

HISTORIC PRESERVATION COMMISSION AGENDA ITEM COVER SHEET

| Meeting Dates | | Staff Contact | |
|---|--|--|---------|
| 2/28/2023 | | Katie Franks | |
| Subject: | | | |
| Historic Preservation Commission review of a nomination application to list 1001 Dupont Street in the City of Bellingham Register of Historic Places. | | | |
| Attachments: | | | |
| Staff Report | | | |
| (A) Application | | | |
| (B) Statutory Authority | | | |
| (C) Draft Findings, Conclusions, and Decision | | | |
| Public Process | | Legislative or Quasi-judicial | |
| <input checked="" type="checkbox"/> Public Hearing | | <input type="checkbox"/> Legislative | |
| <input type="checkbox"/> Public Meetings | | <input checked="" type="checkbox"/> Quasi-judicial | |
| <input type="checkbox"/> Work Session | | | |
| <input type="checkbox"/> Briefing | | | |
| Clearances | | Initials | Date |
| Kurt Nabbefeld, Planning Development Services Manager | | | |
| Katie Franks, Development Specialist II | | KEF | 2/17/23 |
| | | | |
| | | | |
| Previous Commission Meeting or Actions: | | | |
| None. | | | |
| Recommended Action: | | | |
| Approve the nomination application to list the building in the Bellingham Register of Historic Places. | | | |

HISTORIC PRESERVATION COMMISSION

STAFF REPORT

APPLICATION NO.: HIS2023-0001

Topic: Designation of 1001 Dupont Street, a.k.a. the Breitenstein Building, in the Bellingham Register of Historic Places

Date: February 28, 2023

REQUEST

Review the nomination application to list the Breitenstein Building, a commercial mixed-use building at 1001 Dupont Street, in the Bellingham Register of Historic Places. The application is included as **Attachment A**.

APPLICANT(S) / OWNER(S)

Dupont Street LLC, Lindsay Myers and Mike Bauter

ADDRESS OF SITE/LEGAL DESCRIPTION

Address: 1001 Dupont Street, Bellingham WA 98225

Legal Description: LOT 1 PICKETT BUILDING SHORT PLAT AS REC AF 2051204086

Parcel Number: 3803300314340000

STATUTORY AUTHORITY

See **Attachment B**

HISTORIC PRESERVATION COMMISSION ROLE

According to Bellingham Municipal Code (BMC) 17.90.050 B.4,

“the Historic Preservation Commission shall consider the merits of the nomination by applying the criteria in BMC 17.90.050(A) and following the Type V-B review process in BMC [21.10.140\(B\)](#). If the Commission finds that the nominated property is eligible for the City of Bellingham’s Register of Historic Places, the Commission shall list the property in the register with the owner’s consent.”

BACKGROUND

The Breitenstein Building at 1001 Dupont Street (a.k.a. as the “Pickett Building”) is a two-story, 4000SF building constructed in 1890-91. Located on the corner of F and Dupont Streets in the Lettered Streets Neighborhood, the building stands out as a commercial mixed-use building surrounded by single-family buildings.

Attachment A provides a discussion of the historic context, areas of significance and the historic integrity of the building. The application identifies the significant exterior facades and features and recommends those that should be listed as historic. The building interior is not included in the nomination.

STAFF ANALYSIS

[BMC 17.90.050 A](#) (see **Attachment B**) identifies the “*Criteria for Determining Designation in the Register,*” stating that *any building, structure, site, object, or district may be designated for inclusion in the register if it:*

... is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community;

Staff Comment: The mixed-use building reflects the history, architecture and development of the community, as discussed in **Attachment A**.

... maintains significant historic integrity;

Staff Comment: The building maintains relatively good historic integrity and has not been significantly modified. Some changes have occurred over time to the primary façade on Dupont Street, but the character-defining features remain and clearly read as a turn of the 19th century commercial building with residential uses on the upper-story. The current owners made structural foundation and cladding improvements to the rear, utilitarian (northwestern) façade but these alterations are not readily visible to the public and are compatible with the overall design of the building.

...and is at least 50 years old, or is of lesser age and has exceptional importance.

Staff Comment: The building was constructed in 1890-91 and is more than 50 years old.

The building must also fall within at least one of the 10 categories listed in BMC 17.90.050 A. 1-10 (see **Attachment B**). Staff finds that the building falls within two of the 10 categories:

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

Staff Comment: The building is significant under Category A through its association with the development of the Town of Whatcom. See **Attachment A** for more information.

- B. 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.*

Staff Comment: The building is significant under Category B as retaining the distinctive architectural characteristics of a late-19th century commercial style brick building reflecting the growth and consolidation of towns on Bellingham Bay during the 1890s railroad boom period. See **Attachment A** for more information.

BMC 17.90.050 B.2. notes that the application shall include all historic features, interior and exterior, and outbuildings that contribute to its designation. As a part of the HPC's review, they must designate the historic features of the proposal. Once designated, these features may only be modified through a Certificate of Alteration (BMC 17.90.060). The DRAFT Findings of Fact and Conclusions (**Attachment C**) list the historic features of the building.

PUBLIC COMMENT

No comments have been received at the time of this staff report (2/21/23).

STAFF RECOMMENDATION

Staff finds that all criteria, as defined in the Bellingham Municipal Code, have been satisfied.

Staff recommends that the commercial mixed-use building located at 1001 Dupont Street be listed in the Bellingham Register of Historic Places.

Draft Findings, Conclusions and Decision are supplied in **Attachment C**.

Prepared by:



Katie Franks, Development Specialist II

Approved for Submittal by:



Kurt Nabbefeld, Development Services Manager



Attachment A: Application

Permit Center

210 Lottie Street, Bellingham, WA 98225
Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: (360) 778-8382
Email: permits@cob.org Web: www.cob.org/permits

Land Use Application

Check all permits you are applying for in the boxes provided. Submit this application form, the applicable materials listed in the corresponding permit application packet(s) and application fee payment.

Grid of permit checkboxes including: Accessory Dwelling Unit, Binding Site Plan, Clearing Permit, Conditional Use Permit, Critical Area Permit, Minor Critical Area Permit, Design Review, Grading Permit, Home Occupation, Institutional, Interpretation, Landmark - Historic Certificate of Alteration, Legal Lot Determination, Nonconforming Use Certificate, Parking Adjustment Application, Planned Development, Rezone, SEPA, Shoreline Permit, Shoreline Exemption, Subdivision-Short Plat/Lot Line Adjustment, Subdivision-Preliminary Plat, Subdivision-Final Plat, Variance, Wireless Communication, Zoning Compliance Letter, Other: Bham Reg of Historic Places App, Office Use Only section with fields for Date Rcvd, Case #, Process Type, Neighborhood, Area Number, Zone, Pre-Ap. Meeting, Concurrency.

Project Information

Project Address 1001 Dupont Street, Bellingham WA Zip Code 98225

Tax Assessor Parcel Number (s) 3803300314340000

Project Description Repaired failing brick exterior, replaced wood framing, foundation and crawlspace.

Made seismic upgrades, interior improvements to service areas (laundry room).

Applicant / Agent Primary Contact for Applicant

Name Kolby LaBree
Mailing Address 2612 Jaeger Street
City Bellingham State WA Zip Code 98225
Phone 360.815.0146 Email kolby@bellinghamhistory.com

Owner (s) Applicant Primary Contact for Applicant

Name Dupont Street LLC (Micheal Bauter & Lindsay Myers)
Mailing Address 8002 Lena Lane
City Concrete State WA Zip Code 98237
Phone 360.815.3676 Email ryderdog55@hotmail.com

Property Owner(s)

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project including, but not limited to, expiration notifications. If I, at any point during the review or inspection process, am no longer the Applicant for this project, it is my responsibility to update this information with the City in writing in a timely manner.

Signature by Owner/Applicant/Agent [Signature] Date 2/13/23

City and State where this application is signed: Concrete WA
City State



Permit Center

210 Lottie Street, Bellingham, WA 98225

Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: (360) 778-8382

Email: permits@cob.org Web: www.cob.org/permits

BELLINGHAM REGISTER of HISTORIC PLACES NOMINATION FORM

Checklist of Complete Application

Completed Land Use Application Form

Application Fee

Bellingham Register of Historic Places Nomination Application

Address Information Verification

Mailing List and labels for 500-foot radius

NOTE:

- *Consult PCDD Staff with any questions about your property's eligibility for the Bellingham Register of Historic Places, and for advice on completing this form.*
- *To complete historic research on your own, refer to the pdf: [Research the History of your home.](#)*
- *You may want to hire a consultant to complete or to assist you in this work. Refer to the Washington Trust for Historic Preservation's [Preservation Trades & Consultants](#) for potential qualified consultants.*

1. PROPERTY NAME

Historic Name (if any) Breitenstein Building

Common Name(s) Lettered Streets Coffee House, Pickett Building

2. PROPERTY LOCATION

Street Address 1001 Dupont Street

City / State / Zip Code Bellingham WA 98225

Parcel No(s) 380330031434

Legal Description LOT 1 PICKETT BUILDING SHORT PLAT AS REC AF 205120

3. PROPERTY OWNER(S)

Name Dupont Street LLC, Lindsay Myers and Mike Bauter

Street Address 8002 Lena Lane

City / State / Zip Code Concrete, WA 98237

Telephone Number 360-815-3676 Email Address ryderdog55@hotmail.com

Is the Owner the Primary Contact for the application? Yes _____ No x

Is the Owner the sponsor of this nomination? Yes x No _____

4. FORM PREPARER

Name / Title Kolby LaBree, Business Owner

Company / Organization Bellinghistory.com

Street Address 2612 Jaeger Street

City / State / Zip Code Bellingham, WA 98225

Telephone Number 360.815.0146 Email Address kolby@bellinghamhistory.com

Is the Preparer the Primary Contact for the application? Yes x No _____

5. PROPERTY CLASSIFICATION AND DATA

Check all boxes that apply, and provide information as listed below, as known:

| Category | Ownership | Status | Present Use | |
|--|---|--|--|---|
| <input checked="" type="checkbox"/> building | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agricultural | <input type="checkbox"/> museum |
| <input type="checkbox"/> site | <input checked="" type="checkbox"/> private | <input type="checkbox"/> work in progress | <input checked="" type="checkbox"/> commercial | <input type="checkbox"/> park |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> unoccupied | <input type="checkbox"/> educational | <input checked="" type="checkbox"/> residential |
| <input type="checkbox"/> object | | | <input type="checkbox"/> entertainment | <input type="checkbox"/> religious |
| | | | <input type="checkbox"/> government | <input type="checkbox"/> scientific |
| | | | <input type="checkbox"/> industrial | <input type="checkbox"/> transportation |
| | | | <input type="checkbox"/> military | <input type="checkbox"/> other _____ |

Date Built 1890 – 91

Date(s) of Additional Construction, if known _____ alterations were made in the 1970s, and in 2021 – 22

Other Date(s) of Significance N/A

Architect (if known)¹ not known

Builder / Engineer (if known) F.W. Breitenstein

Architectural Style(s)² two story commercial brick mixed use

Material(s)

| | |
|------------|--------------------|
| Foundation | <u>Concrete</u> |
| Walls | <u>Brick, wood</u> |
| Roof | <u>Composite</u> |
| Windows | <u>wood, vinyl</u> |
| Other | _____ |

6. REPRESENTATION IN EXISTING SURVEYS

Survey Title: 2009-08-00074, Bellingham Preserve America Grant 2008-2009

Survey Date: 8/17/2008

Depository for Survey Records: Federal State (DAHP WISSARD) County Local

¹ You may want to refer to the [DAHP Architect and Builder Biographies](#), if relevant

² You may want to refer to the [DAHP Architectural Style Guide](#)

7. DESIGNATION CRITERIA AND QUALIFYING CATEGORIES

Check all that apply.

Any building, structure, site, object, or district may be eligible for listing in the Bellingham Register of Historic Places if it meets the following criteria:

- Is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community; and
- Maintains significant historic integrity; and
- Is at least 50 years old, or is of lesser age and has exceptional importance; and
- Falls in at least one of the following Qualifying Categories** (*check all that apply, for which there is documented evidence included in this nomination form*):
 - A. Is associated with events that have made a significant contribution to the broad patterns of national, state, or local history; or
 - B. 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; or
 - C. Exemplifies or reflects special elements of the city's cultural, economic, political, aesthetic, engineering, or architectural history; or
 - D. Is associated with the lives of persons significant in national, state, or local history; or
 - E. Has yielded or may be likely to yield important archaeological information about prehistory or history; or
 - F. 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 a historic person or event; or
 - G. Is a birthplace or grave of a historical figure of outstanding importance and is the only surviving structure or site associated with that person; or
 - H. Is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns; or
 - I. 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.

8. LOCATION MAP

Include a site plan or air photo at an appropriate scale and show Include property lines, structure(s), and directional information. You may want to use [Google Maps](#) or [City IQ](#) to create the Location Map.



Figure 1. Location Map of the Breitenstein Building at 1001 Dupont Street showing the property parcel outline. Façade directions are indicated in red.

9. STATEMENT OF SIGNIFICANCE AND HISTORIC CONTEXT

Provide a summary **statement of significance** that briefly describes why the property is important. The statement of significance should address how the property meets the criteria and qualifying categories identified above (A, B, C, D, E, F, G, H and/or I). The statement of significance details why and how the property is a noteworthy contributor to the history of Bellingham and should include the following (if known): built date, areas of significance, period of significance, architect and builder.

Also provide a **historic context**, which sets the stage for the history of the property. The context may include a brief history of the settlement of Bellingham, the growth of the Pacific Northwest, the development of a particular neighborhood, prevailing architectural styles of the period, and/or any other relevant history. Describe the chronological history of the property and how it meets the criteria identified in the statement of significance. This section should include a thorough narrative of the property's history, context, occupants, and uses.

STATEMENT OF SIGNIFICANCE

The Breitenstein Building at 1001 Dupont Street is a good example of a modest two-part brick commercial block built at the turn of the 19th century in Bellingham, Washington. Erected in the summer of 1890 by Frederick W. Breitenstein, a German-born mason and bricklayer, along a main arterial in the town of Whatcom during the 1890-1891 economic boom, the building is unique as being one of few (or perhaps the only) brick commercial buildings from this period existing outside the commercial districts of downtown Bellingham and Fairhaven.

The building is significant in the area of commerce, and over the years has housed a grocery, mattress company, an antique store and as a coffee house, and currently has two apartments on the ground floor and two on the second floor. The Lettered Streets Coffee House currently rents both of the first-floor commercial spaces.

The period of significance for the building is 1890-1973. The building's history reflects the development of the town of Bellingham as well as the arterial on which it is built, Dupont Street, as part of a pre-interstate highway through the town.

