Sehome Neighborhood
Historic Resource Survey

Historic Preservation Commission Meeting
July 23, 2013

Katie Franks, Project Manager
Planning and Community Development
Historic Preservation Northwest
Project Area

All areas not previously surveyed in the Sehome Neighborhood
Why Sehome?

Sehome History Group, 1999

- Two years research
- At Home on the Hill
- Sehome Hill National Historic District, 2001

“It made us all look at our neighborhood in a different way”

Dar New, Sehome Resident
National Register of Historic Places

National Park Service

Honorary
- no protection
- no regulations unless federal funds involved

Incentives
- property values grow
- grant fund eligibility
- tax incentives (income properties)
National Register of Historic Places

National Park Service

Honorary

• no protection
• no regulations unless federal funds involved

Incentives

• property values grow
• grant fund eligibility
• tax incentives (income properties)

“It was a huge shot in the arm for neighborhood self-esteem”

Merrill Peterson, Sehome Resident
Why Survey Historic Resources?

Capture a “Snapshot in Time”

Identify historic buildings & districts

Share historical information

Inform future planning efforts

Council Legacy Sense of Place
Preserve historic & cultural resources
Survey Team

Historic Preservation Northwest
- Dave Pinyerd
- Bernadette Niederer
- Lynette Felber
- Kolby LaBree

City of Bellingham
- Kate Newell, GIS Analyst
- Jeff Jewell, Photo Archivist
- Brent Bode, Intern
Sehome Neighborhood
Historic Building
Survey Report

July 23, 2013
Sehome History
Whatcom vs. Sehome
Diagram
1. Sehome Hotel
2. E. F. McMonnies
3. A. W. Law's House
4. Edwards
5. C. H. Miller's House
6. Mill Room
7. Eshet & Co.
8. Yeager & Davis
9. Misses
10. W. P. Metcalf

Sehome 1859
Three Geographical Areas
Sehome Influences

- Bellingham Bay Coal Company (1854-78)
- Frasier Gold Rush in British Columbia (1858)
- Sehome Dock (July 7, 1858)
- Sehome School (1861)
Sehome Dock
Early Sehome
Elk Street Development

1885

1890s
Bellingham Bay Improvement Company (1889-1930)
Real Estate Boom
(1888-89)
Commercial and Banking Corridor
Elk and Holly Streets
Pike Block (1891)
N. Garden Street: A Pedestrian Suburb
Edward Fischer/J.J. Donovan House
1201 N. Garden St.
Julius H. Bloedel House
1020 N. Garden St.

Bernard & Anna Montague House
1030 N. Garden St.
Peter P. Lee House
900 N. Garden St.

Chris Lee House
906 N. Garden St.
1920s: Hotel and Commercial Corridor
Apartment Houses

The Molly Trezise
806 High St.
The Kulshan
(1919)
1011 High St.

The Alamo
(1927)
412 E. Maple
St. Luke’s Hospital
St. Luke's Expansions
State Street: Up the Hill

510 N State Street
Church of the Assumption
Rectory
512 N State Street
The William F. and Elizabeth Roehl House

Roehl Bros. State Street 1890s
528 N State Street
Thomas S. and Amelia Dahldquist House
Roller Rink
1953-1989
1950 aerial showing future route of I-5
Automobile Era
Bill McDonald Parkway, c.1967
Sehome High School site
3310 Abbott Street
The Ludwig and Albina Laznicka House
Moved from 1116 Jersey Street in 1982

110 S 34th Street
Moved from 119 N Samish, site of “Mobile Land Trailer Park” in 1983 for strip-mall
Methodology
Office Phase 1

• Assemble the Team
  - HPNW: David Pinyerd, Bernadette Niederer, Lynnette Felber, Kolby LaBree
  - C.O.B.: Katie Franks, Kate Newell, Brent Bode, Jeff Jewell

