

BIHPC - HISTORIC PROPERTY
REGISTER NOMINATION

PROPERTY OWNER(S) INFORMATION:

Names(s): Jay D. Hastings & Christine Susumi Hastings

Mailing Address: 1676/1690 Parkview Dr. NE
Bainbridge Island, WA 98110-2349

Telephone: (206) 842-7092

Email Address: hastingsjd@aol.com



PROPERTY INFORMATION:

Address or Location: 1676/1690 Parkview Dr. NE
Bainbridge Island, WA 98110-2349

Tax Parcel # 4147-005-001-0004

Legal Description, and UTM reference: (UTM refers to the Universal Transverse Mercator Location on the United States Geological Survey (USGS) map using a Global Positioning System (GPS))

Lot 1, Block 5, Fort Ward Estates
Div. No. 2, as per plat recorded in
Volume 9 of Plats, page 52, records of Kitsap County

Zone	Easting	Northing	Zone	Easting	Northing
1 <u>10</u>	<u>536350</u>	<u>5268850</u>	<u>10</u>	<u>534400</u>	<u>5269230</u>
2 <u>10</u>	<u>533860</u>	<u>5269230</u>	<u>10</u>	<u>535390</u>	<u>5270790</u>

Note: UTM reference can be provided by the City

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NOMINATION INFORMATION:

Property nominated by: Property owner X BIHPC _____ Other _____

Name Jay D. Hastings + Christine Susumi Hastings

Address 1676/1690 Parkview Dr. NE, Bainbridge Is., WA 98110

I/we are the owners of said property and hereby acknowledge this nomination. I/we agree to comply with current BI City ordinances pertaining to inclusion on the Bainbridge Island Historic Register if granted. I/we understand I/we reserve the right to withdraw this property from the register at any time we so choose.

Signed: [Signature] Date: April 12, 2006

CATEGORY OF PROPERTY: (check appropriate box):

Building X Structure _____ Site _____ Cemetery/burial Site _____ Archeological site _____

Status: Occupied X Vacant _____ In transition _____

HISTORIC FUNCTION:

CURRENT FUNCTION:

military duplex for single family residence
non-commissioned officers

CRITERIA FOR ELIGIBILITY: (check as many as relevant):

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 fifty-years old, or is of lesser age but has exceptional importance; and it qualifies as at least one of the following:

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

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- _____ 3. Is an outstanding work of a designer, builder, or architect who has made a substantial contribution to the art.
- X 4. Exemplifies or reflects significant elements of the City's cultural, economic, political, aesthetic, engineering, or architectural history.
- _____ 5. Is associated with the lives of persons significant in local, state, or national historical events.
- _____ 6. Has yielded or may be likely to yield significant archaeological information relative to history or prehistory.
- _____ 7. 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 associated with a historic person or event
- _____ 8. Is the birthplace or grave of a historical figure of outstanding importance.
- _____ 9. Is a cemetery which derives its primary significance from age, distinctive design features, or association with historic events or cultural patterns.
- _____ 10. Is a reconstructed building executed in a manner consistent with the Secretary's Standards for Rehabilitation.
- _____ 11. Is a creative and unique example of folk/vernacular architecture and design created by persons not formally trained, and which does not readily fit into formal architectural or historical categories.
- X 12. Is listed on the National Register of Historic Places or the Washington State Register of Historic Places.

HISTORICAL SIGNIFICANCE NARRATIVE: (Describe known history of the property in as much detail as possible: date built or established, builder (if known), owners, uses over time, etc. (attach a continuation sheet if necessary))

The building was constructed in 1910 with two identical buildings to the south as a duplex for non-commissioned officers residences. It was used for this purpose until the Post was declared surplus in the early 1960s and sold to private parties.

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AREAS OF SIGNIFICANCE:

- ☒ A. Property is associated with events that have made a significant contribution to the settlement pattern(s) of BI history.
- ☐ B. Property is associated with the lives of significant person(s) in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction, or possesses high artistic value or significant and distinguishable elements apart from the whole.
- ☒ D. Property has yielded, or is likely to yield, information important to history or prehistory.

