

Call to Order (Attendance, Agenda, Ethics)  
Administrative Updates  
Suyematsu Next Steps  
Blakely Award  
Review of Permit Applications  
Discussion of September 3, 2020 Agenda  
Public Comment  
New/Old Business  
Adjourn

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### **Call to Order (Attendance, Agenda, Ethics)**

Commissioner Megan Luce called the meeting to order at 2:08 PM. Historic Preservation Commissioners in attendance were Chair Eric Kortum, Sandy Burke, Susan Hughes, Brianna Kosowitz, Megan Luce and Marcia Montgomery. Also present were City Council Liaison Kirsten Hytopoulos, City Liaison and Senior Planner Kelly Tayara, and City Administrative Specialist Marlene Schubert. The agenda was reviewed, and no conflicts were disclosed.

### **Administrative Updates**

- **HPC Vacancy Update** - The recommendation of the interview panel will be considered by City Council at their August 11<sup>th</sup> meeting, and confirmation is tentatively scheduled at their August 25<sup>th</sup> meeting. Those appointed will attend the September 3<sup>rd</sup> Historic Preservation Commission meeting in their official capacity. Commissioner Kosowitz is on the interview panel and stated that no link to the interview meeting nor interview questions had been received yet; Senior Planner Tayara will follow up with Executive Assistant Roz Lazoff.
- **Status of Tom and Myra Hudson Historic Register Nomination** - Commissioner Burke will coordinate with staff and Myra Hudson for submittal on August 10.
- **Designate Meeting Timekeeper** - Chair Kortum is timekeeping.

### **Suyematsu Next Steps**

**Motion:** I move to move this discussion to later in the agenda while waiting for Kirsten Hytopoulos to join.

**Luce/Hughes:** Passed unanimously

### **Blakely Award**

The Blakely Award will be presented at the 2021 Founders Pickleball Tournament.

### **Review of Permit Applications**

The Commission completed reviews of the following permit applications and Senior Planner Tayara will send Commission comments to the owners:

- **Antibes House ([BLD24595 R-DEM](#))** – Commissioner Montgomery will draft a letter to the owners and, subsequent to input from Commissioners Burke and Luce, will route the draft to the Commission for review.
- **Oliver House ([BLD24632 R-DEM](#))**
- **Madison Avenue Development ([BLD24653 R-DEM](#))**
- **Rice Cabin ([BLD24900 DEM](#))**

### **Suyematsu Next Steps**

Commissioner Montgomery referenced a letter from the Commission to the City Council that sought support to fund building repair activities, and asked Councilmember Hytopoulos for ideas to increase Council engagement for historic preservation of City-owned properties. Councilmember Hytopoulos, along with Deputy Mayor Deets, Councilmember Nassar, and Friends of the Farm representatives, will tour the Suyematsu property tomorrow. The Commission asked that Councilmember Hytopoulos direct the tour group's attention to the outbuildings, notably the picker cabins which are in immediate need of repair to prevent building collapse. Chair Kortum emphasized the potential for the property to provide a good learning experience for children, and that the outbuildings are an integral part of the farm.

### **Public Comment and Discussion of September 3, 2020 Agenda**

- **Fort Ward Stables ([PLN51760 PRE](#))**

Jason McClellan shared a brief presentation and requested that the Commission consider a full presentation to discuss redevelopment of the property, along with listing on the Local Historic Register, at the September meeting. The Commission agreed, and Senior Planner Tayara will provide applicable Municipal Code information to Mr. McClennan and Commissioners in advance of that meeting.

