



CORR LOG

32564

HISTORIC PROPERTY REGISTER NOMINATION

CITY OF
BAINBRIDGE ISLAND

MAY 25 2005

D.S., T.R.
DEPT. OF PLANNING &
COMMUNITY DEVELOPMENT

Dear Historic Property Owner;

The City of Bainbridge Island and the Historic Preservation Commission (BIHPC) welcomes your interest in seeking placement on the Bainbridge Island Historic Register. Preserving a community's cultural and historic resources is an autobiographical undertaking which provides lasting reference of place for future generations. Your property is valuable to Bainbridge Island's history. A listing on the Historic Register will give exclusive access to City, County and State economic and technical resources to support its preservation and recognition of significance.

Register listing will:

- Promote sustainable development by recycling existing resources;
- Encourage interest of local artisans and builders in the preservation ethic;
- Typically increase property value;
- Provide eligibility for ten-year special property tax valuation for substantial improvements;
- Include a BIHPC card giving discounts from local banks and merchants for approved rehabilitation projects;
- Give access to possible State and National grants for rehabilitation.

Please submit the enclosed forms with the required information to:

**Bainbridge Island Historic Preservation Commission
City of Bainbridge Island
280 Madison Avenue N
Bainbridge Island, WA 98110**

For help or information call: 206-780-3774

Email: pcd@ci.bainbridge-isl.wa.us

Http://www.ci.bainbridge-isl.wa.us/hpc.asp

BIHPC -- HISTORIC PROPERTY
REGISTER NOMINATION

RECEIVED: _____

PROPERTY OWNER(S) INFORMATION:

Name(s): Bainbridge Island Metropolitan Parks and Recreation District

Mailing
Address:

P.O. Box 10010
BI 98110

Telephone:

842-2306

Email
Address:

Terry@BIPARKS.ORG

PROPERTY INFORMATION:

Address or
Location:

Park Ave & Yeomalt Pt.

Tax Parcel #, 41200060010105

Legal Description, and UTM reference:

Zone	Easting	Northing	Zone	Easting	Northing
1 <u>10</u>	<u>537920</u>	<u>5275380</u>	_____	_____	_____
2 _____	_____	_____	_____	_____	_____

Note: UTM reference can be provided by City.

BIHPC -- HISTORIC PROPERTY
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NOMINATION INFORMATION:

Property nominated by: Property Owner: ☒ BIHPC: ☒ Other: ☐

Name: BI Metropolitan Parks District
Address: P.O. Box 100 10

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

Signed: Terry M. DeLo

Date: MAY 25, 2005

CATEGORY OF PROPERTY: (check appropriate box):

Building: ☒ Structure: ☐ Site: ☒ Cemetery/burial site: ☐ Archeological site: ☐

Status of site: Occupied: ☐ Vacant: ☒ In transition: ☐

HISTORIC FUNCTION:

SCOUT CAMP

CURRENT FUNCTION:

NOT CURRENTLY USED

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:

- ☒ 1. Is associated with events that have made a significant contribution to the broad patterns of local, state, or national settlement history.
- ☒ 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.
- ☒ 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 archeological 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 association with an 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 architectural or historical categories.
- ☐ 12. Is listed on the National Register of Historic Places or the Washington State Register of Historic Places.

NARRATIVE DESCRIPTION: (Describe in detail the historic and current condition of the property -- attach a continuation sheet if more space is required)

Please see attached

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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 Bainbridge Island history.
- ☐ B. Property is associated with the lives of significant persons(s) in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction, or possesses high artistic value or significance and distinguishable elements apart from the whole.
- ☐ D. Property has yielded, or is likely to yield, information important to history or prehistory.

NARRATIVE DESCRIPTION: (Describe the historic and current conditions of the property in detail – attach continuation sheet if more space is required)

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DOCUMENTATION: (Attach any information or evidence that supports significance):

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 a.m. and 4:00 p.m., Monday through Friday.

Photographs: Include at least four defining 4x6 exterior photographs of nominated property.

