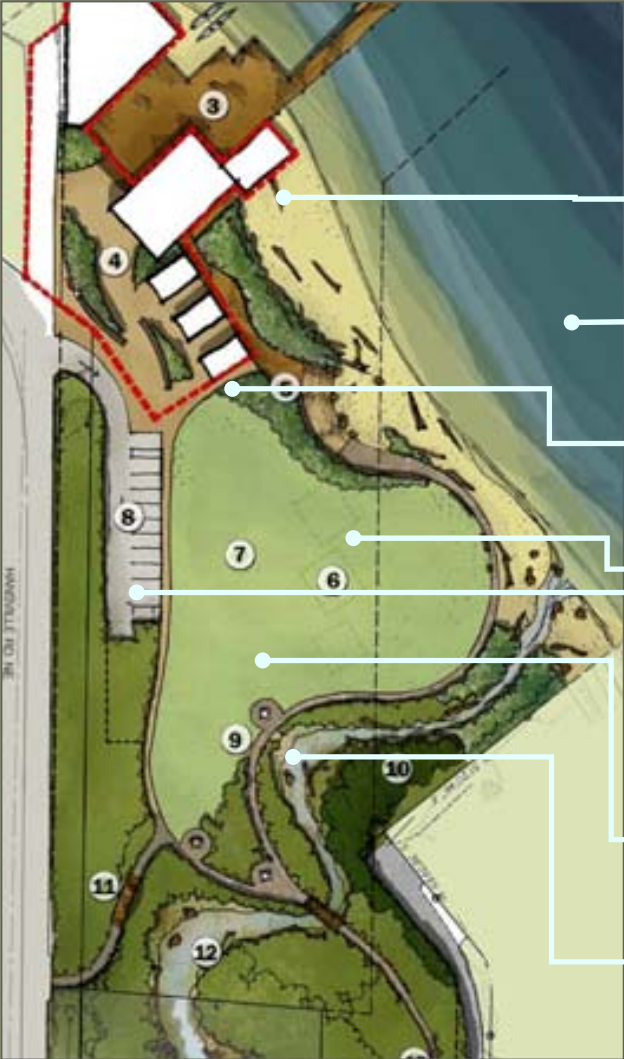


Norwegian Point Park

Recent Events & Historic Buildings Report Summary







- Beach Access
- Boating & Fishing
- ADA Restroom
- ADA Walkways
- ADA Parking
- Open play area
- Picnic



master plan for full site





• Wildlife Viewing Areas

• Extended Trails

• Bioswale / Meander of Finn Creek

• Picnic Tables

• Natural Areas

• ADA Parking



master plan for full site



- Cultural Resources Report
- RCO Grant application – WWRP 08-1349D scored at #10, but category only funded to #9 – there is still hope...
- Trail Dedication for Hansville Greenway



- Boater Facilities Program 08-1352P
 - property not eligible for motorized boat facilities b/c land acquired with ALEA funds.
 - pier/boat float still ok, but not for motorized boats.
- Flat tops demolished



Historic Resources Report

This Historic Structures Report is intended to provide:

- An identification of character-defining features of the site and all buildings associated outbuildings, and structures on the site.
- A discussion of the physical integrity of the site and all buildings, associated outbuildings, and structures on the site.
- Recommendations related to the maintenance of the site and all buildings, associated outbuildings, and structures on the site including an estimate of related costs.
- An evaluation of potential uses for the site and its buildings addressing associated potential impacts and costs.
- An estimate of implementation costs.

Looking south

Looking north



1946 – 1958 is the “Period of Significance”

- 1946, resort developed, original portion of the boatshed constructed
- 1958, before the resort was expanded



What is Eligible for listing in the National Register of Historic Places *or* What is “Historic”?

- The planked pier
- Original portion of the boatshed
- The three gabled cabins



Integrity: What is Historic?