PROPERTY DESCRIPTION NARRATIVE: (Describe what is known of its original and current condition. If the property is a building or structure, describe in as much architectural detail as possible, including stylistic elements, known alterations, additions, etc. Attach continuation sheet if more space is required.)

Duplex 2 1/2 stories with high central gable. Balloon frame wood structure with slate roof & thick concrete foundation. Single story porch runs across front. Front & side windows on 1st floor have been replaced with larger divided light windows to conform with architecture.

DOCUMENTATION: Attach any supporting information or evidence

Written Sources: Attach, in proper bibliographical form, any books, magazines, newspapers, videos, or movies that you used to research/establish significance.

Oral History/Interviews: Attach/include in proper bibliographical form, oral histories/interviews, etc., you used to research/establish significance.

Historic Maps and Photographs: List names and/or types of maps used in research. Include copies and photographs when possible.

Assessor's Map: Mark location of property. A copy of this map may be obtained from the Department of Planning and Community Development between the hours of 8:00 AM and 4:00 PM, Monday through Friday.

Photographs: Include at least four defining 4 x 6 exterior photographs of nominated property.

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For Office Use Only:

Project #: _____

Application Completed: _____

Additional Information Needed: _____

HPC Meeting Scheduled For: _____

HPC Public Meeting Notice Published: _____

Property Posted On: _____

Notice Mailed to Interested Parties: _____

Supplemental information.

The building was purchased by the current owner in 1984. At that time it was a duplex inhabited by two renters. The building was in very poor condition. The slate roof leaked causing damage to the walls on the second floor. It was not possible at that time to find a roofer expert in slate roofs in this area, so the roof was patched here and there to help prevent leaking. During the 1990s we finally found an experienced slate roofer, Brogan Slate Co., who has repaired and maintained most of the slate roofs in the Fort. Brogan discovered that the house was originally short-sheeted one row of slate on the south east side and also short-sheeted on the copper valley on the northeast side, eventually leading to the severe leaking some 80-90 years later. Brogan has restored the slate roof to excellent condition. Jefferson Properties that owns the original jail facility on Fort Ward replaced the slate roof on its building, but preserved the removed slate and sold it to owners in the Fort for a very reasonable price. With the slate from the original jail facility, we have been able to maintain most of the slate roofs in the Fort with the assistance of Brogan Slate Co. The gutters have all been refurbished and maintained.

The gutters associated with the slate roof have also been refurbished and maintained. However, the two gutters associated with the lower metal roofs were destroyed. The copper linings have been duplicated and these two gutters are now being rebuilt to their original condition. However, the crown molding for the lower gutter over the front porch is severely deteriorated and will probably have to be duplicated.

The plumbing was also poorly maintained causing damage to the floors. The original widows on the first floor facing the front porch had been replaced with large plate glass windows and the original windows on the side had been replaced with plate glass windows over the kitchen sinks. The back porch was in very poor condition with rot. The back porch has been rebuilt maintaining the original metal roof. The original metal roof also remains over the front porch.

Since 1984, all the lead-based paint on the exterior of the house has been removed. The original cedar siding has been refurbished, maintained and painted with latex paint. The front porch is now being restored to its original condition with the original railings. Unfortunately, a previous owner poured concrete over the original wood porch flooring, but the concrete will probably not be removed. The original number for the building (18) was found in the house and will be refurbished and mounted in its original position just below the vent above the front porch.

The original ceilings on the first floor had been lowered by a private owner after the base was decommissioned. This remodel project ruined most of the original lath and plaster on the first floor. The lowered ceilings were removed and most of the lath and plaster on the first floor had to be removed and replaced with wall board. The ceilings are now at their original height. Since the duplex has been converted to a single family residence, the wall between the two kitchens was removed. And the plate glass windows in the front and on both sides have been replaced with divided light windows, although they are larger than the original in order to allow more light.