

462650110000-227-081-BRYAN-20120427

Baseline Inventory of Property Uses as of April 30, 2012
Consisting of three pages of text and six pages of photographs

S.J.C. COMMUNITY
APR 27 2012
DEVELOPMENT & PLANNING

Property:

Yacht Haven Lots 7, 8, and 9
Tax Parcel # 462650007000
Improvements: Tax Parcel # 462650110000

Note: although the County treats these three platted lots as one tax parcel, the lot lines have never been extinguished and the property owners reserve the right to develop or sell the property as the three lots with the separate development rights appertaining to each lot individually.

Owners: Sally Bryan, Margaret Hodgkin, Estate of James Bryan, Christopher Hodgkin

According to the Shoreline Inventory and Characterization Report: San Juan County, Draft Final dated January 30, 2012 (the Report), this property is part of the Roche Harbor Management Area, Reach 227. However, the extent of this area and reach are so great that much of the inventory recorded about this area and reach in the Report are irrelevant to this property, and many uses of this property are not considered in the Report. For example, the table for Reach 227 shows a value of 1 for Estuary/Wetland Habitat, but there is neither at this property. The wave/current attenuation value is given as 4, but for this property should presumably be a 5 since there is no armoring. Nutrient and toxic removal is given a value of 3, but the property owners know of no reason why there should be suspected sources of water quality concern relating to this property. It is not known whether bird presence requires nesting to qualify for documentation, but the value of 0 is questionable since there are cormorants and bald eagles frequently landing on the rock at the front of the property and, for eagles, in several trees on the property.

There is not time or knowledge at this moment to go through every one of the scoring criteria to point out all the errors, but the property owners reserve the right, should it be necessary in future, to challenge any of these values as it may pertain specifically to their property.

Given the generalizations and inaccuracies in the Report, this document is intended to supplement the information in the Report and to more accurately present the actual uses of the property at issue.

Ownership:

In 1963, James and Sally Bryan purchased Yacht Haven Lots 7, 8, and 9. The property is at present jointly owned by the Estate of James Bryan, Sally Bryan, and Margaret Hodgkin. Some of the improvements on the property are owned by Christopher and Margaret Hodgkin.

Improvement Codes: § = are or may be within 200 feet of the shoreline
 ‡ = are believed to be beyond 200 feet of the shoreline

Improvements existing on Property at time of Purchase

1. § A two story log house on lot 8, subsequently demolished and replaced by current residence. *Photo 2*

2. § A two story log two car garage/studio building, subsequently demolished and awaiting replacement. *Photo 1*
3. § An A-frame log one-car carport. *Photo 1*
4. § A large two-sided stone fireplace. *Photos 2, 3d, 6b*
 - a. The fireplace area is also used for picnic tables, chairs, and benches, a hammock, and similar uses. *Photo 3d*
5. ‡ An enclosed log pump house with storage.
6. § Steps to the beach on the north and south sides of the property, steps on south sides subsequently rebuilt. *Photo 5a*
7. § A marine railway from the upper level of the property down into the water on the South side of the property to launch a boat from the upper level of the property. *Photo 3c*
8. § An outhouse, subsequently demolished and not yet replaced.
9. § A fenced garden on south side of property, subsequently demolished and not yet replaced.

Uses (beyond residential use) on Property at time of purchase

1. The property had been used for animal husbandry.
2. It seems clear that the property was logged, perhaps for use in the kilns at Roche Harbor.

Additions and modification to property in first twenty years of Bryan ownership

During the first twenty years of owning the property the following additions were made to the property:

1. §, ‡ Constructed full fencing around property (except shoreline), with gates on driveway and north side of property.
2. § Built boathouse with electric winch powered marine railway. *Photos 2, 3a, 3b, 5b*
3. § Built chicken house and 2 fenced yards. *Photo 4d*
4. § Built potting shed and tool storage shed behind A-frame carport. *Photo 4b*
5. ‡ Poured and built fenced tennis and basketball court.
6. § Built fully fenced raised bed garden. *Photo 6a*
7. § Built compost bin with concrete base.
8. ‡ Built house on lot 7 for elder Bryan daughter and her family.
9. ‡ Built house on lot 9 for younger Bryan daughter and her family.
10. § Built enclosed swimming pool with changing rooms and tanks for collecting roof water. *Photo 5c (water tanks not visible behind poolhouse)*

Additions and changes to property since 1983

1. ‡ Elder Bryan daughter moved out of house on lot 7. For some time thereafter the house was used for a guest house. It was later converted into a shop, but was also used as an apartment during the time the log house was being replaced.
2. § Log house and garage were removed. House was replaced with current home, permit and plans in County records. Garage has not yet been replaced but plans to do so are part of the house/garage replacement project.