The Breitenstein Building is eligible for the Bellingham Register of Historic Places for its association with events that have made a significant contribution to the broad patterns of local history (*Criterion A*), as well as a relatively intact example of a brick commercial block it embodies the distinctive architectural characteristics of the period (*Criterion B*).

Under *Criterion A*, the building is significant through association with the development of the Town of Whatcom. Between 1890 and 1891, a shift to the construction of brick and stone buildings heralded the economic boom years on Bellingham Bay and is a good example of a brick building of this era reflecting architectural changes accompanying growth from a frontier town to an urban center. The proximity to the commercial district of the booming town of Whatcom (currently referred to as "Old Town") and location on a main arterial made the property a favorable location for erecting a substantial brick commercial building. The building's evolving use illustrates shifts caused by the merging of and consolidation of the towns on Bellingham Bay, as well as patterns of transportation.

The building is significant under *Criterion B* as a building with distinctive architectural characteristics of a turn of the 19th century commercial style brick veneered building that reflects the architectural changes accompanying

the growth and consolidation of towns on Bellingham Bay during the 1890s railroad boom period, in which the town sought to replace commercial wood frame buildings with those made of safer and sturdier, though more expensive brick. The use of brick veneer was a way to signify a more cosmopolitan structure and showcase the builder's skills as a mason and bricklayer. The building is also significant in that few (if any?) pre-1900 era "neighborhood store" buildings remain, none featuring brick masonry.

A note on the naming of the building

In *An Illustrated Inventory of Historic Bellingham Buildings 1852-1915*, Daniel E. Turbeville refers to the building as "Ahlford's Grocery" after the earliest known business to occupy the building, the Central Grocery and Meat Market, operated by Oscar Ahlfors (not Ahlford) in its first few years from 1904-1907.³

Since the 1990s the building has been commonly known as "The Pickett Building," presumably for the property's historical association with (Captain) George Pickett, of civil war infamy, and his son James Tilton Pickett. The lettering "Pickett 1890" on the façade near the parapet was added sometime after 1977.

However, because the Pickett's association with the property occurred before the construction of the building, and because Oscar Ahlfors was only one proprietor of the Central Grocery and for a relatively short period, the building will be referred to herein as "The Breitenstein Building" for its builder and first occupant, mason Frederick W. Breitenstein. "Breitenstein" is the most commonly found spelling of the name in records and is considered conventionally accurate, though there are many alternate spellings including Bradenstein, Breidenstein, Britenstein, and Breikenstein.

HISTORIC CONTEXT

The building at 1001 Dupont Street is located in the Lettered Streets Neighborhood in the town of Bellingham, Washington.

Background

Bellingham is located on the traditional, ancestral, and contemporary lands of the Lummi Nation and Nooksack tribes, Coast Salish peoples who have lived in the Salish Sea basin and the North Cascades watershed from time immemorial. The Lummi traditionally occupied the San Juan Islands but utilized areas of the mainland for fishing and hunting. The Nooksack traditionally lived along the Nooksack River northeast of Bellingham Bay to the foothills of the North Cascades but had an upland seasonal base camp at the mouth of the creek that was used for fishing and gathering shellfish. This camp is said to have been called *Xwo'tqwem*, translated as falling or noisy water. An approximation of this word, "Whatcom," was used by Euro-Americans in naming the creek, the lake that was its source, the town and more.⁴ In 1855 the treaty of Point Elliott called for indigenous tribes to relinquish much of their ancestral lands and live on reservations.

European maritime exploration of Puget Sound and related waterways dates back to at least 1791, but beginning in the 1850s, Euro-Americans began arriving in the area, taking land under the Donation Land Claim Act. In 1852 Henry Roeder and Russell V. Peabody arrived in the area looking for a creek with falls to power a

³ Daniel E. Turbeville III, *An Illustrated Inventory of Historic Bellingham Buildings: 1852-1915*. Bellingham Municipal Arts Commission, 1977.

⁴ Wayne P. Suttles, *Coast Salish Essays* (Seattle, University of Washington Press, 1987). James W. Hale et al., *Report of the Cultural Resource Assessment of Whatcom Creek Trail Repair and Accessibility Improvements* (Bellingham, Whatcom County, Washington, 2005).

lumber mill. The Roeder and Peabody donation land claims would come to form the town of Whatcom, the plat of which was filed in 1858.⁵

The 1001 Dupont Street building is located what was designated as Lot 1, block 16 on the plat map of the town of Whatcom. The lot is located on land that was part of the original donation land claim of Russell V. Peabody.

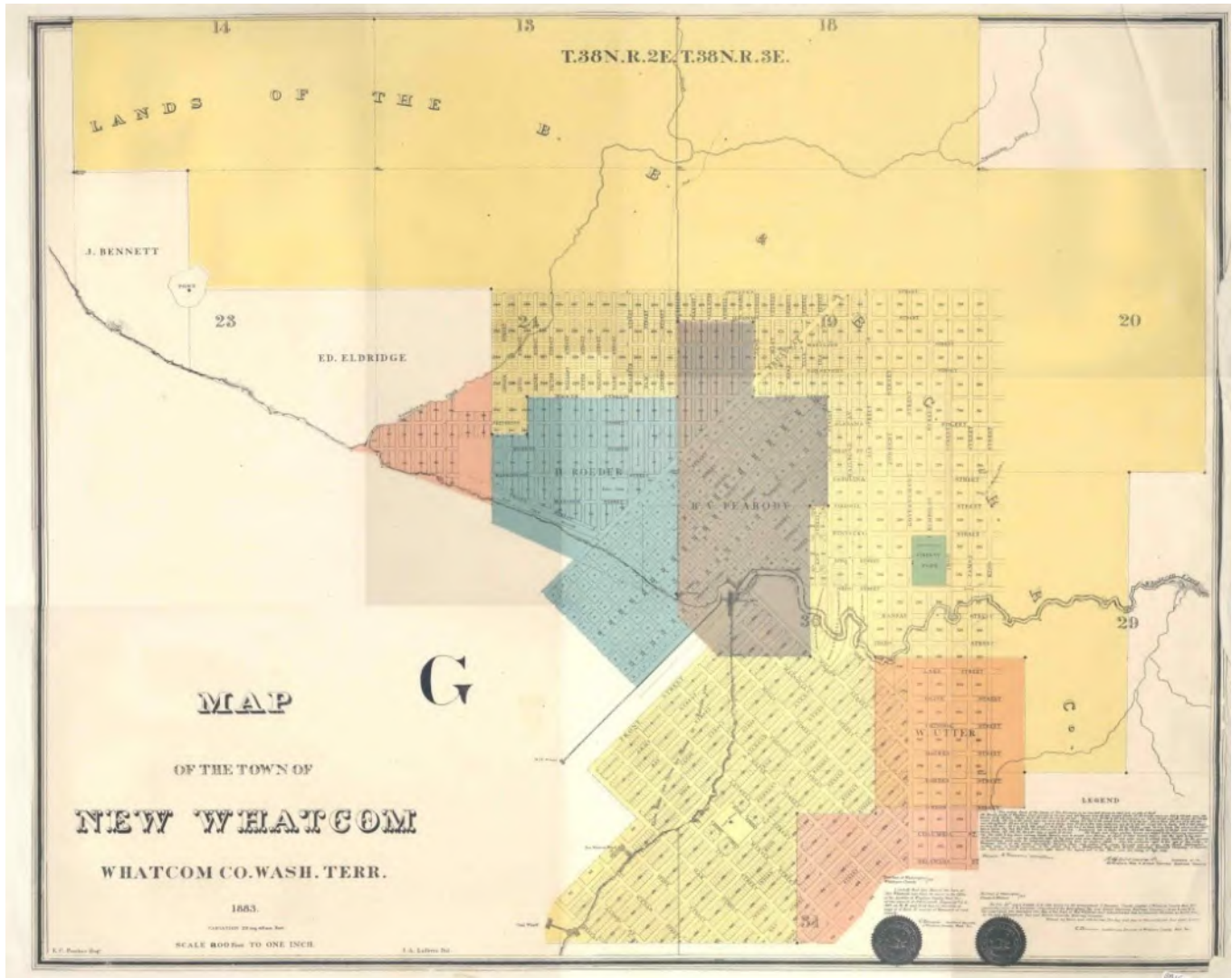


Figure 2. Map of the Town of New Whatcom.

⁵ Poe, Alonzo "Official Map of Whatcom, W.T. 1858." [map] (WWU, Center for Pacific Northwest Studies, Galen Biery Collection).

Russell V. Peabody and the Town of Whatcom

Russell Vallette Peabody was born in 1827 in Vermont. Peabody traveled to California during the gold rush, where he met fellow gold-seeker Henry Roeder. Failing to find gold, Roeder and Peabody teamed up in other business ventures and eventually decided to head north. Aided by indigenous people, they ended up on Bellingham Bay at Whatcom Creek, where the falls could provide power for a lumber mill. The men encountered numerous difficulties and the venture was never profitable, though the Roeder-Peabody Mill became the nucleus of the early settlement and town of Whatcom and lumber cut at the mill was used in various early structures in the area.⁶

The part of the Lettered Streets neighborhood overlooking Whatcom Creek was historically known as “Peabody Hill.” Peabody’s land overlooking the creek was the site of early structures built in the mid to late 1850s,

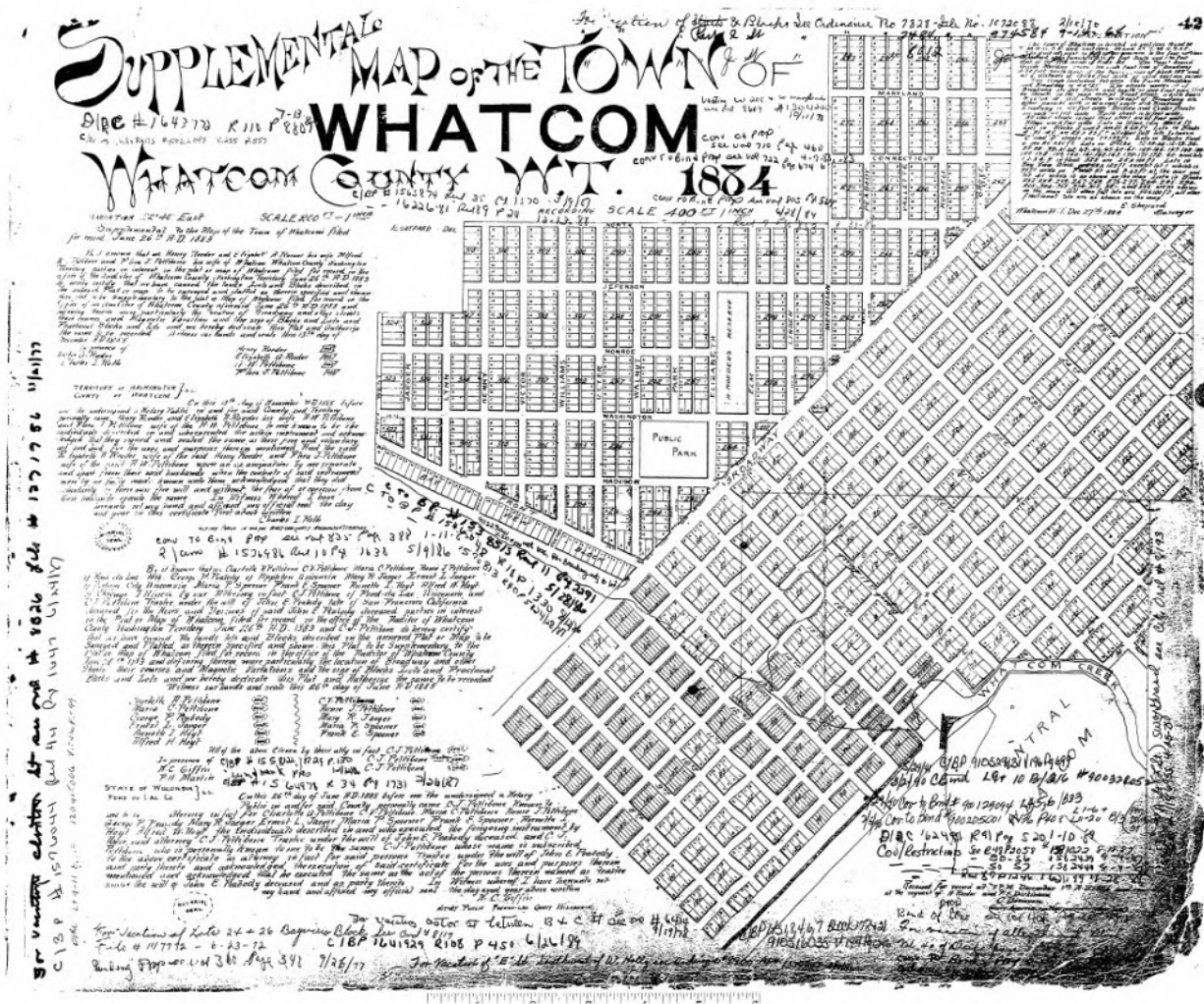


Figure 3. Supplemental Map of the Town of Whatcom 1884.

⁶ Laura McCarty, “Henry Roeder and Russell Peabody establish Whatcom Mill on Bellingham Bay in December 1852” (History Link Essay 5399, March 11, 2003, Accessed January 2023.) <https://www.historylink.org/File/5399>
 Lottie Roeder Roth, *The History of Whatcom County Vol. I* (Chicago: Pioneer Historical Publishing Company, 1926).

including a blockhouse built by settlers fearing raids from “Northern Indians,” as well as the “head house” built for Captain George Pickett, still standing today on Bancroft Street.⁷

In 1857 Russell Peabody took a position as pack-master with the Northwest Boundary Survey. Meanwhile, rumors of gold strikes in the Fraser River region had begun to circulate and by summer of 1858, thousands of gold-seekers flooded into Bellingham Bay. Plans were underway to clear an overland trail route from the settlement to the Fraser River. It was during this time that the town of Whatcom was first platted by surveyor Alonzo Poe.⁸

During this period Russell V. Peabody sold a large portion of lots in the town of Whatcom, platted on his claim, to his brother John Edwin Peabody. John Peabody in turn sold much of the property to Captain George Pickett, including the property upon which the Breitenstein Building would eventually be built.

Russell V. Peabody resigned his position as pack master with the Boundary Survey in 1861, but he did not enlist in the military as did other members who left Whatcom at this time, including Captain George Pickett. Peabody was reported to have died at Indian Wells, California Aug 8, 1868 “on the desert...while en route from Fort Yuma to San Diego.” After Peabody’s death the remainder of his donation claim was left to his brother John E. Peabody who died in California in 1873. Russell V. Peabody had fathered half-native children who also had interest in his homestead. The Peabody estate was tangled in court disputes among various heirs and claimants for decades.⁹

George and James Pickett

An association of the Breitenstein Building with the name Pickett stems from the property transactions of George Pickett and his son, James Tilton Pickett.