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 on: _____

Bainbridge Island MapGuide

Transportation

- Abc** easement text
- easement
- Streets
- row_names

Planning

- wetlands
- Streams

Parcel Info

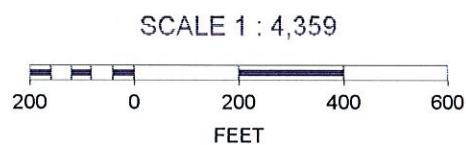
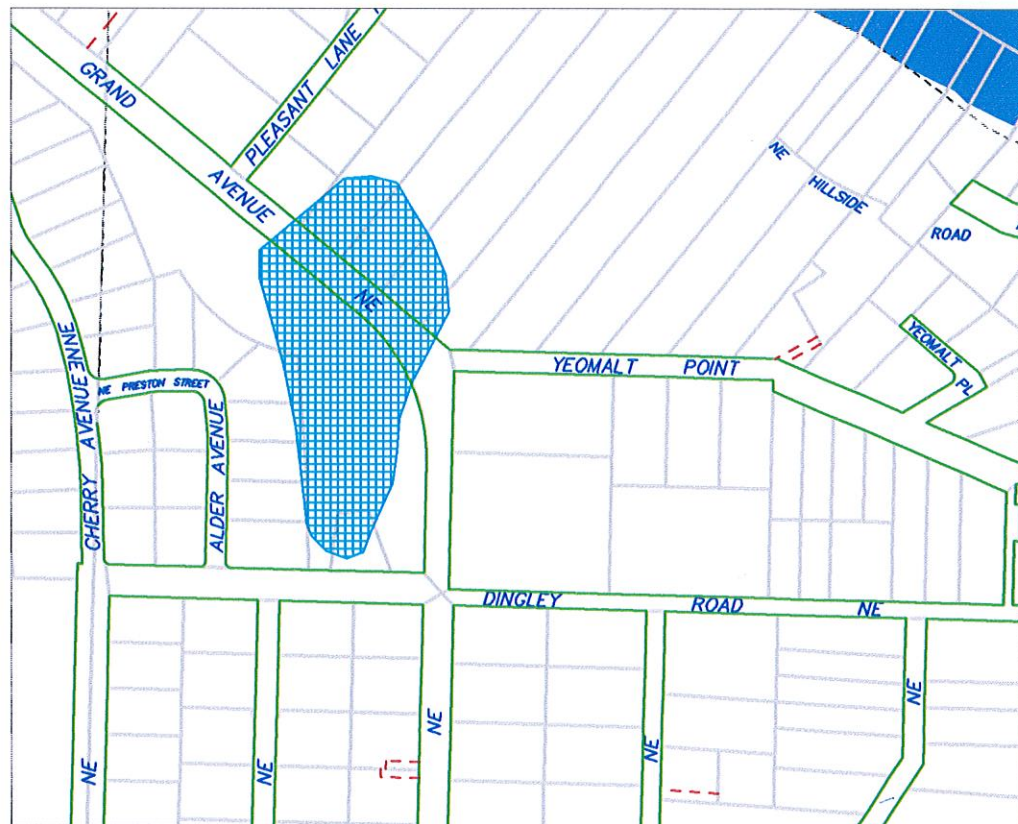
- Kitsap Parcels

Basemap Data

- Bainbridge Island

Imagery

- Section Township Range



Bainbridge Island Historic Preservation Commission - Register Nomination application

NARRATIVE DESCRIPTION

Camp Yeomalt is a prime example of WPA "camp style" architecture. It is of Fir log construction, including gable ends and purlins. The majority of the 6-8" average diameter logs are laid up in a vee groove scribe-fit, while some appear to be simply slabbed. The overhang of the saddle-notched corners are of uneven lengths. The building is a simple rectangle measuring 30x30 feet with an eastern gable end wing measuring 10x24 feet. The replacement roof is cedar shake. A rubble stone fireplace stack incorporating exterior and interior fire boxes stands centered on the west gable wall. All window openings were originally screened and shuttered.