• Assemble the Data
  - Lists with Address, City Date
  - Maps of Survey Area

• Head Out!
Field Work Phase 1

- Take one or more pictures
Field Work Phase 1

- 816 High Street

House

Outbuilding
Field Work Phase 1

- Note elements that are difficult to see on photos

Siding: Wood Lap
Windows: Wood Sash
Foundation: Brick
Check Date: 1908
Field Work Phase 1

• Preliminary Evaluation of Alterations

- Plan: Slight Alteration
- Siding: Intact
- Windows: Intact
Office Phase 2

- Enter information into database
- Add more from photos and maps
- Generate new field forms

Style: Queen Anne Cottage
Form: Workingman’s Foursquare
Plan Shape: Rectangular
Roof: Hipped
Roofing: Asphalt shingle
Stories: 1
Field Work Phase 2

- Verify information
- Add details
- Preliminary eligibility determination

**BELLINGHAM HISTORIC RESOURCE SURVEY FORM**

<table>
<thead>
<tr>
<th>Street Address: 816 HIGH ST</th>
<th>Neighborhood: SHOME</th>
</tr>
</thead>
<tbody>
<tr>
<td>Township: 50</td>
<td>Other Name:</td>
</tr>
<tr>
<td>Range: 3</td>
<td>Historic Use:</td>
</tr>
<tr>
<td>Section: 31</td>
<td>Current Use: RES 2 DORM</td>
</tr>
<tr>
<td>Parcel Code: 2003212022977</td>
<td>Date of Construction: 1938</td>
</tr>
<tr>
<td>UTM (NAD83) Zone: 8</td>
<td>Number of Stories: 1</td>
</tr>
<tr>
<td>Northing:</td>
<td>National Register Listed: No</td>
</tr>
<tr>
<td>Edge:</td>
<td>SYE(s): American Foursquare / Queen Anne - Cottage</td>
</tr>
<tr>
<td>Foot:</td>
<td>Plan Shape:</td>
</tr>
<tr>
<td>Roof:</td>
<td>Multi/1, honey comb</td>
</tr>
<tr>
<td>Windows:</td>
<td>Plan:</td>
</tr>
<tr>
<td>Glazing:</td>
<td>Rectangular</td>
</tr>
<tr>
<td>Foundation:</td>
<td>Note on property:</td>
</tr>
<tr>
<td>Plan Alterations: Shift</td>
<td>Note on property:</td>
</tr>
<tr>
<td>Cladding Alterations: Intact</td>
<td>Note on property:</td>
</tr>
<tr>
<td>Window Alterations: Intact</td>
<td>Physical description of resource:</td>
</tr>
</tbody>
</table>

- dormer new
- porch steps & post new
- shed roof side
- none sides
Office Phase 3

• More verification

Current aerials and historic Sanborn Maps used to confirm plan, alterations, and construction date.
Office Phase 3

• More verification

Current photo and assessor or historic photo compared to evaluate alterations

2004 assessor photo

older assessor photo
All this is used to create a verbal physical description...

The house at 816 High Street is located in the Sehome neighborhood. The house is midblock and faces roughly west. It was built in 1908 (according to the County Assessor) and is a Workingman’s Foursquare. The house has a rectangular plan and stands on a brick foundation. The one-story building has a hip roof clad in asphalt composition shingles. The boxed eave has a frieze board. A shed dormer on the northeast side of the house was apparently added when a small dormer with a single window, centered on the front hip of the façade was removed. The wall cladding is lap. The walls are trimmed with corner boards. The principal window type is wood sash with honeycomb paning in the upper sash. There is a fixed honeycomb accent window on the façade. In addition, a three-sided polygonal bay window is located on the northeast side of the house. The house has an inset porch supported by a single, narrow post. The entry is accessed by concrete steps with a metal rail. There appear to be slight alterations to the original plan. There is no discernable alteration to the original cladding and no discernable alteration to the original windows. Due to the degree of integrity of the original building, this resource would be considered eligible for the National Register under Criterion C.
The house at 816 High Street is located on the former Vail DLC in the Sehome neighborhood. The building is located in the original town of Sehome. According to the Whatcom County Assessor’s office, this resource was built in 1908. This construction date is supported by Sanborn maps and physical evidence. The building was constructed as a single family residence and still serves in that capacity. Criterion C (embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction) was the only criteria examined in the scope of this survey project. The building retains sufficient integrity to be potentially eligible for the National Register under Criterion C.
Office Phase 3