§ House construction includes several items exterior to the house, all within 200 feet of the shoreline: 1,000 gallon oil tank, two 2,800 gallon water tanks as part of catchment system of water from roof (for non-domestic use), and two 250 gallon propane tanks. *Photos 4a, 4c*

3. § Constructed second fully fenced raised bed garden/orchard space. *Photo 6a*
4. ‡ Constructed or installed several play structures for children, including large swing set, "tree house" (fully enclosed play house built on stilts), commercial play structure with swings, slides, etc., sandbox, and other play equipment.
5. ‡ Constructed several small sheds and storage buildings, including an open mower shed, enclosed bicycle shed, enclosed toy shed.
6. ‡ 2,800 gallon domestic water storage tank by pumphouse.
7. § Repair and replace steps to beach and add boat ramp. *Photo 5a*
8. § Built roofed shed by steps to beach for storage of kayaks and canoes. *Photo 5d*
9. ‡ Built two car garage/shop by road.

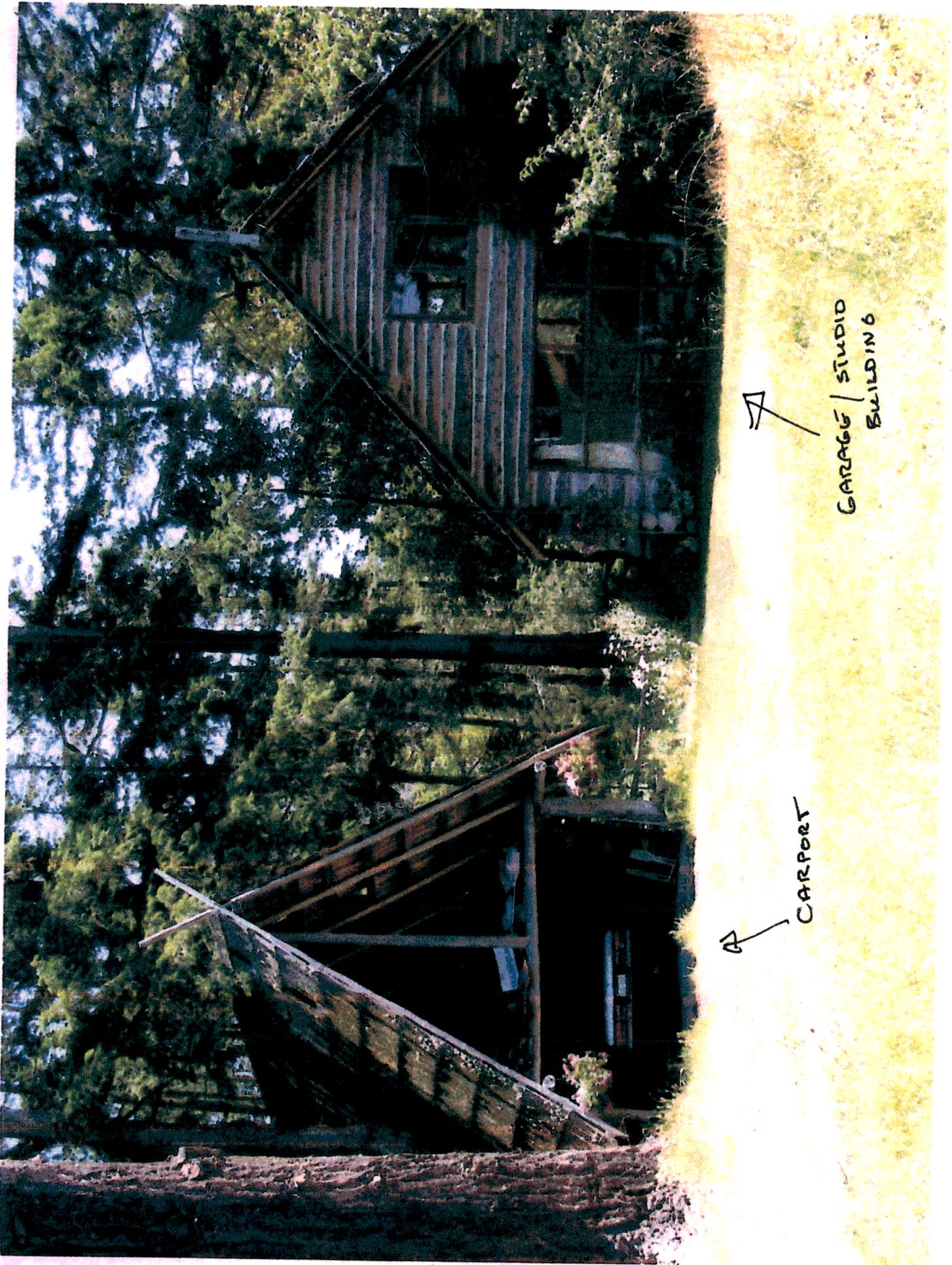
Uses (beyond residential) subsequent to Bryan purchase

1. §‡ Each of the homes on the property has been used from time to time as part of various home based businesses.
2. § The property has been used, and is still being used, for homesteading uses, including at various times raising chickens and rabbits, producing eggs for use by the family and for distribution to various individuals on the island, seeding the beach with oysters, and harvesting kelp for fertilizing the gardens. (The Bryan family had been homesteaders before moving to Washington, having had cows, pigs, sheep, chickens, and rabbits, and continued some of these homesteading animal husbandry activities on the Yacht Haven property.)