George Pickett arrived on Bellingham Bay in 1856, as a Captain in the United States Army. Pickett was tasked with building Fort Bellingham and the military road that would connect it to Fort Steilacoom, near Tacoma. Pickett also built the oldest structure in Bellingham – the house bearing his name still standing on Bancroft Street.¹⁰ While in the area Pickett fathered a son with an indigenous woman, said to be of Haida descent, referred to as “Morning Mist” in local lore. James Tilton Pickett was born in the house built on Peabody hill in 1857, and soon after his mother passed away.¹¹

At the outbreak of the civil war in 1861, George Pickett resigned his position with the military and left Washington Territory. James Tilton Pickett was placed in the care of William and Catherine Collins, in Mason County. Although Captain Pickett did provide for his son financially, he never corresponded with him or saw him again.

During the Civil War in 1863, then General George Pickett led the Confederate assault on Cemetery Ridge during the Battle of Gettysburg, which has gone down in history as ‘Pickett’s Charge.’ Pickett married a Virginian

⁷ Lelah Jackson Edson, *The Fourth Corner Highlights from the Early Northwest* (Whatcom Museum of History and Art: Bellingham, 1968).

⁸ Poe, “Official Map of Whatcom, W.T. 1858.” [map]

⁹ Roth, *The History of Whatcom County Vol 1*.

¹⁰ Janet Oakley, “Captain George Pickett begins construction of Fort Bellingham on August 26, 1856.” (History Link Essay 7098, December 6, 2004, Accessed January 2023) <https://www.historylink.org/File/7098>

¹¹ Candace Wellman, *Interwoven Lives: Indigenous Mothers of Salish Coast Communities*, (Washington State University Press, 2019). Anna White, “James Tilton Pickett: A Reflection,” *Journal of the Whatcom County Historical Society*, April 2000

woman LaSalle “Sally” Corbell and fathered two more sons, George Pickett Junior, born in 1864, and David Pickett, who died young in 1874. After the war, Pickett and his family lived in exile in Canada for a time, eventually returning to Virginia where Pickett died in 1875 at age 50. Pickett’s estate included his property in Washington, which passed to LaSalle and George Pickett Junior.

Back in the Pacific Northwest, James Tilton Pickett had become an accomplished artist, working for newspapers in Seattle and Portland. After being left out of the inheritance of his father, James Pickett began corresponding with LaSalle and George Pickett Junior about the property in Washington State. La Salle Pickett eventually signed over the lot on which the Breitenstein Building now stands to James Tilton Pickett - the deed was notarized in July of 1888. An affidavit accompanying the deed is believed to be the only known admission that James Tilton Pickett was the son of General George Pickett.¹²

In the early 2000s students from Western Washington University taking a class on Cultural Resource Management wrote a paper in the form of an historic nomination for the “Pickett Building.” The students argued for the building’s significance by association with Captain Pickett and his son James Tilton Pickett, based largely on the building’s appearance on a Bird’s Eye Map, allegedly drawn by James Tilton Pickett in 1888 or 1889. The students held that the inclusion of the building on the map that was allegedly drawn before the building was erected (1890) indicated that James Pickett must have known of plans for the building, both when the map was

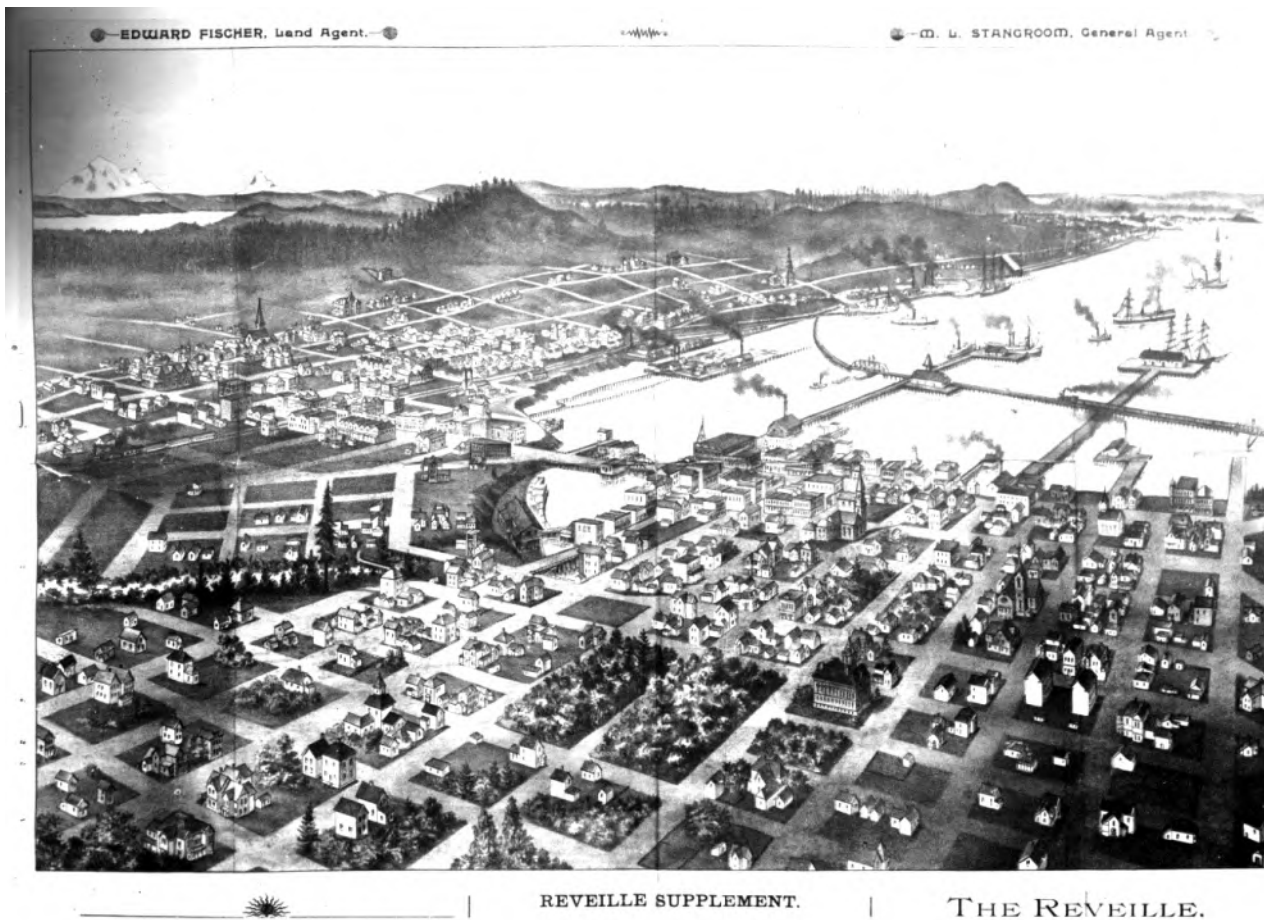


Figure 4. Bird’s eye map allegedly created by James Pickett.

¹² Wellman, *Interwoven Lives*

drawn and when he sold the property in 1889.¹³ However, further research into the Bird's Eye Map that has been attributed to Pickett calls this premise into question.

Historian Lottie Roeder Roth described James Tilton Pickett's visit to Bellingham Bay and stated that while in the area he completed drawings of the town for a "Bird's Eye View" map. Roth stated that Pickett's map of Whatcom was printed in a special supplemental edition of the Reveille on April 19, 1889 and gave a lengthy description of the map as recorded in the paper.¹⁴

Upon locating the Supplemental Edition published in April 1889 in the archives at the library, a map matching Roth's description was found; however, it was *not* the bird's eye map that has been widely attributed to James T. Pickett, based on Roth's description. Unlike the map that had been attributed to Pickett, the map published matches the description in the Reveille and its quote by Roth, exactly.

Reading back through the previous months revealed accounts of Pickett's visit and the plans to draw and print the map. On February 22, 1889 The Bellingham Bay Reveille mentioned Pickett visiting "with a view to getting up a bird's eye view of the bay towns." On March 8, 1889 they wrote:

"Bird's-Eye View of the Bellingham Bay Country – It has for a long time been our ambition to present through the Reveille a grand picture of the Bay cities and the surrounding country. While the artist J T Pickett of Portland, son of the General, was here last week we secured his services and had made a beautiful bird's eye view of the Bellingham Bay country, showing the Bay Cities nestled side by side, the railroads reaching from the Bay back into the country, Mt. Baker in the distance, Lakes Whatcom and Padden, in fact a comprehensive picture of our surroundings half as large as the Reveille. This picture has been taken to the lithographer in Portland by Mr. T. F. Kane to be finished as soon as possible. We contemplate getting out at least 5,000 to be issued with an eight-page issue of the Reveille. All persons desiring to purchase copies or advertising space should call and leave orders. This will be the largest and best paper ever issued on the lower sound. If you wish to show your appreciation of real enterprise let us hear from you."

On that same date, the Express reported on the sale of the lot on which the Breitenstein building would be erected over a year later. While he was visiting the town and sketching his map, James Pickett sold lot 1, block 16 to Hugh Eldridge for \$750.

Then on April 19, 1889, a map was published in the Supplemental Edition, with the description as it appeared in Roth. While the map is not signed by nor credited to Pickett in the supplemental edition, it follows logically that this was the map he drew, rather than the one previously credited to him. In August of that same year James Tilton Pickett died of a combination of Typhoid and Tuberculosis in Portland, Oregon.

The map that has been attributed to Pickett has been widely printed and referenced in many books and resources.¹⁵ Researchers have puzzled over the inclusion of so many buildings and structures that had not been constructed yet. Besides the Breitenstein Building - the County Courthouse, Lottie Roth Block, the Maresch Building, the G-Street Wharf and several residences depicted in the map were under construction during the

¹³ Melanie Kerr and Elizabeth Ellis, "The Pickett Building" [Essay for Cultural Resource Management Class] (courtesy Professor Sarah Campbell, anthropology department, WWU, date unknown early 2000s).

¹⁴ Lottie Roeder Roth, *The History of Whatcom County Vol. I* (Chicago: Pioneer Historical Publishing Company, 1926), 358-359.

¹⁵ See especially James W. Scott and Daniel E. Turbeville III, *Whatcom County in Maps 1832-1937* (Center for Pacific Northwest Studies and The Fourth Corner Registry, 1983). See also Dorothy Koert and Galen Biery, *Looking Back, the Collectors Edition* (Grandpa's Attic, ND) 26-27; and Wellman, *Interwoven Lives*, 222.

year 1890. It was not unheard of for bird's eye view maps to depict structures that hadn't been built yet usually from plans, however in light of the discoveries it seems logical that it was actually completed after 1890, and was also not likely to have been drawn by James Tilton Pickett, who was by then deceased.

The map previously attributed to Pickett was reprinted in the Bellingham Herald on November 21, 1923, with no mention of Pickett as the artist.¹⁶ According to that caption it had been originally published in a supplemental edition issued "early January of 1890." Unfortunately, a search of the papers for January of 1890 and other "supplemental editions" has not yielded the original publication of this map. Indeed, the date January 1890 still seems too early based on build dates of structures depicted. It must have been drawn before 1892-3 as evidenced by the absence of certain other buildings, such as the New Whatcom City Hall, now the Whatcom Museum. The search for the original publication of this map continues.

At any rate, since the date of the map previously attributed to Pickett has not yet been confirmed and was not likely drawn by him, there is no reason to suppose Pickett had any knowledge of the plans for the Breitenstein building erected a full year after Pickett had sold the lot.

Growth on the Bay

In the mid-1850s four settlements had sprung up around Bellingham Bay. Whatcom was joined by Fairhaven on the south end of the bay, the first to be called "Bellingham" just north of (and quickly subsumed by) Fairhaven, and the coal-mine settlement of Sehome, just across Whatcom Creek. These towns developed intense rivalries between them that kept them separate until the benefits of consolidation could no longer be denied.

During the late 1880s, the towns around the bay entered an intense period of growth known as the "boom years." In the *History of Whatcom County vol. 1*, author Lottie Roeder Roth stated that "the years of 1888, 1889 and 1890 were the most intensely active ones that Bellingham has ever known." In describing the real estate market at the time, she said "People were buying on a constantly rising market, and this meant a continuous flow of profit to both buyers and sellers, and whetted the appetite for speculation to the keenest edge."¹⁷ Roth described the year 1889 as a "thrilling orgy of speculation," stating:

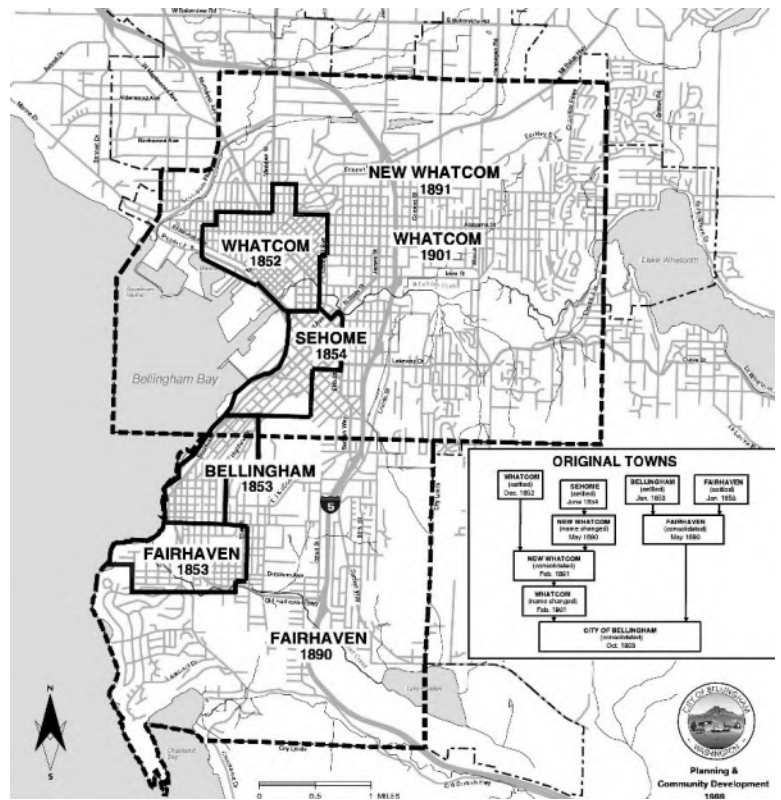


Figure 5. Map showing the original towns that consolidated to create the City of Bellingham.

¹⁶ Bellingham Herald. "New Whatcom (Bellingham) as Artist Saw it in 1890" (Bellingham Herald, November 21, 1923).

¹⁷ Roth, History of Whatcom County Vol 1, 349.