- The three gabled cabins
- Original portion of the boatshed
- The planked pier





“Changes to the site that have moderately changed the integrity of setting include the addition of a two-story restaurant building along the planked pier, creating an enclosed court.”



Integrity: Materials/Workmanship

- high degree of materials integrity and retention of original historic fabric, especially in the boatshed and the three gabled cabins
- material changes limited to changes of paint color and roofing material
- further investigation is necessary to identify original paint color
- the roofs of all buildings may have originally been covered with cedar shingles
- a medium level of workmanship
- indicative of vernacular utilitarian buildings and structures
- no attempt was made to embellish surfaces or to develop innovative structural or building systems



Integrity: Site “Feeling” and Historic “Association”

- site retains the feeling of a mid-20th century sport fishing resort
- enhanced by site’s relatively rural character and reinforced by the integrity of the original buildings on the site
- changes to the site that have moderately changed the integrity of feeling are:
 - the loss of many of the small cabins
 - construction of newer residences that decrease the rural character
 - sometime prior to or during the “period of significance” Finn Creek was diverted into a culvert
- nonetheless, residential and park development to the west of site has not disturbed a feeling of relative isolation.
- site is an artifact remaining from mid-20th century attitudes towards recreation (sport fishing in region)



Eligible structures meet the minimum requirements for listing in the National Register of Historic Places

The eligible site and structures in this park are:

- 50+ years
- possess sufficient “integrity”
- meet Criterion “A” as they are associated with the development sport fishing resorts in region, thus making a significant contribution to our understanding of the history of the Northwest
- meet Criterion “C”, in that they embody the distinctive characteristics of a mid-century sport fishing resort



What about the existing pier?

“Although built during the period of significance and having the same associations as the other historic buildings on the site, the planked pier may have insufficient physical integrity to qualify for listing in the National Register of Historic Places.”

“The presence of a reconstructed pier may be essential for the understanding of the adjacent boatshed, however.”

*Prior to 1958, the planked pier did not extend outward on pilings and this report recommends that the **existing pilings and marine railway trestle be removed and that reconstruction be restricted to the area landward of the location of the marine railway terminus. New construction should include a new concrete bulkhead and the use of treated structure and decking. Construction of a new finger pier and possible float should be considered.***



