division 9: Finishes		
	\$0.00	\$0.00
Division 11: Equipment		
	\$0.00	\$0.00
Division 15: Mechanical		
	\$0.00	\$0.00
Division 16: Electrical		
	\$0.00	\$0.00

SUB-TOTALS	\$800.00	\$357,500.00
Contractors overhead & Profit (15%)	<u>\$120.00</u>	<u>\$53,625.00</u>
	\$920.00	\$411,125.00
Contingency (10%)	<u>\$92.00</u>	<u>\$41,112.50</u>
	\$1,012.00	\$452,237.50
WS Sates Tax (8.6%)	<u>\$87.03</u>	<u>\$38,892.43</u>
Totals	<u>\$1,099.03</u>	<u>\$491,129.93</u>

# Kitsap County/Norwegian Point Boatshed

<b>Advisory Estimate of Probable Construction Costs</b>	<b>CRITICAL IMMEDIATE ACTION</b>	<b>LONGER-TERM ACTIONS</b>
Division 2: Site Work		
demolition of post 1958 additions	\$0.00	\$16,000.00
lift and shore building	\$0.00	\$35,000.00
abatment	\$0.00	\$2,000.00
Division 3: Concrete		
new perimeter foundation/interior footing	\$0.00	\$12,000.00
Division 4: Masonry		
	\$0.00	\$0.00
Division 5: Metals		
install seismic hold-downs and lateral bracing	\$0.00	\$7,500.00
Division 6: Woods & Plastics		
misc. framing (exterior and int. walls)	\$0.00	\$0.00
	\$0.00	\$35,000.00
Division 7: Thermal & Moisture Protection		
install new roofing	\$0.00	\$8,500.00
siding (repair & replacement)	\$0.00	\$16,000.00
Division 8: Doors & Windows		
restore windows as required	\$0.00	\$3,200.00
hardware	\$0.00	\$1,000.00
repair and replace doors	\$0.00	\$7,800.00
Division 9: Finishes		
floors (resurface)	\$0.00	\$6,000.00
wallboard	\$0.00	\$7,500.00
paint exterior	\$0.00	\$4,300.00
paint interior (walls & trim)	\$0.00	\$3,500.00
Division 11: Equipment		
appliances	\$0.00	\$800.00
Division 15: Mechanical		
plumbing (rough-in, fixtures, & instal.)	\$0.00	\$8,500.00
heating in restrooms and main floor	\$0.00	\$5,500.00
Division 16: Electrical		
upgrade electrical and lighting systems	\$0.00	\$0.00
install smoke and CO detectors	\$0.00	\$400.00
install security system	\$0.00	\$3,000.00

SUB-TOTALS	\$0.00	\$183,500.00
Contractors overhead & Profit (15%)	\$0.00	\$27,525.00
Contingency (10%)	\$0.00	\$21,102.50
WS Sates Tax (8.6%)	\$0.00	\$232,127.50
Totals	\$0.00	\$252,090.47
Professional Fees	\$0.00	\$21,102.50

## Kitsap County/Norwegian Point Gabled Cabins

Advisory Estimate of Probable Construction Costs	CRITICAL IMMEDIATE ACTION	LONGER-TERM ACTIONS
Division 2: Site Work		
misc.	\$0.00	\$2,000.00
raise and shore buildings	\$0.00	\$3,000.00
Division 3: Concrete		
new foundations	\$0.00	\$6,000.00
Division 4: Masonry		
remove chimneys	\$0.00	\$900.00
Division 5: Metals		
misc.	\$0.00	\$450.00
Install seismic hold-downs	\$0.00	\$1,500.00
Division 6: Woods & Plastics		
install bunks	\$0.00	\$1,200.00
rebuild existing decks	\$0.00	\$6,000.00
reframe interior	\$0.00	\$4,800.00
Division 7: Thermal & Moisture Protection		
patch roofing	\$300.00	\$0.00
replace roofing	\$0.00	\$3,800.00
insulation of floor, walls, and attics	\$0.00	\$2,100.00
Division 8: Doors & Windows		
repair or replace windows	\$0.00	\$7,200.00
repair or replace doors	\$0.00	\$4,500.00
Division 9: Finishes		
wallboard	\$0.00	\$6,500.00
floors	\$0.00	\$5,600.00
paint exterior	\$0.00	\$3,500.00
paint interior (walls & trim)	\$0.00	\$2,800.00
Division 11: Equipment		
appliances	\$0.00	\$2,400.00
Division 15: Mechanical		
plumbing (rough-in, fixtures. & instal.)	\$0.00	\$11,400.00
heating (include propane trenching)	\$0.00	\$6,800.00
Division 16: Electrical		
wiring (include trenching)	\$0.00	\$6,000.00
fixtures		\$3,000.00
security system	\$0.00	\$1,500.00

SUB-TOTALS	\$300.00	\$92,950.00
Contractors overhead & Profit (15%)	\$45.00	\$13,942.50
	\$345.00	\$106,892.50
Contingency (10%)	\$34.50	\$10,689.25
	\$379.50	\$117,581.75
WS Sates Tax (8.6%)	\$32.64	\$10,112.03
Totals	\$412.14	\$127,693.78
Professional Fees	\$0.00	\$10,689.25

# Kitsap County/Norwegian Point

## Flat-roofed Cabins and Restrooms

Advisory Estimate of Probable Construction Costs	CRITICAL IMMEDIATE ACTION	LONGER-TERM ACTIONS
Division 2: Site Work demolition abatment	\$15,000.00 \$5,000.00	\$0.00
Division 3: Concrete	\$0.00	\$0.00
Division 4: Masonry	\$0.00	\$0.00
Division 5: Metals	\$0.00	\$0.00
Division 6: Woods & Plastics	\$0.00	\$0.00
Division 7: Thermal & Moisture Protection	\$0.00	\$0.00
Division 8: Doors & Windows	\$0.00	\$0.00
Division 9: Finishes	\$0.00	\$0.00
Division 11: Equipment	\$0.00	\$0.00
Division 15: Mechanical	\$0.00	\$0.00
Division 16: Electrical	\$0.00	\$0.00

SUB-TOTALS	\$20,000.00	\$0.00
Contractors overhead & Profit (15%)	\$3,000.00	\$0.00
Contingency (10%)	\$2,300.00	\$0.00
WS Sates Tax (8.6%)	\$2,175.80	\$0.00
Totals	\$27,475.80	\$0.00
Professional Fees	\$0.00	\$0.00