“It was during this year that the city of Fairhaven rose like magic from the wilderness of woods to the busiest and fastest growing city on Puget Sound. The streets of all three cities were almost blocked by many building operations. Fortunes were being made overnight. The attention of the largest capitalists of the country, as well as of the adventurous classes, was centered upon Bellingham Bay. During 1888, the boom was largely confined to Whatcom and New Whatcom but... Fairhaven... soon rivaled, then outstripped its older sisters.”¹⁸

In 1885 there had been less than one thousand people in the towns of Whatcom and Sehome combined. In 1890 the combined towns had over six times that. Consolidation of the towns on the bay was a hot topic and voted on in numerous elections. Sehome changed its name to “New Whatcom” much to “old” Whatcom’s dismay, and the two eventually put aside their own rivalries to join forces against that upstart, Fairhaven.

Hugh Eldridge, who purchased the property on which the Breitenstein building sits from James Tilton Pickett, was the son of another “pioneer settler” Edward Eldridge. The Eldridge donation land claim was just north of the claim of Henry Roeder. The family name and claim lives on in the National Register of Historic Places Historic Eldridge District. The Eldridge family, like everyone else, bought and sold a lot of real estate, during the boom years. Eldridge held onto the property purchased from Pickett for just over a year, selling the lot to Frederick W. Breitenstein for \$1500 on July 2, 1890 – Eldridge doubled his money.

Frederick W. Breitenstein

Frederick W. Breitenstein was born in Germany/Prussia in 1840. After immigrating to the United States, F.W. Breitenstein lived in Minneapolis, Minnesota and vicinity ca 1866-1888. Breitenstein was married several times and had at least five children, born in Germany and Minnesota.

Breitenstein worked as a bricklayer, mason, and contractor in Minneapolis, and was recorded in local papers as having constructed brick buildings there during this period. Bricklaying was apparently a Breitenstein family trade, as his son, brother and several nephews also reported the trade as their source of income.

Arriving on Bellingham Bay in 1890, Breitenstein’s name appeared in various real estate transactions, including the purchase of the lot on the corner of “17th” and F Streets from Hugh Eldridge. Several of Breitenstein's adult children were mentioned in local newspapers, indicating that at least some members of his family accompanied him to the area.

Local newspapers commented on Breitenstein’s plans for the property. On July 8th, 1890 the Bellingham Bay Express described Breitenstein’s plans to *“at once commence to excavate for the erection of a 50x80 foot two-story and basement brick and stone business house.”* On the 15th, they commented that the foundation had been dug and reported: *“the lower story will be used as a storeroom, while the upper one will be occupied as a dwelling.”*

On August 9th, progress on the building was reported:

“Fred Miller has a gang of men at work on F.W. Breitenstein’s block on the corner of F and 17th Streets. A good solid brick foundation has been laid and the remainder of the building will be solid and substantial,”

¹⁸ Roth, History of Whatcom County Vol 1, 311.

and on the 19th "The framework for W.F. Bradenstein's (sic) block is already up and a large gang of men are rushing it to completion."

The Whatcom Reveille chimed in on August 22nd, stating:

"Business is moving up on the high ground. Judge Slade has erected a fine business house on Broadway. Breitenstein's building on the corner of F and Seventeenth streets is a good brick structure. Samuel Belford's hotel on the corner of E and Sixteenth is well designed and commodious, while many more are projected."

From Wood Frame to Brick Business Blocks

In the early years of settlement on Bellingham Bay bricks had to be imported. The added expense combined with plentiful supply of trees at hand ensured that wood frame buildings were the norm. Then in 1885 fire wiped out Whatcom's original business district, and subsequent fires further took a toll on buildings and entire blocks. Local brickyards were established and helped supply local builders, though reliance on better quality imported bricks continued.

In the summer of 1890, The Bellingham Bay Express commented:

"A number of progressive citizens have plans ready and are making preparations to erect handsome and expensive brick structures. The day for frame business houses has passed; large and valuable stocks of goods have to be carried by merchants to supply the demand and they cannot afford to place them in fire traps."

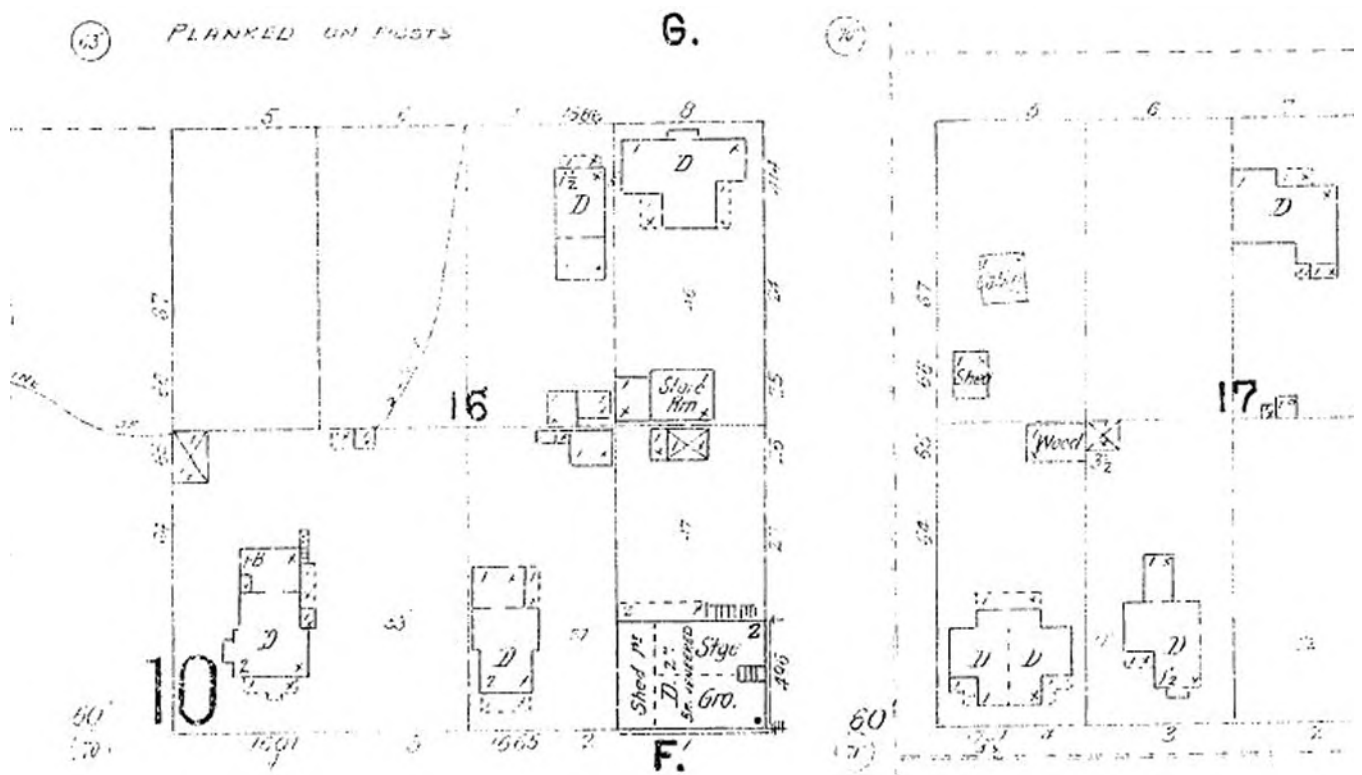


Figure 6. Detail of 1897 Sanborn map.

The construction of brick buildings for commercial use was considered superior for good reasons. Brick buildings signified safety, permanence, and prosperity.

Breitenstein's building on 17th Street is a wood-frame building with a brick veneer. It was more cost-effective and since he wasn't in a dense commercial area fire was less of a threat to neighboring buildings. Breitenstein's use of brick both showcased his trade and gave his building the appearance of a "significant" commercial building.

The Express further commented:

"As the season advances the amount of building in the city increases, and there is also a marked improvement in the style of buildings being erected. In the early spring hardly anything but frame buildings were put up, now stone and brick are taking the lead to such an extent that all the quarries are pushed to meet the demand, and though we have at least four or five large brickyards running full blast scow loads of that material are arriving almost daily."

Indeed, the papers also remarked on the high wages stonecutters and bricklayers could command. Frederick Breitenstein took advantage of this plethora of work available to him, partnering with John Zettler, another German stonemason long remembered locally as the man who built the County Courthouse. The pair was contracted for stonework on both the new County Courthouse on G Street, now the site of Fouts' Park, as well as Charles Roth's new building on 13th (Holly Street) and G Streets, known today as the Lottie Roth Apartments - one of Bellingham's last surviving structures made from locally quarried Chuckanut sandstone.¹⁹ Breitenstein undoubtedly worked on many other local stone and brick buildings of the period.

17th Street / Dupont Street / The Highway

When he purchased lot 1 on block 16, Breitenstein likely considered its location in proximity to Whatcom's business district just a few blocks down the hill on 13th Street (now West Holly Street) as well as the lot's location on a major thoroughfare.

Block 16 was originally platted with lots "facing" F Street. Breitenstein, however, constructed his building facing 17th Street (Dupont). The building extends to the very edges of the east corner of the lot. It made sense to build the structure to face 17th/Dupont Street, to take advantage of the traffic on what was a main road through town.

The evolution of 17th Street (Dupont) as a major arterial is significant to the Breitenstein building's history. 17th Street followed part of the old military road established by Pickett and his men in the 1850s, and continued to serve as an important major arterial on which anyone passing through would traverse to reach these other routes out of town.

By the 1880s several main wagon roads had been established connecting Whatcom to towns in the northern parts of the county: the Northwest Diagonal Road, to Ferndale, the Northeast Diagonal (today part of the Mount Baker Highway) to Nooksack/Everson and the Guide Meridian, to Lynden.²⁰ These began as winding wagon

¹⁹ Richard Vanderway, "Lottie Roth Block, Bellingham, Washington" National Register Nomination, July 1975.

²⁰ Roth, History of Whatcom County Vol. 1, 563-569.

roads that would be re-routed, adjusted and straightened many times over the decades before becoming what they are today. All of these were reached through town via 17th/Dupont Street. In later years 17th Street/Dupont would become part of the Pacific Coast Highway, also known as State Highway 99.²¹

Despite the seeming ideal location for his building at the time, after the town of (old) Whatcom combined with “New Whatcom” aka Sehome to become (new) New Whatcom in 1891, the business district began to shift to the other side of Whatcom Creek, to the current location of Bellingham’s downtown core today. Whatcom’s original business district would become known as “Old Town.” When the boom busted and the business center shifted away from the area, Frederick Breitenstein likely decided to change his plans, sell out and move on.

Less than four years after Washington achieved Statehood, the “panic of 1893” plunged the nation into an economic depression that lasted through most of the decade. The years were characterized by bankrupt railroads, failing banks and businesses, and soaring unemployment.²² Over in the town of Fairhaven, all those brick buildings that had mushroomed seemingly overnight sat empty.

Breitenstein and family remained in the area through around 1894, when they sold the property on 17th/Dupont and relocated to Seattle.

Breitenstein Building Occupants through History

The early years, 1890-1903. The occupants of the Breitenstein building during the earliest years are a bit of a mystery. The turnover of absentee landlords and lack of records of businesses using the building are reflective of the boom-and-bust period when real estate changed hands rapidly, out-of-town investors bought and sold a lot of property and thousands of people came to the area, and left again. Frederick Breitenstein appears to have lived on the property at least during at least the first year or so of his time on the bay, though like many people during the period, he didn’t stick around long himself.

In “*An Illustrated Inventory of Historic Bellingham Buildings 1852-1915*,” Daniel E. Turbeville asserted that the building was originally used as a saloon on the main floor, with hotel rooms above.²³ No sources have been found to corroborate these uses of the building. Saloons and rooming houses or hotels were well advertised and were in the news often. Saloons at this time and for many years were relegated to 13th/Holly Street and immediately adjacent side streets (and Elk/State Street in the town of Sehome, Harris and 11th streets in Fairhaven). Whether because of specific zoning or municipal codes or just business sense, only a few saloons even existed off the main drags, and those within a block. The Breitenstein building was also surrounded by residences, and families living in the neighborhood had little tolerance for “unsavory” businesses nearby, as evidenced by the petition signed by local women asking the city to prevent brothels from being built above 13th Street (Holly), resulting in the establishment of Whatcom’s codified “red light district.”²⁴

The paper’s aforementioned statement that “the lower story will be used as a storeroom, while the upper one will be occupied as a “dwelling” showed that was at least the intended use for the building. The earliest

²¹ City of Bellingham, “Old Highway 99 Historic Tour” (Accessed Jan 2023); “The Historic Pacific Highway in Washington.” (Washington’s Pacific Highway, 2011. Accessed January 2023) <http://www.pacific-hwy.net/>

²² John Caldbick, “Panic of 1893 and Its Aftermath” (HistoryLink.org Essay 20874 Oct, 2019. Accessed January 2023) <https://www.historylink.org/file/20874>

²³ Turbeville, *An Illustrated Inventory of Historic Bellingham Buildings: 1852-1915*.

²⁴ Bellingham Bay Reveille, September 5, 1890; see also Roth, *History of Whatcom County Vol. 1*, 322.

appearance on the Sanborn maps in 1891 indicated two “storefronts” as denoted by the letter “S” as opposed to the abbreviation “Sal.” used for saloons. A grocery or general store might have been a more logical use for the building and the location, and would indeed eventually become a long-term use for the building; however, whether it was actually used as a store prior to 1904 remains unsubstantiated.

In the 1891 city directory, F.W. “Breikenstien” was listed as a contractor at F and 17th Streets. Several laborers and carpenters also listed the address as their place of dwelling. These listings, combined with the fact there is a lack of any other businesses advertised at the address may indicate Breitenstein was residing in the building or on the site with his crew and family, and conducting his own business from there.

A lack of city directories or digitized newspapers for the rest of the decade make it difficult to learn what the other businesses may have occupied the building during this period and after Breitenstein’s departure. Directories are available for 1890 and 1891 and the next were not published until after 1900. Deed records appear to reflect ownership by out-of-town investors and do not reveal any clues as to who might have been leasing the property.

In 1894 the property was purchased by Alma E. Slade, the daughter of Thomas Slade, two-time mayor of Whatcom. Alma Slade was about 20 years of age at the time she purchased the property. She may have lived in the area with her parents for a few years, but in 1896 she was married in Boston, Massachusetts and appears to have made her home back east thereafter.