- Result: The Completed Survey Form
Findings

- 545 parcels
- 354 principal structures
- 138 associated structures
Most Common Styles

Queen Anne
Most Common Styles

Foursquare
Most Common Styles

Arts & Crafts
Integrity vs. Condition

- Integrity – How much original material remains
- Condition – Physical state of resource
Three Main Elements

- Plan
- Siding
- Windows
## Integrity Chart

<table>
<thead>
<tr>
<th>Alterations</th>
<th>Plan</th>
<th>Cladding</th>
<th>Windows</th>
</tr>
</thead>
<tbody>
<tr>
<td>Intact</td>
<td>There are no apparent additions.</td>
<td>All siding is historic. Partial replacement with compatible material, e.g. new wood lap at the foundation. Full replacement with a new compatible material would probably fall into “slight.”</td>
<td>All windows are historic. Exact replication of a few windows. An incompatible window on a non-visible would be classified as intact.</td>
</tr>
<tr>
<td>Slight</td>
<td>There are additions (especially historic) to the rear of the building or small, compatible newer additions, e.g. a new dormer with compatible massing and styling.</td>
<td>Siding replaced with compatible material, especially early in the building’s history (e.g. drop to lap siding). Minor incompatible replacements, e.g. T-111 foundation skirting.</td>
<td>There are several non-historic windows on non-visible elevations. One non-historic window on a visible elevation (often the bathroom window) would be a slight alteration. Near exact replication of most windows would be a slight alteration.</td>
</tr>
<tr>
<td>Moderate</td>
<td>There are additions to the sides of the building that are visible from the front and change the overall building mass.</td>
<td>Partial siding replacement with non-compatible material, e.g. vinyl on 1st floor, wood on 2nd.</td>
<td>All windows have been replaced while keeping the same openings and same window configuration. Full vinyl window replacement leaving window openings intact and matching sash configuration would be here.</td>
</tr>
<tr>
<td>Extensive</td>
<td>There are major additions on the front and sides or to the building’s height and roof structure. The building is barely recognizable as a historic structure.</td>
<td>All siding replaced/ covered with metal or vinyl veneer. Historic siding replacement with material that is substantially different visually from original, e.g. Queen Anne building with combed wood shingle or asbestos shingle.</td>
<td>All windows have been replaced without regard to window configuration or openings.</td>
</tr>
</tbody>
</table>
Contributing vs. Non-Contrib

- Historic Contributing
- Historic Non-contributing
- Non-historic Non-contributing
Historic Non-Contributing
Non-Historic Non-Contributing
District Boundaries

- Historical
- Physical
- Temporal
- Integrity
Historical Boundaries
Physical Boundaries
Temporal Boundaries

**Construction Date**

- 1889 - 1909
- 1910 - 1930
- 1931 - 1950
- 1951 - 1965
- Not Surveyed (post 1965)
Integrity Boundaries

Current Use Versus Original Use

% of Buildings

Use

- Single-family res
- Multi-family res
- Church
- Civic
- Health Care
- Miscellaneous

Current Use
Original Use
Potential Historic District

- Historical
- Physical
- Temporal
- Integrity
Potential Historic District

- 63 principal structures
- 54 contributing properties
Sample Resources
Sample Resources
Survey Information Available

go to www.cob.org
Type “Historic Inventory” in Search Bar
Type “City IQ” in Search Bar

Visit the Permit Center in City Hall

Or for assistance contact Katie Franks
kfranks@cob.org
778-8388