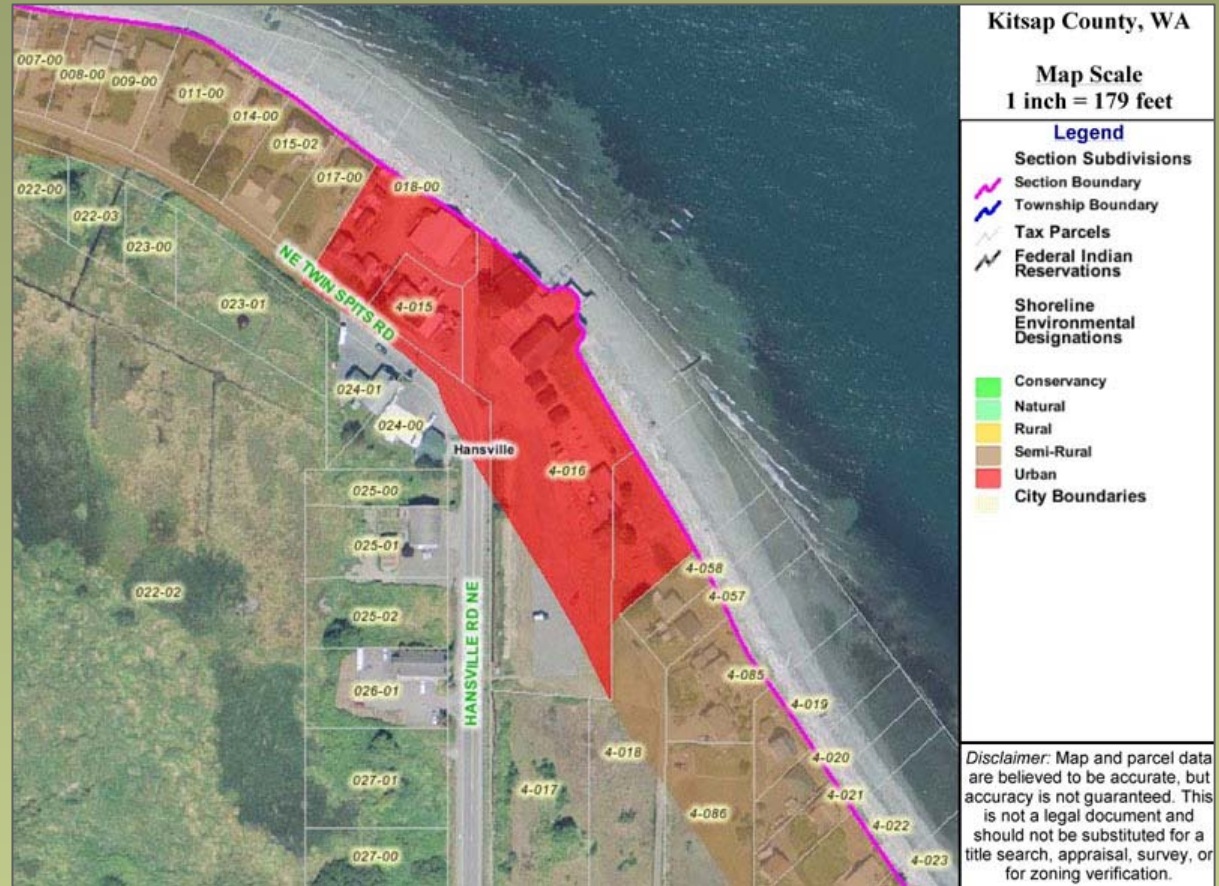
Kitsap County Shoreline Environmental Designations

Constructing a new pier may involve significant permitting issues.

The fact that the shoreline for the park is designated at "Urban" reduces the complexity of the permitting process. *[see image at right]*

However, we must confirm our rights to replace the pier before the old one is removed or we could forfeit the ability to replace it, or at least make the permitting process much more laborious.

Discussions have begun on this point between Parks & DCD.



Looking north



What about the Other Buildings?

They are ineligible for listing on the National Register of Historic Places

The restaurant/apartment building, the three flatroofed cabins and restroom buildings do not meet the required age requirements



Critical Immediate Actions: Estimate \$28,987

Site

No critical actions recommended. Suggestion: Night lighting using light sensors around the restaurant, planked pier, and boatshed.

Boatshed

Public access to the building should continue to be prohibited and an alarm system installed.

Gabled Cabins

Public access to the buildings should continue to be prohibited. Patch existing roofing as necessary.

Planked Pier

The pier has critical structural deficiencies and is unsafe for public. The pier should be secured by the installation of chain-link fencing

Restaurant Building

Demolition is not recommended until the current park planning is completed. Public access should be prohibited and an alarm system installed.

Flat-roofed Cabins and Restrooms

Demolition can proceed immediately.



Non-Critical Actions: Future Planning

The Report Develops a Hypothetical Use for the Historic Buildings/Site:

A “Seasonal Community Center”

- Reconstruction of the planked pier
- Reuse of the boatshed for general community uses (*possibly including interpretive use, seasonal public market uses, and community storage*)
- Seasonal rental used by youth organizations as part of site interpretation



Non-Critical Actions: Future Planning

Hypothetical Use: Seasonal Community Center

Boatshed	\$252K
Gabled Cabins	\$127K
Plank Pier	\$491K
Restaurant – similar massing to original café structure	\$361K
<u>Site</u>	<u>\$113K</u>
	\$1.3M

Rough estimate from report, not based on actual designs





Next Steps

- Make deck area safe
- Agree on future uses for historic buildings (2009)