A 1988 Historic Structures Report by Jones and Jones Architects, commissioned by the Bainbridge Island Park Department, emphasizes the importance of repair versus replacement of damaged areas. A similar 2003 report by Susan Boyle of Bola Architects addresses many of the same concerns with like recommendations.

Originally the sill logs were laid directly on compacted earth. A monolithic concrete floor was poured in the main space soon after construction. The wing had a raised wooden floor. Sometime in the 1950s rot was apparent, and concrete was poured beneath the sill logs in an ill-advised remedy. This "trough" exacerbated deterioration by trapping water under and around the logs. Subsequently rot is universal in the sill logs and evident in some of the second round. This critical condition has led to uniform perimeter subsidence of the structure. Although there is evidence of insect infestation and an inspection report will be generated to determine extent of damage, the logs above the first round appear to be in generally good condition and structurally sound. The longer corner overhangs show deterioration due to exposure to weather.

The roof is generally in poor condition. Lack of maintenance allowed coniferous needle build-up to act as a water absorbing sponge preventing natural drying of the shakes. Ill-advised plastic tarping trapped moisture and caused further deterioration. The failure of the roof on the wing has led to collapse of its SE corner. Typical for WPA buildings, no evidence of gutters or downspouts ever having been installed exists. Two later translucent sheet plastic skylights, approximately 2x3 feet, are located on the north and south sides.

The monumental chimney stack appears to be in good condition, subject to an inspection report. It is leaning outward from the building at approximately a ten-degree angle, and there are minor mortar joint cracks but these do not appear to be of significance. It has been initially conjectured these and resultant separation from the gable end logs may be caused by tree root decay that allowed the chimney mass to sink over time.

Three original three-foot-square openings are present on the north and south building elevations. Historic memory does not recall glazing, but screened openings with exterior shutters. Hinge and latch remnants here support this assertion.

It should be noted architectural investigation of this site is ongoing, and the foregoing conclusions

and suppositions may be added to or clarified as this work continues.

STATEMENT OF SIGNIFICANCE

Built in 1935, Camp Yeomalt (originally called Camp Hopkins) was a federal Works Progress Administration (WPA) project. This " New Deal" program put more than eight million Americans to work before it was dissolved in 1943, leaving many log structures and lodges in parks throughout the West. Camp Yeomalt is Bainbridge Island's tangible reminder of these hard times. As Jones and Jones stated in their 1988 report on the viability of preserving the cabin, "WPA built structures to reflect an enthusiasm and pride of workmanship that testifies to the prevailing economic climate and the relief that many craftsmen must have felt to be employed once again and doing work for the public good."

Named originally for Major Hopkins, a founder of the Olympic Council of the Boy Scouts, the 2.79 acre site and one-story log building were a center of Island scouting activities that began in the 1930's and lasted until the outbreak of World War II. Oral accounts indicate that sometime during the war, the building may have housed merchant marines and even, Russian sailors. After the war the site continued to be used by the Olympic Council Boy Scouts. In the early 1970's, the Olympic Council merged with the Chief Seattle Council, which assumed the assets of the former Olympic Council, including the Camp Hopkins site. When the Chief Seattle Council decided to sell the property in the early 1980's, the Camp Hopkins Youth Committee tried to halt any sale, contending the site was originally reserved for the use of Bainbridge Island residents. A court decision was made ceding one acre of the site to the Chief Seattle Council and two acres to the Camp Hopkins Youth Committee. In 1987 the Camp Hopkins Youth Committee transferred their holdings to the Bainbridge Island Park District when the scouts could no longer maintain the building. Subsequently, the Park District purchased the remaining acre from the Chief Seattle Council. By a resolution of the Park Board, the name Camp Hopkins was changed to Camp Yeomalt.

Camp Yeomalt remains a historic marker of a significant period of national history and a meaningful remnant of Boy Scout history on Bainbridge Island. It is worthy of all efforts for rehabilitation and use.