



## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

### STAFF REPORT

**Date:** January 2, 2019  
**To:** City of Bainbridge Island Historic Preservation Commission  
**From:** Kelly Tayara, Senior Planner  
**Project:** William Grow House  
**File Number:** PLN51232 HPR  
**Location:** 481 Madison Avenue N  
**Request:** The owner requests listing the William Grow house on the City of Bainbridge Island Local Register of Historic Places.

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#### **Background:**

The William Grow house was constructed in 1888, prior to Washington statehood in 1889, in the “I-house” style, a vernacular architectural style. Vernacular architecture is designed based on local needs and availability of construction materials. Traditionally, vernacular architecture did not use formally-schooled architects, but relied on the design skills and tradition of local builders. I-houses generally feature gables to the side and are at least two rooms in length, one room deep, and two full stories in height. They also often have a rear wing or ell for a kitchen or additional space. The facade of an I-house tends to be symmetrical.

William Grow is the son of Ambrose and Amanda Grow. The family migrated from Kansas to Bainbridge Island by train in 1880 or 1881. William, at the age of 16, and his brother joined a wagon train from Kansas to bring the family’s household goods to the Island. William worked as a logger in the wider area, clearing sites where Everett, Anacortes, Bremerton, Poulsbo and Port Orchard are now located.

William Grow married Clara Mitchell of Seattle, and they had no children. William operated a farm on the land surrounding the house, an enterprise which included the contiguous tracts owned by his parents and siblings, lands bounded by (now) Grow Avenue to the west, Wyatt Way to the north, Madison Avenue to the east and extending south to Eagle Harbor. Clara passed in 1928, and Carrie Parfitt, Williams older sister, and her son Lloyd shared the house with William until his death in 1950.

William was interviewed in 1942 as part of a newspaper article exhorting belief and faith in the future during difficult times. Of the Great Seattle Fire that destroyed the entire central business district of Seattle on June 6, 1889, William explained, “It was no tragedy, for anything that brings out a dauntless spirit works for ultimate good”. His words of wisdom remain: “This generation has lost that old-time knack of cooperation and initiative, of pulling together for the benefit of everybody.” With a smile, he continued: “The past as we knew it is gone. Sorry, but I’m afraid I’ve got to turn the future over to you fellows. Don’t get hot under the collar and bungle the job.”

## An aerial photograph of a neighborhood in Madison, Wisconsin. The image shows a large parking lot filled with cars, several commercial buildings, and a residential house. A red pin is placed on the roof of a building, with the address "403 Madison Ave N" written next to it. Labels with arrows point to various locations: "Wyatt Way" at the top, "Car Wash / Auto Repair Facilities" below it, "William Grow House" with an arrow pointing to a house, "Pavilion Commercial Complex" pointing to a large building complex, and "Madison Avenue" written vertically along the right side of the road.



## **Staff Analyses**

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### **I. Findings of Fact**

#### **A. Site Characteristics**

1. Tax Assessor Information:

a. Owner of Record: Madison Avenue Real Estate LLC

b. Site Tax Lot Numbers:

272502-4-009-2007; 272502-4-185-2003; 272502-4-184-2004 272502-4-010-2004

c. Site Size: 3.15 acres

2. Zoning and Comprehensive Plan Designation:

The site is zoned Mixed Use Town Center – CORE overlay district (MUTC-CORE) and the Comprehensive Plan designation is CORE.

3. Site Development and Land Use:

The southern two-thirds of the site is developed with a commercial complex which includes a movie theatre, restaurants, business office spaces, and a large surface parking lot. The William Grow house and a car wash / automobile repair facility are located on the north third of the site. The William Grow house was used as a restaurant for decades and is currently unoccupied.

4. Surrounding Development and Land Use:

To the north, across Wyatt Way, one property contains a retirement center and one property is developed with a home built in 1907 that is currently used for commercial businesses. To the east, across Madison Avenue, one property contains mixed commercial and multi-family residential development, two contain small commercial-use buildings, and one is used as surface parking for an adjacent commercial building. The property to the south contains a restaurant and the Packard Building which was built in 1939 and is currently houses a children's daycare center.