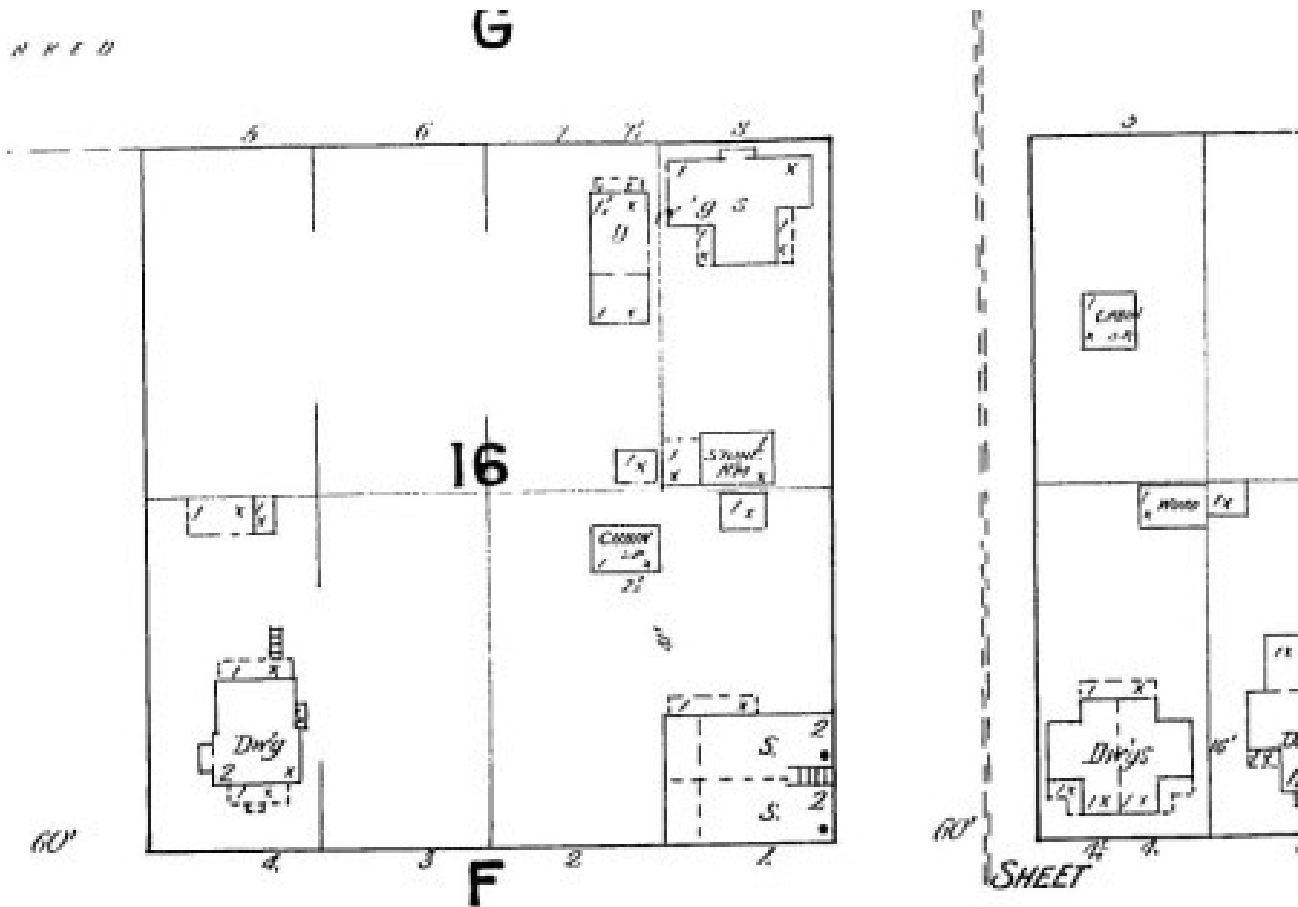


Figure 7. 1891 Sanborn map showing two storefronts in the Breitenstein Building.

In 1897 Slade sold the property to Amanda Ford, a retired teacher also living in Massachusetts. Ford, along with her “companion” the widow Lucy E. Stone, bought and sold a lot of property in the area, including several transactions with Alma Slade, brokered by Alma’s brother Walter Slade’s Investment Company. Mayor Thomas Slade was said to have influenced a great many people “back east” to relocate and/or invest in real estate in the towns on Bellingham Bay during the 1890s.²⁵ Ford and Stone do not appear to have ever lived in the area, though they may have visited to look after their property interests.

Although a Sanborn Fire Insurance map from 1897 indicates the building was being used as a “Grocery” and “Storage” on the main floor and dwellings on the second story. It is unclear what business or who occupied the building during this time, without city directories or newspaper mentions to indicate. No business listed at the address was found in a search of a local “Business Gazetteer” directory published for the years 1901-1902.

The next transfer of the property was from Amanda Ford to Frank Reichenauer in 1903. Reichenauer was an Austrian born pioneer of Colfax in Whitman County. It is unclear why he and his family moved to Bellingham briefly, but in 1904 they returned back to Colfax and sold the property to William J. Peacock.

An important shift had occurred between these two transactions. The towns of New Whatcom and Fairhaven had voted to consolidate in late 1903, and in 1904 the brand-new town of Bellingham had emerged on the scene. At the turn of the 20th century things had begun to pick up again. Prosperous logging, fishing and other industries were drawing newcomers to the area in large numbers again. According to the 1900 federal census figures, New Whatcom and Fairhaven combined contained 11,062 people. By 1910 that number would more than double, reaching 24,298.²⁶

After consolidation the street name changed from 17th to Dupont Street. Both Fairhaven and New Whatcom had sets of numbered streets. Fairhaven kept the numbers, while the New Whatcom streets took on new names.

1904-1928 The Central Grocery and Meat Market. William J. Peacock became the first owner/occupant since Breitenstein, and he stuck around even longer. Peacock was a Canadian-born mariner and steamship engineer, who came to the Pacific Northwest during the 1890s, living in Seattle and Blaine before moving to Bellingham around 1904 when he purchased the Breitenstein building from Frank Reichenauer. Peacock was married with a six-year-old son – the family lived upstairs in one of the apartments.

William J Peacock also leased the storefront below to Oscar Ahlfors. Ahlfors also lived upstairs in the second apartment for at least a year. Ahlfors was born in Finland and had recently come to Bellingham from Seattle with his wife and daughter. Oscar Ahlfors’ Central Grocery and Meat Market is the first known business to operate in the building, and one that would carry on in the building for the next 22 years before the business relocated down the street.

An article in the Bellingham Herald February 28, 1969, titled “After 65 Years, Corner Grocery to Close Doors” recounted the history of the Central Grocery and its beginning at 1001 Dupont Street under Oscar Ahlfors.

²⁵ The Daily Reveille, February 11, 1904.

²⁶ Friday, Chris. “No Backward Steps? A Centennial Perspective on the History of Bellingham,” (*Journal of the Whatcom County Historical Society*. April 2004) 25–41; Lieb, Emily. “Bellingham — Thumbnail History” (HistoryLink.org Essay 7904, Aug 20, 2006, Accessed January 2023) <https://www.historylink.org/file/7904>

According to the article, Andrew Eklund, head of the Blue Canyon Coal Mine on Lake Whatcom, was the grocery's first account in November of 1904.²⁷ The Eklund family lived nearby at 1200 Dupont Street.

The location on the "highway" in and out of the city center from the north county would make the Central Grocery a convenient stop for farmers coming into town with their wagons filled with produce and other goods, as well as one of the last stops for those who might want to pick up some supplies from the city on their way out of town.

Of course, in the early years the road was mostly trafficked by horse-drawn wagons. In 1906 there were six "horseless carriages," or automobiles, in Bellingham. The following year in 1907 there were 50 automobiles in the town of Bellingham.²⁸ Autos and trucks began first being used for "stage service" around this time, except in winter when the roads got too difficult and horses fared better.

In 1907 an "up-to-date watering trough" or fountain was erected at the corner of Meridian and Monroe "for the benefit of farmers who travel the Guide Meridian and Northwest Diagonal Roads." According to the Herald the corner was "getting to be quite a business center and will be made one of the most attractive places in the city."²⁹ The "Fountain District" as we know it today, was a hub with stores that competed with the Central Grocery.

In 1907 Oscar Ahlfors decided to sell the business to Ezra R Campbell and Henry J Smith, of Blaine. Ahlfors moved to Lake Whatcom and ran the "Geneva Grocery" there for a few years before he passed away in 1914. Ezra Campbell and Henry Smith were brothers-in-law. In 1908 Henry J. Smith was listed in one of the apartments upstairs, the Peacock family still residing in the other.

In 1916 Joseph Brauer, who had started working in the meat market while it was owned by Oscar Ahlfors and continued working under Campbell and Smith, took over the business. Born in 1877 in Minnesota, Brauer came to Bellingham soon after consolidation. Brauer's son in law, Alex Thon, worked his way up to become owner of the business, starting out working in the Breitenstein building and working at the second location down the street at 814 Dupont (corner of E Street), until the business folded in 1969, outcompeted by a larger Safeway store right next door.³⁰

Meanwhile, the "Pacific Highway" or Primary State Highway 1 had been officially designated in 1913, entering Bellingham on Chuckanut Drive, arriving downtown via "Elk" (renamed "State") Street, following Holly Street to Prospect, heading over the creek and onto Dupont, to Elm Street and out Northwest Avenue. (Later revisions would eliminate Chuckanut in favor of Samish Way).³¹

The Peacocks had moved out by around 1916, and William Peacock deeded the property to his wife, Minnie. She in turn sold the property in 1918 to John R. Morrison *et ux*. There were two John R. Morrisons living in Bellingham during this period, it is unclear which of them was the property owner and taxpayer for ten years between 1918 and 1928. Morrison does not appear to have lived in the building, but continued to rent the apartments upstairs, while downstairs remained the Central Grocery.

²⁷ Bellingham Herald. "After 65 Years, Corner Grocery to Close Doors" February 28, 1969.

²⁸ Roth, History of Whatcom County Vol. 1, 569.

²⁹ Bellingham Herald, "Corner Fountain Spouts," May 11, 1907.

³⁰ Bellingham Herald, "After 65 Years, Corner Grocery to Close Doors."

³¹ City of Bellingham, "Old Highway 99 Historic Tour"; "The Historic Pacific Highway in Washington."

It was during this period, between 1924 and 1926 that the house now numbered 1007 Dupont was constructed on the same lot right next to the Breitenstein building facing Dupont Street. Whatcom County Assessor lists a build date of 1924. Tax records show the valuation on the lot increased between the years 1924 and 1926. The first known occupants at the address were listed in 1926. The earliest occupants appear to have been renters, indicating J.R. Morrison had the house built as an additional rental property.

In October of 1928 the Central Grocery moved to a new larger building and location down the street at 814 Dupont. The move came at a time when automobile traffic was greatly increasing. In 1926 the Pacific Highway had been designated as "U.S. Highway 99" under the newly formed national highway system. By the 1920s many families had automobiles, and businesses catered to auto-tourism along the highway.³² Grocery stores were also growing into "Super Markets" with larger parking lots. The construction of the rental house on the lot left little room for parking near the Breitenstein building. As such, the primary use of the building for the next several decades shifted to businesses that did not require a large parking lot.

The Real Estate Office Years, 1929-49. Following the Grocery's move in November of 1928 John R. Morrison sold the property to Carl E. Yeager et ux. Carl Yeager was a real estate salesman who lived on F Street and had an office on Prospect. Occupancy of the building in 1928-1930 is unknown, but it seems likely Yeager may have been renovating the space for real estate offices. In November of 1930, Yeager would sell one-half interest in the property to fellow real estate salesman John Connell. Another deed shows John Connell transferring the property to Clarence B. Peck in the same month. In February 1931 Clarence B. Peck filed a permit to alter the front of the building.

In March of 1932 the Herald announced that "Connell & Nienaber, who were at 1 Prospect, are now at 1005 Dupont Street, in the brick building formerly occupied by the Central Grocery." In September, Clarence Peck sold the property back to John Connell.

Through the 1940s John Connell, Carl Yeager, Ray Nienaber and others had real estate offices in the building, mostly on the northwest side at 1005. In 1941 the southeast half of the store addressed 1001 became "Manson's Upholstering," which occupied that location for six years. The apartments upstairs continued to see a steady supply of renters who stayed on average 1-2 years. John Connell retained ownership of the building until 1948, and took out various permits over the years for general repairs, installation of cabinets, windows, and doors on the second floor, etc.

Mid-Century Mattresses. Both Manson and the real estate men moved out in 1948. Pete's Auto Supply moved into the office at 1005, and the following year 1001 became occupied by the Bonnie Rest Mattress Company. The Bonnie Rest Mattress Company is the longest tenant to occupy the building, staying in the space well into the 1980s and under various business owners.

Norius "Dick" Gravem owned Bonnie Rest Mattress Company as well as the building, during at least the first decade. Gravem and his wife and child lived in the house addressed 1007 Dupont at this time. Gravem rented the other half of the Breitenstein building to Ace TV and Radio repair from 1953 through the 60s and continued

³² Bellingham Herald "Traffic is Doubled: Twice as Many Use Pacific Highway as in 1922" October 2, 1924; "The Historic Pacific Highway in Washington" (Washington's Pacific Highway, 2011. Accessed January 2023) <http://www.pacific-hwy.net/>

to rent out the apartments above. In 1963 Gravem got a permit to lower the ceiling in the apartments and make other repairs.

The mid-60s saw the completion of Interstate 5 through Washington, usurping Highway 99 and much of its traffic.³³ Various businesses came and went from the northwest side of building during this time, such as Steve's Hobby Shop, Sherri's Used Clothing, Fischer's Upholstery, Bungalow Antiques, Buffalo Music, a woodcarving shop and a typesetting business. By the mid-1980s Bonnie Rest Mattress Company had also left the premises.

In April of 1988 "Aggression Skateboards" made the news – opened by 17-year-old Bellingham High School students Randy Clark and Dave Larson, who described the difficulties in securing loans as minors (their parents co-signed) and finding a location that would rent to them, teenage-boys with long hair selling skateboards with no credit history. In the article the boys described their new location in the Breitenstein building as needed "a lot of work." They only stuck around for a year or so.³⁴

Owners of the building in the early 1990s began to make renovations to the building, removing collapsing brick veneer on the back of the building, repairing the foundation and converting offices to apartments. The owners at that time are believed to be the originators of the name "The Pickett Building." It is unclear whether they added the lettering "Pickett 1890" to the exterior of the building (added sometime after 1977). After the owners filed for bankruptcy, local developer Robert Hall and others purchased the building as the Pickett Building LLC. The group also purchased the neighboring lot on "F" Street (lot 2) and had both lots reconfigured as the Pickett Building Short Plat. The house numbered 1007 Dupont now sits on its own small lot and set forth various easements.

Since around 2003 the commercial space on the main floor has been occupied by a coffee shop, first known as "Toad Mountain Coffee," and later as "The Lettered Streets Coffee House," who remain tenants as of 2023.

³³ James V. Hillegas, "'Pushing Forward with the Determination of the Machine Age:' Interstate 5 is built through Bellingham, Washington, 1945-1966." (The Journal of the Whatcom County Historical Society. Special Edition, Bellingham Centennial, April 2004).

³⁴ Elizabeth Flannery, "Teen-age Entrepreneurs Skating Up Profits; Skateboard Shop Off and Rolling," (Bellingham Herald: April 24, 1988).