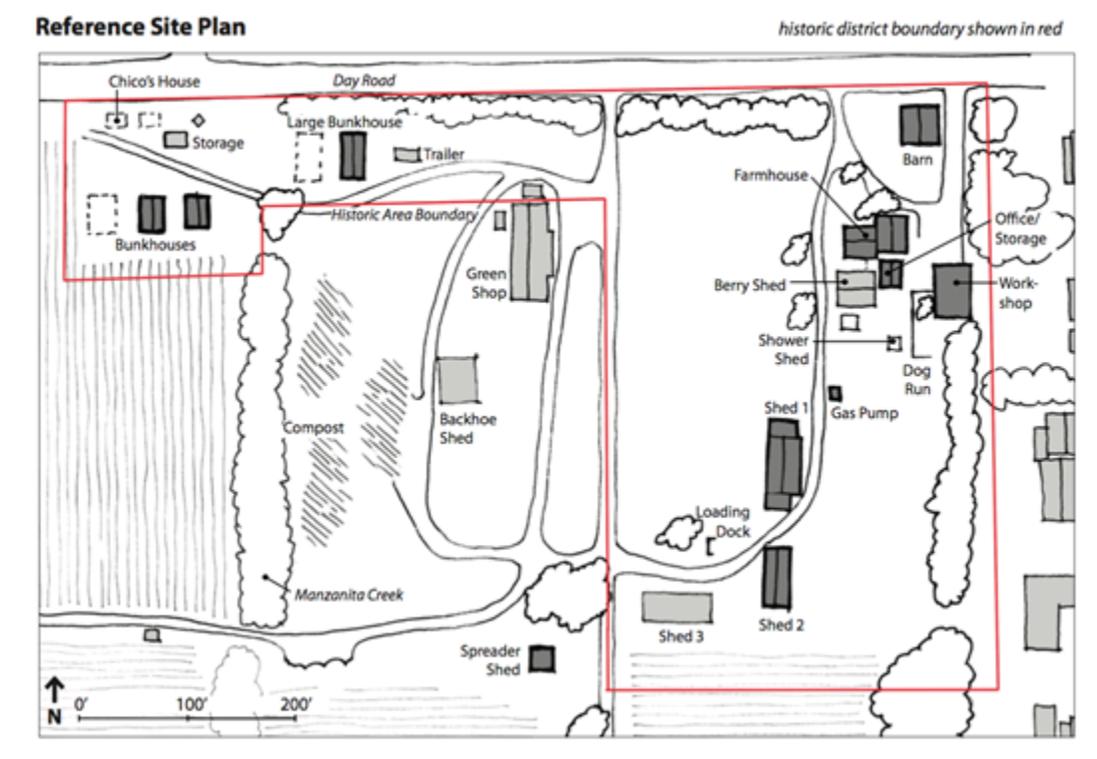
**New/Old Business** - None

**Adjourn** - The meeting adjourned at 4:29 PM

# HISTORIC PRESERVATION COMMISSION 2020 PROPOSED WORK PLAN

## I. Suyematsu Farmstead:

- A. Prepare a status report about the Suyematsu Farm to familiarize City Council with the complexities facing the City's management of this historic site and farming property. Make recommendations to City Council about next steps for the Suyematsu Farm.



## II. Continue Ongoing Duties:

- A. Continue to maintain and periodically update a local historic inventory of properties and the Local Historic Register.
- B. Continue to review and act upon nominations to the Local Historic Register, State and National Register, Heritage Tree Register, and recognition of heritage properties.
- C. Continue to review and comment on demolition permits.
- D. Continue to review proposals to alter, reconstruct, remodel or restore the exterior of, move or demolish Register Eligible and Local Historic Register properties.
- E. Consult with property owners, as needed, on historic preservation issues.
- F. Advise the City on matters of City history and historic preservation or actions affecting the historic resources of the City.
- G. Recommend updates to the Historic Preservation Commission webpage on the City's website.



# Historic Property Report

Resource Name:

Property ID: 125674

## Location



**Address:** 251 Winslow Way W, Bainbridge Island, WA 98110  
**Tax No/Parcel No:** 272502-4-098-2009  
**Geographic Areas:** Kitsap County, SUQUAMISH Quadrangle, T25R02W27

## Information

**Number of stories:** 1.5

### Construction Dates:

Construction Type	Year	Circa
Built Date	1912	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Commerce

### Architect/Engineer:

Category	Name or Company
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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-08-00159, , Historic Properties Survey of Winslow Main Street Area, Bainbridge Island, WA	5/4/2011	Not Determined	

## Photos



Front (north) elevation, looking south



Front (north) and east elevations, looking southwest



Rear (south) and east elevations, looking northwest



Rear (south) and west elevations, looking northeast



# Historic Property Report

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Property ID: 125674

## Inventory Details - 5/4/2011

**Common name:** Bainbridge Island Bar-B-Q  
**Date recorded:** 5/4/2011  
**Field Recorder:** Brooke Best  
**Field Site number:** 18-399

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Form Type	Single Dwelling - Cross Gable
Structural System	Wood - Balloon Frame
Plan	T-Shape
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition - Shingle
Cladding	Asbestos - Shingles
Foundation	Concrete - Poured

### Styles:

Period	Style Details
No Style	No Style

## Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** No

**Property is located in a potential historic district (National and/or local):** No

**Property potentially contributes to a historic district (National and/or local):** No

**Significance narrative:** This former single-family residence has historical ties to Winslow's early-twentieth century development when the Hall Brothers Shipyard established themselves as the area's main industry. The building was moved from its original location on Winslow Way W, and is set back from the streetscape on a wide, open lot. The earliest development in Winslow began near the base of present-day Madison Avenue where a boat landing had been established. Originally named Madrone, this small farming community developed around two of its earliest homesteaders – Riley Hoskinson and Ambrose Grow. Hoskinson homesteaded 160 acres in the center of what is now downtown Winslow. Grow, who arrived in 1881, settled the adjoining section to the west. Both families operated small farms growing fruits and vegetables, and raising livestock. The town established a one-room schoolhouse in 1881, and in 1882 the Eagle Harbor Congregational Church was established. The town grew in 1902 when the Hall Brothers Shipyard relocated to Eagle Harbor from nearby Port Blakely. They acquired 77 acres of waterfront property and began transforming the land (which had been used as a former Indian camping grounds): "The site was partially cleared, plowed, leveled, and construction began. About \$300,000



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was invested in transferring and erecting the yard. It was a much larger yard than the one at Port Blakely. In fact, it was the largest on the Pacific Coast. The Hall Brothers' ships came to be known all over the world for their lovely lines and speed and have been mentioned in seafaring novels" (Kitsap County Historical Society Book Committee 1977: 49).