5. Access: The site is accessed via multiple driveways from Madison Avenue and Wyatt Way.

6. Public Services:

a. Police: City of Bainbridge Island Police Department

b. Fire: Bainbridge Island Fire District

c. Schools: Bainbridge Island School District

d. Water: City of Bainbridge Island

e. Sewer: City of Bainbridge Island

## **B. Comprehensive Plan Goals and Policies:**

### **1. Cultural Element – Goal CUL-3 / Policies CUL 3.2 / 3.3**

Preserve places where the Island's history can be experienced, interpreted, and shared with the general public, in order to deepen an understanding of our heritage and the relationship of the past to our present and future. Support the City's Historic Preservation program to identify and preserve historic and cultural resources. Support adequate space to collect, preserve and interpret the Island's history.

**The William Grow House was identified by the Historic Preservation Commission as eligible for nomination to the Local Register of Historic Places. In conjunction with redevelopment of the site, the property owner is proposing to retain and rehabilitate the existing original home in recognition of its historic value to the community.**

## **C. Environmental Review / Public Notice**

A decision regarding inclusion of a property in the Local Historic Register is a procedural action which is exempt from State Environmental Policy Act (SEPA) review as provided in Washington Administrative Code (WAC 197-11-800.19).

On August 21, 2018, the City held a preapplication conference with the owner to discuss site redevelopment. Redevelopment of the site was discussed with the applicant at Historic Preservation Commission meetings on August 2 and December 6, 2018. The owner and his architect led a tour of the site for Commission members and City staff on October 11, 2018. The applicant submitted the nomination form and supporting documents on December 13, 2018.

Public notice of the January 3, 2019 meeting to consider local register nomination was published on December 21, 2018 in accordance with BIMC 18.24.040.C. No public comment was received.

## **D. Criteria for Local Register**

BIMC 18.24.040 provides that any building, structure, site or object 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 at least one of the following criteria.

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

**This criterion is not applicable.**

2. 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 building is an "I-house" style, a vernacular architectural style. The I-house developed from traditional 17th century British folk house types, such as the central-passage house.**

**This house form became popular in the Mid-Atlantic and Southern United States at an early date, but was found throughout most settled areas of the country by the mid-19th century.**

3. Is an outstanding work of a designer, builder, or architect who has made a substantial contribution to the art;

**This criterion is not applicable.**

4. Exemplifies or reflects special elements of the city's cultural, economic, political, aesthetic, engineering, or architectural history;

**The home was constructed in 1888, one year before Washington statehood. The home stands where originally constructed. One historic photograph taken in 1905 depicts the home surrounded by evident tree clearing which reflect the City's economic history.**

5. Is associated with the lives of persons significant in national, state, or local history;

**The home was the residence of William M. Grow, son of Bainbridge Island pioneers Ambrose and Amanda Grow.**

6. Has yielded or may be likely to yield important archaeological information related to history or prehistory;

**This criterion is not applicable.**

7. Is a building or structure removed from its original location but that is significant primarily for architectural value, or that is the only surviving structure significantly associated with an historic person or event;

**This criterion is not applicable.**

8. Is a birthplace or grave of an historical figure of outstanding importance;

**This criterion is not applicable.**

9. Is a cemetery that derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns;

**This criterion is not applicable.**

10. Is a reconstructed building that has been executed in a historically accurate manner on the original site;

**This criterion is not applicable.**

11. Is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and that does not fit into formal architectural or historical categories;

**This criterion is not applicable.**

12. Is listed on the National Register or the State Register.

**This criterion is not applicable.**

## **II. Conclusion**

This application for nomination to the local historic register is consistent with the Comprehensive Plan and the Historic Preservation Program standards. Appropriate notice of the public meeting was published. The nomination is properly before the Historic Preservation Commission for decision.

## **III. Appeal Procedures**

Any decision on the register status of a register eligible property may be appealed by the applicant to the City's Planning and Community Development Director within 14 days of the date of the decision (BIMC 18.24.090).