10. NARRATIVE PROPERTY DESCRIPTION

Describe the current and historic features of the property. Begin with a **summary paragraph** to describe the location, size, general appearance, style and significant features of the property. Identify which are the **primary facades** (those that are most prominent and contain historic features), and those that are secondary in importance. **Subsequent paragraphs** should focus on any modifications to the historic appearance, and the degree of historic integrity remaining. In your description call out information about the current appearance of each building face, materials, windows and openings, style, roof, plan, etc.

Interior features are not required to be included in privately owned property nominations, but if they are an important part of the nomination feel free to call them out. Some buildings may have exceptional historic interiors with spaces that are openly accessed by the public. In this case, all or part of a building's interior may be included:

- List any interior features with architectural detail or other distinction that contribute to historic significance
- Provide floor plans and discuss the use of interior space(s)
- Include photographs of the significant areas of the interior, and historic photographs as available

For **district nominations**, include a description of the district boundaries; the characteristics of the district which justify its designation; and a list of all properties including features, structures, sites, and objects which contribute to the significance of the district.

Photographs, maps and other images may be included within the body of the text to help illustrate the description. Or they may be referenced in the text and included as an appendix.

Summary

The 1001 Dupont Street Building is a good example of a late 19th century detached two-story commercial mixed-use building. Constructed with a wood frame and brick veneer in a stretcher bond pattern, the building is relatively modest in design, and most of the architectural features occur on the primary Dupont Street façade. A parapet tops the building and conceals the composition roof. The building reads as a commercial use on the first floor, and as a residential use on the upper story.

The Dupont Street façade is the most significant face, retaining many of its character-defining architectural features. The first floor is partitioned into two storefronts. Each storefront has its own entrance, and a centrally placed door leads to a residential space on the second floor. Additional entrances exist on the northwest and southeast facades – one on F Street accesses a ground floor apartment, and two on the northwest face provide access to an upper-story apartment via a wood staircase and landing, and another to a ground level apartment. An additional door provides access to a first-floor laundry room.



Figure 10. Oblique view of the building showing the Dupont and F Street facades.



Figure 8. Current photo of the northeast primary façade, fronting on Dupont Street.



Figure 9. Historic photo of the Dupont Street facade, showing Fischer's Custom Upholstery, 1971. Photo by Galen Biery, courtesy Whatcom Museum.

Dupont Street Façade

The northeast is the most architecturally interesting face of the building and is considered the primary and most significant façade. Two brick piers flank the center door leading to an upper story apartment and the storefronts have windows set in wooden frames surrounding their entrances. The commercial space window surrounds appear to have been replaced at some point, but the original fenestration has been preserved. Three of the upper transom windows have a border of smaller lights with textured and colored corner squares, a type of divided light popular in Victorian-style buildings. Historic photos show that the building's front previously had a simple platform that provided access to the slightly raised commercial entrance. The platform was replaced between 1971 and 1977 with the current wooden balustrade porch, lattice, and decorative half spheres.

The second story features seven double-hung wood sash windows. The windows on the front and eastern sides of the building have a decorative sandstone lentils and lug sills which have been painted over. Bull's-eye ornaments at the corners of the lentil are typical of Victorian decoration but were more commonly seen on the corner brackets of interior door and window trim.

The building retains its original gabled parapet and a decorative cornice. Relief brickwork adds architectural interest to the building, and brick "brackets" accentuate the cornice. A cross created with relief brickwork exists at the center of the gable. The building name "Pickett 1890" is not original and was added sometime after 1977.



Figure 11. The building parapet retains its brick work details.



Figure 12. The main façade has a symmetrical layout to the commercial spaces, flanking the centrally located stairway door. It appears that three divided light transom windows remain intact, two on the eastern space and one over the upper story door. The western commercial windows are not symmetrical, suggesting that the entry door may have originally been located within the center window opening.

F Street Façade

The F Street façade retains relatively good integrity although several changes have been made to this southeastern side of the building.

The upper story window fenestration remains as originally constructed, but the ground floor has seen several changes.

The brick face has been plastered over and faint strike lines perhaps meant to resemble stone have been traced in the stucco.

A center door on the southeastern side of the building has been converted to a window, but the concrete stairs leading to it are still visible. Another change to this face is the addition of a large window in the ground floor opening into the commercial space, with panes divided in reference to the main commercial face on Dupont Street. The entry door and window at the rear of this face remain as originally built. Compare this face to the early 1900's aerial photo in Figure 15.



Figure 14. The F Street façade has had stucco applied over the brick and a faint faux block pattern traced into the stucco. Some of the original detail of the lintel, the lintel bracket, and the decorative bullseye remain.



Figure 13. 2016 photo of the building by Patrick Beqqan, Flickr.



Figure 15. The F Street façade fronts F Street to the southeast.

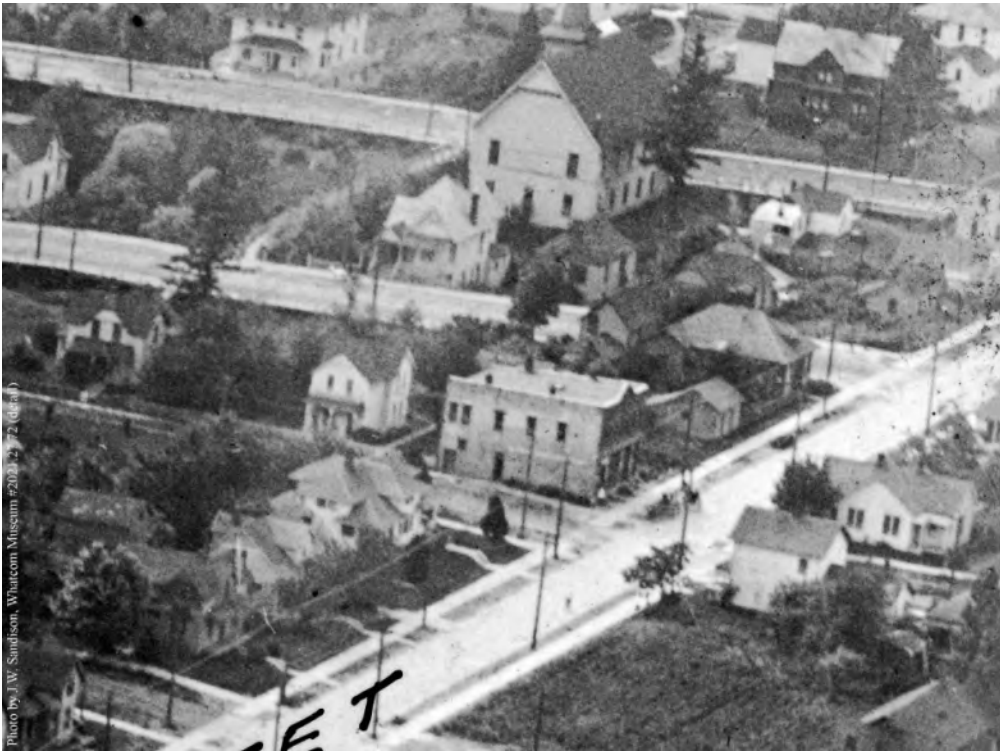


Figure 16. Close up of above photograph showing the early development on Dupont Street. 1001 Dupont is in the foreground. Note the window and door openings on the F Street façade.

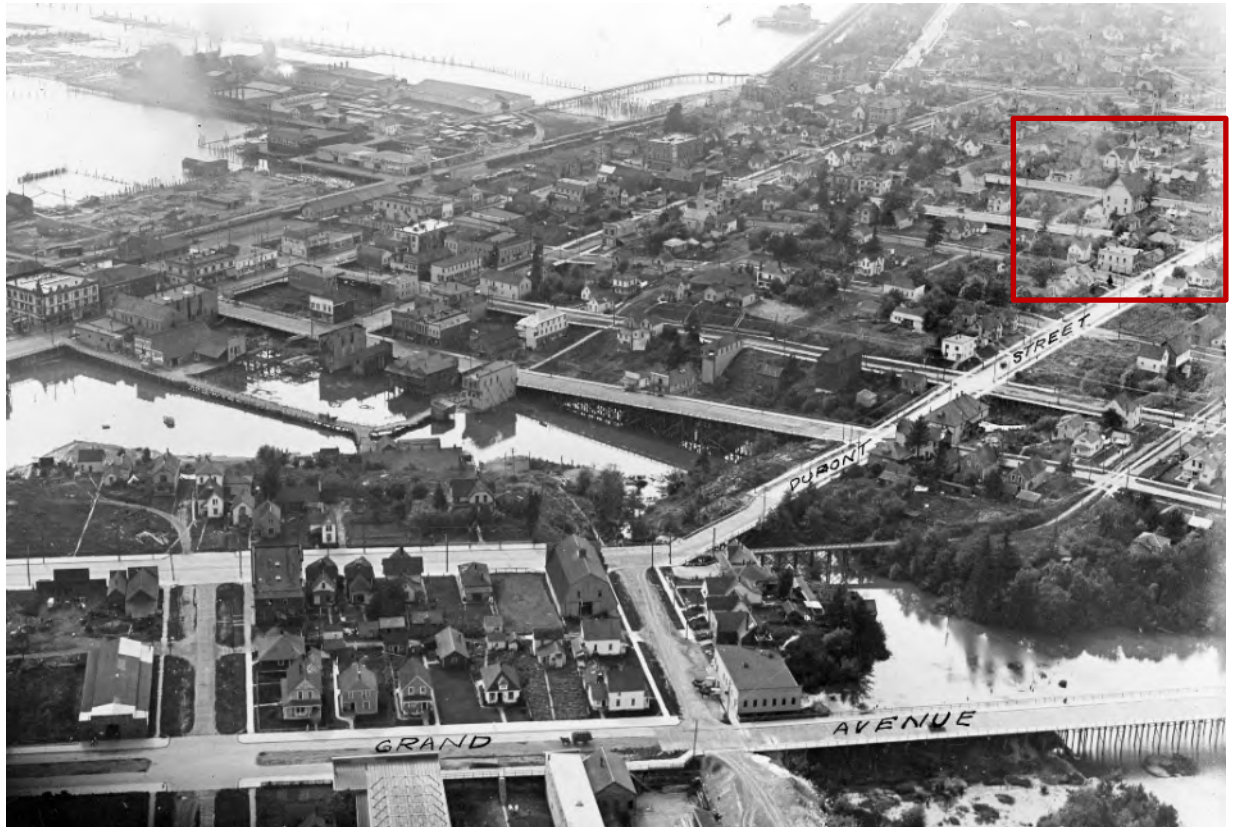


Figure 17. Aerial photograph in the early 1900s taken from a hot air balloon showing the area's early development. The area within the red rectangle is enlarged in the figure below, showing the details of the F and Dupont Street faces.

Northwestern and Southwestern Facades

The northwestern side of the building faces the adjacent parking lot, and accordingly is not as decorated as the Dupont and F Street facades. The rear, southwestern face is the most utilitarian, and has recently had extensive structural rehabilitation work completed to prolong the life of the building.

The northwestern parking lot face has had changes to the stairway access made.

Since 1971, the stairs to the second story dwelling have been replaced, and currently have a landing with a switch back to break up the stairway span. Unlike the second story windows on the Dupont and F Street facades, the windows on the northwestern side and rear of the building show little decoration other than a vertical brick pattern over the opening, indicating where original openings existed.

The building's brick façade at the rear had been covered with stucco at some point in time, and as part of the 2021-22 rehabilitation project a board and batten wood treatment was used as cladding. Window and doors on these two facades had been replaced with vinyl windows in the past.



Figure 18. Northwestern side and southwestern rear facades of the building.



Figure 19. Note the vertical brickwork over the entry door to Apartment 102 under the stairway on the southwestern face, revealing the expansion of the opening to include a window next to the door.

11. EVALUATION OF HISTORIC INTEGRITY / CHANGES TO THE PROPERTY

Historic Integrity refers to the authenticity of a property's historic identity and to the intactness of historic form, design and original construction materials. Conversely, the "condition" of a historic property is generally defined as "state of repair" and is different than historic integrity. For example, a building can be in poor condition but retain a high degree of historic integrity.

The table at right provides general guidance for evaluating a property's historic integrity. Use this as it applies to your property's Plan, Cladding, Windows and Architectural Features, and check the boxes below.

Add notes that elaborate on the alterations to the property. Describe any known additions or changes to the building since construction or new construction if known. (Alterations made more than 50 years old may in themselves have become significant and contribute to the building's historic significance.)

Evaluation of Historic Integrity

| | | Plan | Cladding | Windows |
|--------------------|------------------|--|--|---|
| ALTERATIONS | Intact | There are no apparent additions. | All siding is historic. Partial replacement with compatible material is acceptable, e.g. new wood lap at the foundation. Full replacement with a new compatible material may be categorized as "slight." | All windows are historic. Exact replication of several windows is acceptable. One non-compatible window on an elevation that is not readily seen is acceptable. |
| | Slight | 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. | Siding replaced with compatible material, especially early in the building's history (e.g. drop to lap siding). Minor incompatible replacements, e.g. T-1-11 foundation skirting. | Several non-historic windows on non-visible elevations is acceptable. One non-historic window on a visible elevation is allowed. Near exact replication of most windows is acceptable. |
| | Moderate | There are additions to the sides of the building that are visible from the front and change the overall building mass. | Partial siding replacement with non-compatible material, e.g. vinyl on 1 st floor, wood on 2 nd . | 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. |
| | Extensive | 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. | 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. | All windows have been replaced without regard to window configuration or openings. |

Alterations to the Property:

| | | | | |
|------------------------------------|----------|----------|------------|-----------|
| Plan | x Intact | Slight | Moderate | Extensive |
| Cladding/exterior materials | Intact | x Slight | Moderate | Extensive |
| Windows | Intact | x Slight | x Moderate | Extensive |
| Architectural Features | Intact | Slight | x Moderate | Extensive |

Notes: The two street-fronting facades of the building retain relatively high historic integrity. The primary façade on Dupont Street, although painted, retains its original brick materials and fenestration on both the first and second floors. The F Street facade was covered with stucco at some point in time, and the window and door openings have been altered and an additional ground floor window added, but clues to the original fenestration remains. The configuration of the stairway on the northwestern side façade was altered in the past but has remained as such for decades. The rear façade had structural issues and failing brick and was covered with a board and batten finish during the most recent upgrade of the building. Original windows on the northwestern façade have been replaced with vinyl windows but retain mostly original openings.

12. NOMINATED ELEMENTS

Identify the historically and architecturally significant elements of the property. These elements should be described specifically in the narrative section of this form. Inclusion as a significant element will play an important role in future design review.

