

STAFF RECOMMENDATION

*City of Bainbridge Island
Department of Planning
and Community Development*

Proposal: Inclusion of the Dr. Shepard Home / Clinic in the Bainbridge Island Register of Historic Places

To: City of Bainbridge Island Historic Preservation Commission

From: Kelly Tayara, Planner

Date: January 20, 2009

Applicant: William S. McGonagle
241 Madison Avenue North
Bainbridge Island, WA 98110

Request: The applicant requests inclusion of the Doctor Shepard Home / Clinic in the Local Register of Historic Places.

Location: The Shepard Home / Clinic is located at 241 Madison Avenue North. That portion of the Northeast Quarter of the Southeast Quarter of Section 27, Township 25 North, Range 2 East, W.M., in Kitsap County, Washington. Tax Account Number 272502-4-016-2008

Environmental Review: A decision regarding inclusion in the Historic Preservation Program is a non-project action that is not subject to State Environmental Policy Act (SEPA) environmental review as provided in Washington Administrative Code (WAC 197-11-800.19).

Recommendation:

Inclusion of the Dr. Shepard Home / Clinic in the Bainbridge Island Register of Historic Places.

Background: Frank L. Shepard and Charlotte McEown met while he was an intern and she a nurse at Seattle General Hospital. They married in 1910, moved to the Island in 1911, and opened a small office where the Solarmarine building now stands. Dr. Shepard was the Island's pioneer physician, and Mrs. Shepard his only nurse. Winslow was a small settlement with no electricity; the office was lit by kerosene lamps.

In January 1912, Dr. Shepard delivered his first Island baby, Jack Wyatt, son of Captain and Mrs. Cyprian Wyatt. In August 1912, Captain Wyatt made a delivery to Dr. Shepard; the first car on the Island, a Model T Runabout. Because the horse and buggy roads that traversed the Island were often impassible due to weather, Dr. Shepard kept a boat to row across the bay for calls in Creosote. To call on patients in Poulsbo, Suquamish and Indianola, Dr. Shepard would have a man row him across Agate Pass, and signal with a kerosene lantern when ready to return to the Island.

The Shepard house was built in 1922 to serve the dual purpose of home and clinic. The building was designed by Harold Adams, a Seattle architect who also resided on Bainbridge Island. The Colonial revival style building contains a hip roof with gable dormers and a central chimney. The front porch is protected by a column-supported roof deck, accessed from the second floor. The original building contained 15 rooms, including 2 bathrooms, with a full basement and attic, and featured a covered porte-cochère.

The building was remodeled between 1994 and 1996. At that time, the building was moved toward the street 75 feet, the front porch and portico were restored, and the interior was remodeled for use as a law office. The carport feature, used by Dr. Shepard to move patients from his car to the clinic out of the weather, was not retained accurately.

When Winslow was incorporated, Dr Shepard was overwhelmingly elected to serve on the first city council. Mrs. Shepard served as the chair of the Bainbridge American Red Cross for 40 years, and in 1952 was named Island Woman of the Year. On September 21, 1948, the Bainbridge Island Chamber held an all-island testimonial meeting in the couples' honor. Dr. Shepard died at the age of 84, having served as the Island's physician for 51 years.

Staff Analyses

I. Findings of Fact

A. Site Characteristics

1. Tax Assessor Information:
 - a. Tax Lot Number: 272502-4-016-2008
 - b. Owner of record: William S. McGonagle
 - c. Lot size: .84 acres
2. Site Development: The property contains one building, the Shepard home and clinic.
3. Access: The lot is accessed directly from Madison Avenue North.
4. Public Services and Utilities:

- a. Police: Bainbridge Island Police Department
 - b. Fire: Bainbridge Island Fire District
 - c. Water: City of Bainbridge Island
 - d. Sewer: City of Bainbridge Island
5. Zoning / Comprehensive Plan Designation: The subject property is zoned Mixed Use Town Center – Central Core (MUTC – CORE); the comprehensive plan designation is Mixed Use Town Center (MUTC).
 6. Surrounding Zoning / Comprehensive Plan Designation: The property to the west is zoned R – 14, 14 units per acre; the comprehensive plan designation is Urban Multi Family. The remaining surrounding properties are zoned MUTC – CORE; the comprehensive plan designation is MUTC.
 7. Land use: The building is currently used as a law office, a commercial professional service.
 8. Surrounding Uses: The property to the west contains multi family residential development. The remaining surrounding properties contain commercial development with retail and professional services.

B. History

The historic register nomination application was submitted October 28, 2008. The application for inclusion into the historic register will be considered by the Bainbridge Island Historic Preservation Commission on February 5, 2009; a Notice of Public Meeting will be published January 23, 2009.

C. Public Comment

To date, no public comment has been received.

D. Comprehensive Plan Goals and Policies: Land Use Element

1. Historic Preservation - Goal 1: Archeological, cultural and historic structures or places are an important community asset, are a part of Bainbridge Island's character, and should be identified, evaluated and preserved. The applicant has requested incusion
2. Historic Preservation - Goal 2: Historic structures or places are an important feature of community design and should be preserved and enhanced.

E. Land Use Code Analysis

1. BIMC Section 18.76.040 Criteria for Designating Properties for Listing on the Register.
 - a. Any building 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; and it qualifies as at least one of the following:

- i. Is associated with events that have made a significant contribution to the broad patterns of national, state, or local history;
The Shepard home / clinic was constructed for the Island's first physician, Dr. Frank L. Shepard, and his family. The first automobile on the Island, a Model T Runabout, was delivered to Dr. Shepard.
- ii. Embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction;
The Shepard home / clinic is a Colonial revival style building as discussed in the background section of this report.
- iii. Is an outstanding work of a designer, builder, or architect who has made a substantial contribution to the art;
This criteria is not applicable.
- iv. Exemplifies or reflects special elements of the city's cultural, special, economic, political, aesthetic, engineering, or architectural history;
As discussed in the background section of this report, the Shepard family embodied a spirit of community service that shaped the future of the Island.
- v. Is associated with the lives of persons significant in national, state, or local history;
Dr. Shepard was the Island's first physician, and served on the first city council. Mrs. Shepard served as chair of the Bainbridge American Red Cross for 40 years.
- vi. Has yielded or may be likely to yield important archaeological information related to history or prehistory;
This criteria is not applicable.
- vii. Is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with an historic person or event;
The building was remodeled between 1994 and 1996. At that time, the building was moved toward the street 75 feet.
- viii. Is a birthplace or grave of an historical figure of outstanding importance;
This criteria is not applicable.
- ix. Is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns;
This criteria is not applicable.
- x. Is a reconstructed building that has been executed in an historically accurate manner on the original site;
This criteria is not applicable.

- xi. Is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories;
This criteria is not applicable.
- xii. Is listed on the National Register or the State Register.
This criteria is not applicable.

II. Conclusions

This application for nomination is consistent with the Historic Preservation Program standards contained in BIMC Chapter 18.76. Appropriate notice of public meeting was published. The application is properly before the Commission.

III. Appeal Procedures

This decision by the Director may be appealed to the Hearing Examiner in accordance with the procedures set forth in BIMC Chapter 2.16.

IV. ATTACHMENTS

- A. Application
- B. Photographs