

# ***PROJECT REPORT***

*Island*

*City of Bainbridge*

*Department of Planning  
and Community Development*

**Project:** Reese nomination of a duplex for non-commissioned officers in the Fort Ward Historic District to the Historic Register

**Date:** July 11, 2006

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## **I. INTRODUCTION**

**Applicant:** William I. Reese and Joanne F. Reese  
1632 Parkview Dr. N.E.  
Bainbridge Island, WA 98110

**Request:** The proposal is to designate a duplex building in the Fort Ward Historic District as a property meeting the criteria for placement on the Bainbridge Island Historic Register.

**Location:** 1632 Parkview Drive 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 nomination. The property meets 18.76.050.A and criteria 1,2,4, and 12 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: 4147-005-003-0002
  - b. Owners of record: William I and Joanne F. Reese
  - c. Site size: .2 acres
  - d. Land use: Residential
2. SITE DEVELOPMENT:  
Single-family residence
3. ACCESS:  
Vehicular access to the site is from Ft. Ward Hill Road to Parkview Drive N.E.
4. PUBLIC SERVICES:
  - a. Police - Bainbridge Island Police Department.
  - b. Fire - Bainbridge Island Fire District.
5. EXISTING USE:
  - a. Single family residence
6. SURROUNDING USES:
  - a. Single family residences

### B. History

1. The historic register nomination application was submitted to the City on May 24, 2006
2. The applicant purchased the property in the 1970's and has made many revisions to the interior and exterior.
3. Sandy Burke and Stephanie Warren did a site visit and meet with Mrs. Reese on June 29, 2006.
4. The Bainbridge Island Historic Preservation Commission will consider the application on July 11, 2006.

### C. Public Comment

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

### D. Decision Criteria: 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 following:

1. Is associated with events that have made a significant contribution to the broad patterns of local, state, or national settlement history.

**This building is significantly associated with WWI and WWII history of Bainbridge Island; has physical integrity, especially the exterior, and is more than 50 years old.**

**The US Government constructed the building as duplex housing for non-commissioned officers at Fort Ward, Bainbridge Island, in 1910. Two identical buildings are directly to the north. It was used for this purpose until the Fort was declared surplus in the early 1960's, then sold to private parties. The Reeses' bought the property in the 1970's. The original number for the building (10?), was not available for the site visit, but the owner will look for it.**

2. Embodies the distinctive architectural characteristics of a type, time period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction.

**This building examples many Federal Revival elements often found in military housing types of this period in its massing, fenestration, and finish details. It retains gable-end cornice returns, most of its original cladding, a repaired slate roof, and double-hung windows with thin muntins. Most windows remain in their original, symmetrical location, except for those at portions of partially closed front and rear porches.**

**Some original first-floor plastered ceilings have been lowered, and some original walls removed. Second floor ceilings remain at original height and finish. Since conversion to single-family resident status, the wall between the two kitchens no longer exists. A primary, second-floor dividing wall has been removed also. Some original millwork remains at the first floor, and all at the second. Both staircases are original.**

4. Exemplifies or reflects significant elements of the City's cultural, economic, Political, asesethic, engineering, or architectural history.

**This building exemplifies significant political and architectural history. See responses to #1 and #2 above.**

12. Is listed on the National Register of Historic Places or the Washington State Register of Historic Places as a contributing building to a National Historic District.

**Fort Ward with its associated buildings are a National Historic District, and on the Washington State Historic Register.**

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

1. Fort Ward Building (10?) 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.

**The proposed designation meets the general criteria and criteria numbers 1, 2, 4 and 12 for designation on the Bainbridge Island Historic Register. The designation has been approved by the property owner.**

**IV. Attachments:**

**A. Application**