Significant Elements:

Principal Structure:

Identify the facades and specific features that are considered significant:

1. Northeast façade facing Dupont Street

- Ground floor commercial space window openings, historic transom window details
- Upper story window openings, surround details, wood window sashes
- Parapet brickwork

2. Southeast façade facing F Street

- Ground floor window openings
- Historic upper-story window openings
- Architectural details surrounding windows and on roof parapet

Historic Additions: N/A

Accessory Buildings/Outbuildings: N/A

Site: N/A

Historic Landscaping, Fencing, Walkways, etc: N/A

Interior Spaces/Other (inventory in narrative): N/A

Non-contributing Elements: South East (rear building) façade

13. MAJOR BIBLIOGRAPHICAL REFERENCES

List all sources including books, websites, newspaper articles, maps, photographs, interviews, etc. Footnotes may also be used within the body of the nomination.

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14. ADDITIONAL DOCUMENTATION

Include and label any other additional documentation that was not provided in the body of the application (Plat maps, Sanborn maps, newspaper articles, photographs, etc).

1. **Current photographs** of all exterior facades, and any architectural design details that remain. Label all photographs to indicate direction of photograph taken and location of any close-up details. Provide **historic photographs**, if available.*
2. Include any **additional ephemera** that helps provide information about the property, such as newspaper articles, original building plans, building permits, etc.*
3. **Historic maps** such as Sandborn or plat maps, if available.*

**Photos, maps and ephemera may be inserted into the body of the text, or at the end of the document.*

If applicable:

4. **A landscape plan** showing location and species of significant trees and landscaping,
5. **A roof plan** showing the location of mechanical unit(s), if applicable.

We are headquarters for

HOME GROWN PRODUCE

FRESH STRAWBERRIES
IN EVERY DAY - whole-
sale and retail.

CENTRAL GROCERY & MEAT MARKET

Corner Dupont and F St.,
Phone Main 183.

Figure 20. Central Grocery Ad from Bellingham Herald June 1, 1906.

MATTRESS RENOVATING

We Specialize in Odd
and Boat Sizes

•

FREE ESTIMATES
Pickup and Delivery
Service

BONNIE REST MATTRESS Co.

Phone 658
1001 DUPONT

Figure 21. First found ad for Bonnie Rest Mattress Co. Bellingham Herald Sep 24, 1949.

Grand Opening!

ACE

RADIO and TELEVISION
Capehart TELEVISION SETS
SALES * SERVICE

Drop in Tonight Until 9:00,
or Anytime Tomorrow . . .

Starting today, we offer the people of Bellingham a new kind of Radio and Television service. Ace Radio & Television will be "Johnny on the Spot" when you call, with quick, dependable service . . . or change that one message for . . . when you need it!

BUY THE BEST . . . BUY "INCOMPARABLE" . . .

Capehart TELEVISION

The "Cadillac" of the TV Field!

Visit Ace Radio tonight from 7:30 on, and see the wonderful Capehart Television . . . for the first time in Bellingham! Here is a set equipped for the most-advanced system, its search quality and its fine sound. When or where with Capehart, you can't find it in any other store. There is that you can enjoy television at so very least when the radio goes. July 20 to bring out "the best"!



Model No. 27-208

THE CAPEHART "AMHERST"
BIG 20" RECTANGULAR PICTURE TUBE!

Superb range of picture
"COMPARABLE" picture tube
quality speaks for top per-
formance.

236.95 Price
at Home
Delivery

FREE . . .

WE WILL GIVE YOU A \$24.95
TV TABLE ABSOLUTELY FREE
WHICH YOU SEE THE
"COMPARABLE" CAPEHART
"AMHERST" . . .

LITTLE
DOWN
+
EASY
TERMS

THE CAPEHART "POTOMAC"
20" CRYSTAL-CLEAR PICTURE TUBE!
RICH DARK MAHOGANY CABINET!

Five controls for easy adjust-
ment. "COMPARABLE" picture
quality and Bellingham "So-
on-Like" picture.

299.95 Price
at Home
Delivery

Model No. 27-212





ACE RADIO & TELEVISION
RAY W. ZIMMOW SALES and SERVICE EDWIN ANDERSON
1000 DUPONT ST. "Rapid Car Radio Service" TELEPHONE 379

Figure 22. Grand Opening Ace Radio & Television ad Bellingham Herald June 20, 1952.



Figure 23. Whatcom County Assessor photo c. 1950s.

NEW LISTING



HISTORIC BELLINGHAM BUILDING \$389,000
Retail downstairs - 4 BRs upstairs.
Plus 2 houses and parking lot.
Close to downtown and Marine
Park. May separate. Call Bruce.

NEW LISTING



RENTAL INCOME \$119,000
Central location, 4 BR, cash cow,
next to historic Pickett Building. Buy
one or both. Gas utilities.

Figure 24. Real Estate ad from Bellingham Herald Jun 24, 1999.

MAILING LIST INSTRUCTIONS

Prepare your labels with the following checklist in mind:

The information was acquired from the Assessor's office or database

Addresses for the following members have been included on the label sheet

Property Owner Applicant / Contact for Proposal Bellingham Herald

All property owners within the required 500' radius (100' for Home Occupation Applications)

Applicable Mayor's Neighborhood Advisory Commission Representatives

Applicable Neighborhood Association Representatives (This information can be found at

<http://www.cob.org/documents/planning/applications-forms/nbrhd-media-notification-list.pdf>

Mailing information has been printed on Avery 5160 labels (*see attached example*)

All of the information **completely fits** on a single label

Notarized **Address Information Verification form** has been completed

NOTE: Errors in mailing labels may result in process delays and re-notice fees.

Obtain Property Ownership Information from City IQ the Whatcom County Assessor's Office

- The Assessor's Office is located on the first floor of the Whatcom County Courthouse, 311 Grand Avenue, Bellingham, 360-676-6790.
- Bring enough information to identify all of the property in the project site, such as tax parcel numbers, legal descriptions, address(es) or boundary on a plat map. Assessor's Office staff can help you find the Assessor's map(s) containing the project parcel(s).
- Utilize the Assessor's map to measure the required ownership notice distance (listed on the application) and record the parcel number for each property within or partially within the required distance of 500 feet (*100 feet for Home Occupation*) from the boundary of the project parcel. If the owner of the project property owns other property within the notice distance but not included in the project site, contact the Planning Division to determine whether the notice radius must be increased.
- Record the property owner's name and mailing address by accessing each parcel number via the computer terminals at the Assessor's Office or through the Internet by accessing the database under "Real Property Search" at www.whatcomcounty.us/assessor/index.jsp. Click on the parcel number in the first data screen to bring up a screen with the owner's full address and zip code. The maps are also available at this site if you wish to check a parcel number.
- If the site is a condominium, include the owner of each unit.

Print addresses on Avery 5160 labels

- Labels **must** include the address and fit on one Avery 5160 label
- Please **DO NOT**
 - o **Repeat names** on the mailing list. If someone is listed as owning more than one property, only list the owner's name and address once on the mailing list.
 - o **List** the tax parcel number on the labels

Address Information Verification form:

Form must be notarized and include a copy of the parcel numbers and property owner's name and mailing address information attached.

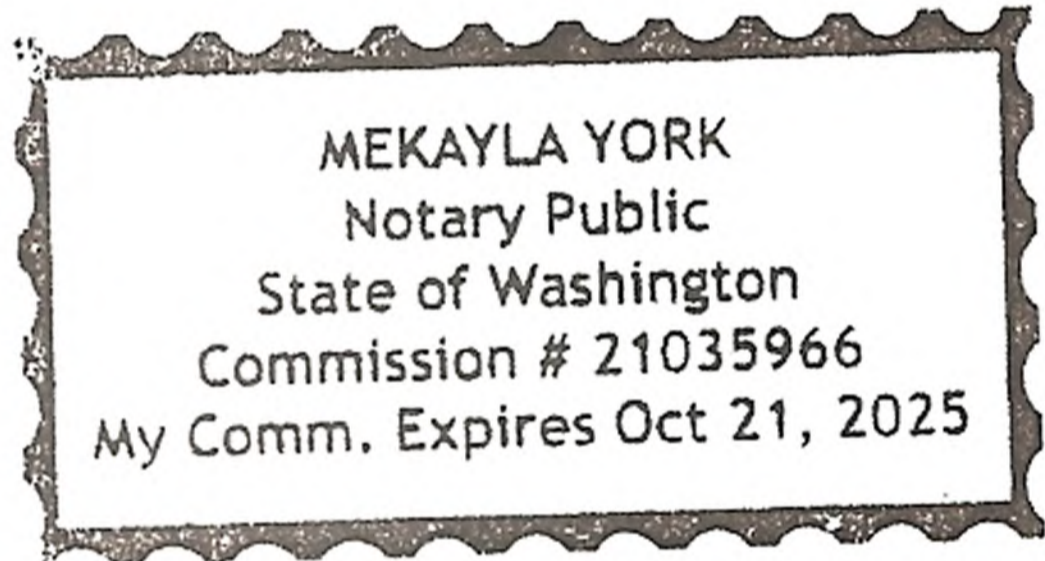


Address Information Verification

I / We LINDSAY R MYERS, being duly sworn on oath, hereby certify that I have familiarized myself with the rules and regulations with respect to preparing and filing this application, that the foregoing statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief, and that the list of names and addresses of property owners within 500' of the subject is complete and correct according to the records of the Whatcom Assessor's Office as of 2/13, 2023.
 I understand that if this list does not contain accurate information as listed in the Assessor's Office, this application may be successfully challenged and result in the necessity to reapply.

Signature: Lindsay R Myers
 Date: 2/13/23
 Signature: _____
 Date: _____

STATE OF WASHINGTON)
) SS
 COUNTY OF Skagit ~~WHATCOM~~)



SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF February, 2023.

Mekayla York
 Signature of Notary Public
Mekayla York
 Name Printed
October 21st, 2025
 My appointment expires

1513 E STREET APARTMENTS LLC
3003 HUNTINGTON ST
BELLINGHAM WA 98226-8688

1601 H ST LLC
PO BOX 446
LYNDEN WA 98264-0446

804 DUPONT STREET LLC
1313 COMMERCIAL ST
BELLINGHAM WA 98225-4372

900 DUPONT LLC
900 DUPONT ST
BELLINGHAM WA 98225-3105

903/911 DUPONT LLC
3448 HIGHFIELD CT
BELLINGHAM WA 98226-4171

AMANDA LAPIERRE
1714 E ST
BELLINGHAM WA 98225-3131

AMEILA H MIDKIFF
1800 G STREET
BELLINGHAM WA 98225-3209

AMY MCGREGOR & JESSICA B WAAGA
1611 G ST
BELLINGHAM WA 98225-3016

ANDREW K & JULIANA M LARSON
1815 F STREET
BELLINGHAM WA 98225-3205

**ANDREW T TAYLOR-STEEN 50% &
KAREN F STEEN 50% JT**
PO BOX 42
BELLINGHAM WA 98227-0042

AVT INVESTMENTS LLC
1708 F STREET
BELLINGHAM WA 98225-3108

BELLINGHAM RENTAL PROPERTIES LLC
PO BOX 446
LYNDEN WA 98264-0446

BELLINGHAM SCHOOL DISTRICT 501
1306 DUPONT ST
BELLINGHAM WA 98225-3118

BELLINGHAM THEATER GUILD
PO BOX 636
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PO BOX 1066
KODIAK AK 99615-1066

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1007 DUPONT ST
BELLINGHAM WA 98225-3111

BRUCE MARSTON
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BELLINGHAM WA 98225-3008

**CAPRON LLC 1/3 & OLD TOWN VILLAGE
LLC 2/3**
405 32ND ST
BELLINGHAM WA 98225-0951

CAROLE INGE
1011 BANCROFT ST APT 302
BELLINGHAM WA 98225-3008

CAROLYN S & PAUL E SCOTT
324 SEA PINES RD
BELLINGHAM WA 98229-9367

CHINOOK CREEK PROPERTIES LLC
504 NORTHSHORE DR
BELLINGHAM WA 98226-4417

CITY OF BELLINGHAM FINANCE DEPT
ASSET DIVISION
210 LOTTIE ST
BELLINGHAM WA 98225-4009

**CITY OF BELLINGHAM HOUSING
AUTHORITY**
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BELLINGHAM WA 98227-9701

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541 W BAKERVIEW RD
BELLINGHAM WA 98226-9171

DANIELLE A ROBILLARD
1601 E STREET
BELLINGHAM WA 98225-3055

DAUGHTERS OF PIONEERS WASH
WHATCOM CHAPTER #5
EDRADINE HOVDE
1340 BONANZA WAY
BELLINGHAM WA 98229-2512

DON'T MAIL

DONALD E SMITH
2728 MCLEOD RD
BELLINGHAM WA 98225-1339

DOROTHY A NEILL
1313 BROADWAY
BELLINGHAM WA 98225-2920

DOUGLAS E & AVA M BENSON
3820 SPRING COULEE RD
BELLINGHAM WA 98226-8802

DOUGLAS E & LINDSAY K LEE
1011 BANCROFT ST APT 301
BELLINGHAM WA 98225-3008

DUPONT LEGAL CENTER LLC
1191 OLD MARINE DR
BELLINGHAM WA 98225-8447

DUPONT LP
1200 DUPONT ST
BELLINGHAM WA 98225-3100

DUPONT STREET LLC
8002 LENA LN
CONCRETE WA 98237-9302

E STREET PARTNERS LLC
1223 RAILROAD AVE
BELLINGHAM WA 98225-5035

ELIZABETH & SCOTT TEERINK
1011 BANCROFT ST APT 104
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ERIK D OSINSKI
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FANNIE CLINTON INVESTMENTS LLLP
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BELLINGHAM WA 98225-4995

FIONA E STARR
1610 G ST
BELLINGHAM WA 98225-3017

GLENN R BIERNACKI
1508 W CONNECTICUT ST
BELLINGHAM WA 98225-2321

GREGORY R & LYNDA M SWANSON
3887 TOAD LAKE RD
BELLINGHAM WA 98226-9408

HAL G III & DARLA J ARNASON
3161 AGATE BAY LN
BELLINGHAM WA 98226-9441

HOWARD T MIYAMURA
6254 JOAQUIN MURIETA AVE APT E
NEWARK CA 94560-5478

HULL A & LAUREL COOK
1404 11TH ST UNIT 506
BELLINGHAM WA 98225-7330

**IMLADRIS INVESTMENTS LLC 50% &
CANFIELD HOUSE LLC 50%**
1601 F STREET
BELLINGHAM WA 98225-3011

JAMES N & SCHUYLER VAN WOERDEN
1508 F ST
BELLINGHAM WA 98225-3010

JAN E CAVITT
1011 BANCROFT ST APT 206
BELLINGHAM WA 98225-3008

JANET M MARTINSON
1605 E STREET
BELLINGHAM WA 98225-3055

JENNIFER C & KENNETH R EWING
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BELLINGHAM WA 98225-3008

JERRY T WALDRON
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OAK HARBOR WA 98277-8327