Photographs Appended (Only photographs of items in or believed to be within 200 feet of the shoreline are included.)

1. Two car garage, now converted to studio building, on right; A-frame carport on left.
2. Original house, since replaced. Boathouse with marine railway on lower right, stone fireplace barely visible behind tree on left.
3. 3a and 3b: Boathouse and marine railway in use.
3c: Marine railway on south side of property.
3d: Fireplace area showing additional uses: picnic tables, chairs, benches, hammock
4. 4a: Oil tank, also showing parts of carport, tool shed, and chicken house.
4b: Potting shed (half-glass door), mower/tool shed (on left), part of carport.
4c: Diesel generator (blue), propane tanks (white with blue caps), and water catchment tanks (green).
4d. Chicken house and yard.
5. 5a: Steps to beach, with boat rails
5b: Boathouse with marine railway
5c: Poolhouse (water tanks behind)
5d: Kayak and canoe storage shed
6. 6a: Two raised bed, fully fenced gardens
6b: Outdoor fireplace

PHOTOGRAPH 1



GARAGE / STUDIO BUILDING

CARPORT

PHOTOGRAPH 2



BOAT HOUSE + MARINE RAILWAY

FIREPLACE

Photographs 3

3a + 3b. Booth house
and marine

railway

3c. Marine

railway on
south side
of property

3d: Fireplace,
picnic tables,
hammock

3a



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3b



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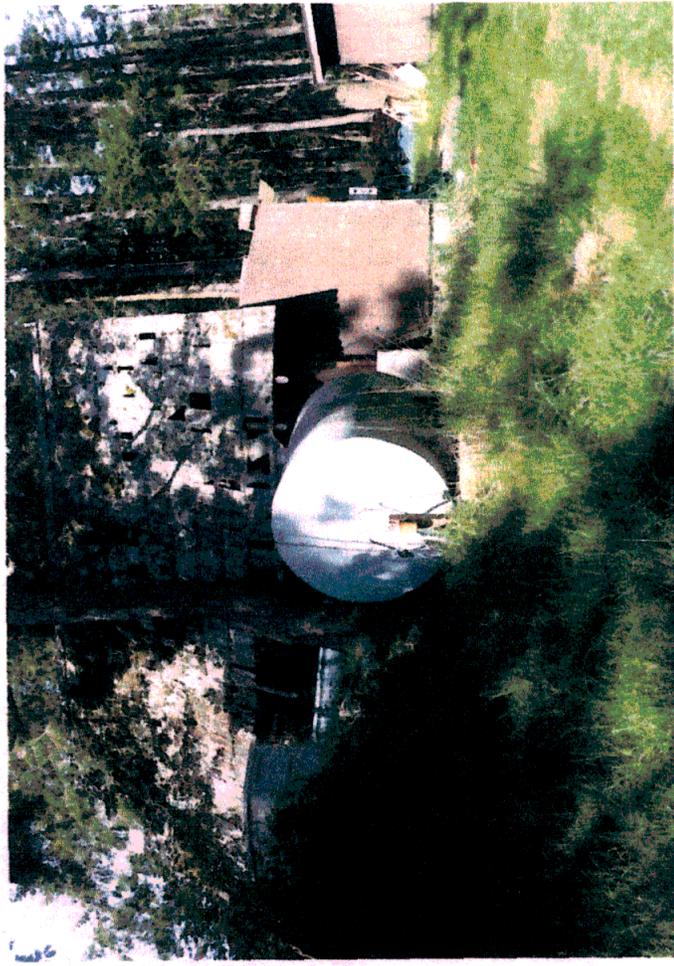
3d:



3c



PHOTOGRAPHS 7



4e: Oil tank, alcarport, tool shed, + chicken coop.



4f: generator, propane tanks, water
cachement tanks



4b: Potting shed, mower tool shed, carport



4d Chicken house and yard

PHOTOGRAPHS 5



5a. Steps to Beach, boat rails



5d. Boat house, corner of garden



5b. Boat house, marine railway



5d. Kayak & canoe storage shed

b2) Two raised
bed, fully fenced
gardens



b b) Outdoor
fireplace