Madrone's residents changed the town's name in honor of the late Winslow Hall, one of the Hall Brothers' founders and designer of the company's famous lumber schooner. The yard became noted as a repair facility for wooden sailing vessels during its early years. Covering 15 acres of waterfront, it encompassed a marine railway, machine shops, power house, sawmill, joiner shop, gridiron, and warehouse. A creosote plant, which began operating in 1905 on Bill Point, provided a further boost to the local economy. Many families supported themselves by raising berries and garden produce for the Seattle market. Madrone quickly developed into a bustling commerce center, servicing the needs of the mill residents at Port Madison and Port Blakely.

Early on, a ravine stretching from the harbor north bisected the town into two districts: the area east of the gulch near the shipyard and the area to the west that included the boat landing. Much of the early development was established on the ravine's west side, where this property is located. The boat landing served passengers going to and from Seattle, as well as other island and mainland towns via steamer boats. Other west-side development included a church, school, and Kenyon's store near the dock. Businesses also were being built along the primary east-west road known today as Winslow Way. Commercial buildings included a drugstore and rooming house (Morrill building), Irving's dry goods store, and a small post office.

In 1903, Henry (Knox) Hall, Hall Brothers president, built a 20-room home on a five-acre parcel north of Winslow Way. It stood as the largest and finest residence in Winslow, and included a carriage house and landscaped grounds believed to have been planted by renown horticulturalist Robert Cave. His son, James, lived here following his father's death and assumed management of the yard. The house burned to the ground sometime around 1936.

The shipyard was purchased in 1916 and renamed "Winslow Marine Railway and Shipbuilding Company." It kept busy building steel ships during World War I, turning out the 1287-ton steamship Anyox and 2259-ton steamship Griffson, in addition to much repair work and building smaller crafts. The town's population grew as large numbers of shipbuilders in search of jobs arrived in Winslow. Many rented rooms in the nearby Winslow Hotel, which stood east of the gulch near Winslow Way and today's Highway 305 before it burned in 1924.

According to the real property records, this one-and-one-half-story building was constructed in 1912 as a two-family dwelling containing seven rooms. The exterior was finished in mill shakes (two sides) and rustic siding. A 1952 appraisal lists Raymond W. Lindsay as the property's owner. Kenneth Beach purchased the house that same year and constructed an addition sometime between 1952-54. The property changed hands numerous times over the years – June 1955, September 1960, 1965 and January 1972. In November 1983, the property was sold and one year later, the residence was relocated to the back (south) portion of the lot and a commercial building was constructed at this location. Archival photos on file at the Puget Sound Regional Archives show the relocated wood-frame residence in the background, with the demolition in the foreground. The former garage was converted to a machine shop and the new commercial building, whose address is listed as 241 Winslow Way, was occupied by Winslow Auto Parts. The building currently is rented to Bainbridge Island Bar-B-Q.

This former residence has historical ties with Winslow's early-twentieth century development. The building has undergone extensive changes to its setting and original appearance. The building was relocated from its original siting along Winslow Way W,



## Historic Property Report

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and now sits at the back of a wide, open lot. The exterior has been significantly altered through the addition of new asbestos shingled siding, composition shingle roofing and replacement windows. As a result, it does not retain sufficient resource integrity to qualify for National Register consideration.

### Physical description:

This one-and-one-half-story vernacular building is set back from the street on the south side of Winslow Way W and is approached along a long, gravel drive along the property's east edge. The T-shaped building has steeply-pitched, intersecting gable roofs. The exterior siding has been replaced with composition shingles and the roof is sheathed in asphalt shingles. Some of the original wood-frame windows are still intact and feature simple wood surrounds. Wood corner boards embellish the exterior.

The front (north) elevation contains a projecting gable midsection with an intersecting side gable at the east side. A lower one-story, side-gabled wing has been appended to the west side. The projecting central gable contains double doors at the first floor and a double-hung window placed off-center at the upper gable; a smaller awning sash is positioned along the west gable eave. A large, plate-glass window is centered on the east wing's main floor. A secondary door is located on the north façade of the west wing. The east gable end contains a double-hung window centered on the first floor with a smaller window above. A lower side-gabled wing extends the full depth of the west elevation. A brick interior chimney projects from the roof along the rear (south) slope. Several metal vents punctuate the south and west walls.

The rear (south) elevation has been significantly modified by several additions including a one-story, hipped roof extension (southeast corner) and a one-story, flat roof wing. The hip roof wing is clad in vertical wood siding and contains no openings; the other wing is finished in shingle siding and contains an exterior brick chimney on the south wall and grouped sash window on the east facade. A single door on the west façade provides access to this rear living area.

The original building massing and configuration is evident along the building's upper portion. Terminating in intersecting gables, an interior brick chimney projects from the roof ridgeline. A gable dormer, flush with the main façade, occupies the south roof slope on the east side. A single, double-hung window is centered on the projecting gable portion.



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