JOHN M PEGEL
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BELLINGHAM WA 98225-3008

JONATHAN P WALTERS
1605 F STREET
BELLINGHAM WA 98225-3011

JOSEPH A & PAULA L DOZAL
1806 G STREET
BELLINGHAM WA 98225-3209

JOSEPH B HOPPIS
1012 DUPONT ST
BELLINGHAM WA 98225-3112

JOSEPH B HOPPIS TRUST/TR
1012 DUPONT ST
BELLINGHAM WA 98225-3112

JOSEPH B HOPPIS TRUST/TR
1020 DUPONT ST
BELLINGHAM WA 98225-3112

KATRINA LEIGH & ALISON D GALLANT
1503 E ST
BELLINGHAM WA 98225-3007

KEN & AMY MANN
1905 ELDRIDGE AVE
BELLINGHAM WA 98225-2255

KULSHAN COMMUNITY LAND TRUST
1715 C ST # 201
BELLINGHAM WA 98225-4016

**LAURA A SHELTON &
STUART PLOTNICK**
1707 F STREET
BELLINGHAM WA 98225-3107

LITTLE MIAMI LLC
911 CHUCKANUT SHORE RD
BELLINGHAM WA 98229-8925

LYNN ROSENBLUM
908 DUPONT ST
BELLINGHAM WA 98225-3105

LYNNE T GILL
1011 BANCROFT ST APT 101
BELLINGHAM WA 98225-3008

MARILYN R WILLIAMS
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BELLINGHAM WA 98225-3107

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SEATTLE WA 98146-3713

MARY E PENTTINEN-KING
1711 H STREET
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ANDREA S MCLAUGHLIN**
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MOUNT VERNON WA 98273-6527

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MICHAEL L BARNES
PO BOX 30641
BELLINGHAM WA 98228-2641

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ATTN TAX DEPT
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1514 G ST
BELLINGHAM WA 98225-3015

PAUT T & ANGELA M ROSS
1911 BLUEBELL DR
LYNDEN WA 98264-9581

**PETER E B & GRAHAM A & ELEANOR M
JOHNSON**
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RICHARD J DEWAARD
1011 BANCROFT ST #203
BELLINGHAM WA 98225-3008

**RUEBEN R LUNA & JAZANIA E L
VALENCIA**
1515 F ST
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STEVEN M & MARCIA A G ROBEY
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BELLINGHAM WA 98225-3910

STEVEN M DWYER
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1507 F STREET
BELLINGHAM WA 98225-3009

TREVOR & SARAH VAN WOERDEN
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BELLINGHAM WA 98225-3209

VAN & THUHA VUU
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TACOMA WA 98422-3373

VIVIAN L FINNISON
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BELLINGHAM WA 98225-3205

WEST INVEST PROPERTIES LLC
2931 HEIGHTS DR
BELLINGHAM WA 98226-4245

BELLINGHAM HERALD
Community News Department 2211
Rimland Drive, Suite 301
Bellingham WA 98226

APPLICANT
Address
City, State, Zip

MNAC – LETTERED STREETS
Brienne O’Hare
1315 H Street
Bellingham WA 98225

MNAC - LETTERED STREETS
Kathryn Rismondo
1800 ½ D St
Bellingham WA 9822

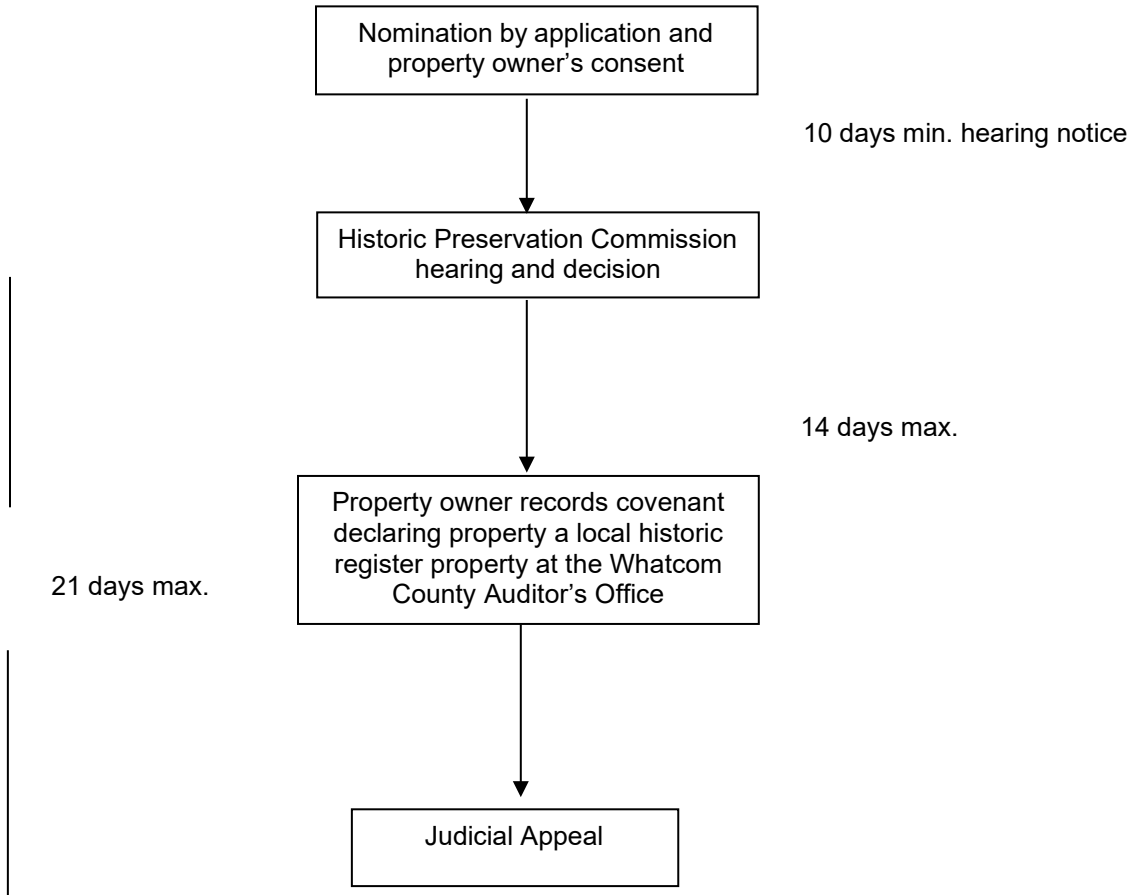
LETTERED STREETS
Liz Darrow
1514 G Street
Bellingham WA 98225

LETTERED STREETS
Tara Villalba
2308 J Street
Bellingham WA 98225

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|---|--|--|
| <p><i>Avery 5160 labels or in Avery 5160 label format</i></p> | <p><i>Font – Arial, 11</i></p> | |
| <p>Property Owner Address City, State, Zip</p> | <p>Applicant Address City, State, Zip</p> | <p>MNAC Representative Address City, State, Zip</p> |
| <p>Neighborhood Association Rep Address City, State, Zip</p> | <p>Bellingham Herald Community News Department 1155 N. State St. Bellingham, WA 98225</p> | <p>All Property Owners within the specified radius:</p> |
| <p>First name Last name Address City, State, Zip</p> | <p>First name Last name Address City, State, Zip</p> | <p>First name Last name Address City, State, Zip</p> |
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TYPE V-B PROCESS

Bellingham Register of Historic Places



Attachment B: Statutory Authority

17.90.020 - Purpose

The purposes of this ordinance are to provide for the identification, evaluation, designation, and protection of designated historic resources within the boundaries of the City of Bellingham, and to provide for the preservation and rehabilitation of eligible historic properties within the City of Bellingham for future generations through special valuation, a property tax incentive, as provided in Chapter 84.26 RCW, and the allowance of adaptive uses in order to:

- A.** Safeguard the heritage of the City of Bellingham as represented by those buildings, districts, objects, sites, and structures which reflect significant elements of the City's history;
- B.** Foster civic and neighborhood pride in the beauty and accomplishments of the past, and instill a sense of identity based on the City of Bellingham's history;
- C.** Stabilize or improve the aesthetic and economic vitality and values of such sites, buildings, and objects;
- D.** Assist, encourage, and provide incentives to private owners for the preservation, restoration, redevelopment and use of historic buildings, districts, objects, sites, and structures; ...
- E.** Promote and facilitate the early identification and resolution of conflicts between preservation of historic resources and alternative land uses; and,
- F.** Conserve valuable material and energy resources by ongoing use and maintenance of the existing built environment.

17.90.050 - Register of Historic Places

- A. Criteria for Determining Designation in the Register.** Any building, structure, site, object, or district may be designated for inclusion in the City of Bellingham's Register of Historic Places if it is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community; if it maintains significant historic integrity; if it is at least 50 years old, or is of lesser age and has exceptional importance; and if it falls in at least one of the following categories:
 - 1.** Is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.
 - 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.
 - 3.** In the case of districts, the application shall include a description of the boundaries of the district; the characteristics of the district which justify its designation; and a list of all properties including features, structures, sites, and objects which contribute to the designation of the district.

4. Exemplifies or reflects special elements of the City's cultural, economic, political, aesthetic, engineering, or architectural history.
5. Is associated with the lives of persons significant in national, state, or local history.
6. Has yielded or may be likely to yield important archaeological information about prehistory or history.
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 significantly associated with a historic person or event.
8. Is a birthplace or grave of a historical figure of outstanding importance and is the only surviving structure or site associated with that person.
9. Is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns.
10. 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.

B. Process for Designating Properties or Districts to the City of Bellingham's Register of Historic Places.

1. The property owners, the Commission, or the City Council may nominate a building, structure, site, object, or district for inclusion in the City of Bellingham's Register of Historic Places. If the Commission or the City Council nominates an individual property, the property owner must approve the nomination.
2. In the case of individual properties, the application shall include all historic features - interior and exterior - and outbuildings that contribute to its designation.
3. In the case of districts, the application shall include a description of the boundaries of the district; the characteristics of the district which justify its designation; and a list of all properties including features, structures, sites, and objects which contribute to the designation of the district.
4. For individual properties, the Historic Preservation Commission shall consider the merits of the nomination by applying the criteria in BMC 17.90.050(A) and following the Type V-B review process in BMC 21.10.140(B). If the Commission finds that the nominated property is eligible for the City of Bellingham's Register of Historic Places, the Commission shall list the property in the register with the owner's consent.

17.90.030 – Definitions (applicable)

- N. "Historic feature"** means any architectural detail or other distinctive feature of a historic property that is identified by the Commission as contributing to the property's designation as a historic property.

Q. “Integrity” is the measure of the authenticity of a property’s historic identity evidenced by comparing its present state to its state during the period(s) of significance.

This shall include whether the property has maintained its character by retaining such qualities as location, design, setting, materials, workmanship, feeling, and association.

W. “Significance” or “significant” used in the context of historic significance means the following:

a property with local, state, or national significance is one which helps in the understanding of the history of the local area, state, or nation (whichever is applicable) by illuminating the local, statewide, or nationwide impact of the events or persons associated with the property, or its architectural type or style in information potential.

The local area can include City of Bellingham, Whatcom County, or Northwest Washington, or a modest geographic or cultural area, such as a neighborhood.

Local significance may apply to a property that illustrates a theme that is important to one or more localities; state significance to a theme important to the history of the state; and national significance to property of exceptional value representing or illustrating an important theme in the history of the nation.

Attachment C: *DRAFT* Findings of Fact, Conclusion & Decision



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

210 Lottie Street, Bellingham, WA 98225

Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: (360) 778-8382

***The City of Bellingham complies with the Americans with Disabilities Act*

DRAFT FINDINGS OF FACT, CONCLUSIONS, AND DECISION 1001 Dupont Street

APPLICATION NO.: HIS2023-0001

APPLICANT / OWNER

Dupont Street LLC, Lindsay Myers & Mike Bauter

ADDRESS OF SITE/LEGAL DESCRIPTION

1001 Dupont Street, Bellingham WA 98225 / LOT 1 PICKETT BUILDING SHORT
PLAT AS REC AF 2051204086

REQUEST

List the building in the Bellingham Register of Historic Places.

ATTACHMENTS

Attachment A: Application and **B: Statutory Authority** are approved, subject to modifications and conditions contained in this document.

DATE OF DECISION: February 28th, 2023

I. FINDINGS AND CONCLUSIONS

1. The property owners of 1001 Dupont Street submitted an application to list their commercial mixed-use building in the Bellingham Register of Historic Places.
2. Bellingham Municipal Code (BMC) 17.90.050 establishes the criteria and process for evaluation of a nomination to the Bellingham Register of Historic Places.
3. The Breitenstein Building at 1001 Dupont Street is a two-story, 4000SF building constructed in 1890-91. Located on the corner of F and Dupont Streets in the Lettered Streets Neighborhood, the building stands out as a commercial mixed-use building surrounded by single-family buildings.
4. The building is a good example of a late-19th century brick mixed-use commercial building and retains many of its original architectural features, materials and workmanship. It is also representative of the growth and development of the Town of

Whatcom, standing as a tangible reminder of the shift that was occurring in the area during the economic boom years from wood construction to more substantial brick and stone buildings.

5. The historic integrity of the building remains relatively high.
6. The Historic Preservation Commission held a public hearing to take testimony on February 28th, 2023, and duly considered the comments received, the Staff Report and the criteria in BMC 17.90.050.
7. The Historic Preservation Commission finds that the criteria (BMC 17.90.050 A.) for evaluating a nomination to place a building on the Bellingham Register of Historic Places have been met.
8. The Bellingham Comprehensive Plan encourages the preservation of historic buildings and the proposed nomination should be approved.

II. DECISION

Based on the Findings and Conclusions, the Historic Preservation Commission hereby approves the nomination to list the commercial mixed-use building at 1001 Dupont Street in the Bellingham Register of Historic Places.

The following features are hereby considered historic and/or non-historic:

Northeastern façade facing Dupont Street

- Ground floor commercial space window openings, historic transom window details
- Brick cladding
- Upper story window openings, surround details, wood window sashes
- Parapet brickwork

Southeastern façade facing F Street

- Ground floor window openings
- Historic upper-story window openings
- Architectural details surrounding windows and on roof parapet

Northwestern façade

- The brick portion of the building's northwestern side façade is historic

- *Alterations to the wood stairway and window fenestration on the ground floor have been altered are not considered historic*

The following features have been modified and/or are not a primary facade and for these purposes are not considered historic:

Southwestern façade

- The building's rear, southwestern façade has undergone changes to the cladding material and is not considered historic.

III. APPEAL

Any party aggrieved by an action of the Historic Preservation Commission may file an action in the Superior Court of Whatcom County to review the decision. Any such action shall be governed by and filed within the times provided by RCW Chapter 36.70C.

Approved by:

Mary Rossi, Chair

Historic Preservation Commission

Date Issued: _____