



PORT TOWNSEND

CHARLES PINK HOUSE
(JOHN BURNS HOUSE)

MITIGATION PLAN
FIREPLACE & CHIMNEY DOCUMENTATION



This report commissioned by the City of Port Townsend.
Artifacts Consulting, Inc. completed the work under contract to James Cary, Architect, pc. This report builds upon documentation assembled in the March 2010 *Port Townsend Public Library (Carnegie) & Charles Pink House Catalog of Character-Defining Features & Significance Analysis Maps* prepared by Artifacts Consulting, Inc.

Published 24 January 2012

Cover image, 2010 of the Pink House front facade from Lawrence Street.

Photograph by Artifacts Consulting, Inc.

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OVERVIEW

The following provides a written narrative for fireplace and chimney documentation on the Charles Pink House. A floor plan keying photograph locations and copies of photographs follow. All JPEG and TIFF images included on an accompanying compact disk (CD) and provided to the City of Port Townsend.

Drawings provided in the Proposed Work Background section record the steps taken by City Council, DAHP, FEMA, Library Building Committee, Port Townsend Historic Preservation Committee, City staff and the design team to integrate expanded library programming into the building to provide use and support ongoing operation of the building. This process relied on public participation through the Port Townsend Historic Preservation Committee and City Council to provide community input on proposed options.

Although options were developed that retained the fireplace, the preferred approach was Option A dated 24 May 2011 in order to minimize broader interior alterations. A no action approach would have left the building vacant and in need of a use to support ongoing operation and maintenance costs. The impacts of removing the fireplace under Option A are being addressed through the project's mitigation plan as described in the Project Information section of this report.

This overall approach to identifying issues, engaging stakeholder and public participation, deciding upon a solution and then mitigating any adverse effects is consistent with the Section 106 process set forth in the [National Historic Preservation Act of 1966](#). Since the proposed work does not utilize federal funds or permits the project does not proceed through the Section 106 process. However; given the public role and contributing status within the Port Townsend National Historic Landmark District, the City opted to continue DAHP review for compliance with the *Secretary of the Interior's Standards for Rehabilitation*. This report chronicles that review and mitigation.

ADMINISTRATIVE

Common Name:	Charles Pink House
Historic Name:	John Burns House
DAHP Log:	071409-04-FEMA
District:	Port Townsend National Historic Landmark District
Status:	Contributing, “Secondary” building
Location:	1256 Lawrence Street, Port Townsend
Built:	1868, ca.
Fireplace construction:	1868, ca.
Fireplace alterations:	prior to 1990s, and 1990s

Related documentation:

Port Townsend Public Library (Carnegie) and Charles Pink House Catalog of Character-Defining Features and Significance Analysis Maps. (March, 2010). Prepared for the City of Port Townsend by Artifacts Consulting, Inc.

Historic Property Inventory form: [John Burns House](#)

METHODOLOGY

Artifacts Consulting, Inc. staff undertook digital photography documentation of the fireplace and chimney. Staff utilized a Canon EOS 5D digital camera with a Canon EF 24-70mm f/2.8L USM lens and a Canon Speedlite 580EX II. Photographs were taken from multiple vantage points and keyed to floor plans. During the chimney documentation phase, the upper exterior portions of the chimney accessed via scaffolding. A ladder was used to access the attic.

PROJECT INFORMATION

This project stemmed from the proposed seismic upgrade of the adjacent original library building and replacement of the library’s 1989 back addition and rehabilitation of the Charles Pink House for associated public library function programming. Initially the Library Addition & Renovation Project and the Pink House Rehabilitation projects were bundled as a single project. The Library project utilizes Federal Emergency Management Administration (FEMA) funding for seismic upgrades to the building (FEMA Pre-Mitigation Grant Program FY2008). Section 106 (36 CFR Part 800) of the National Historic Preservation Act “requires Federal agencies to take into account the effects of their undertakings on historic properties [...]” This review extends to projects utilizing federal funding or permits. No federal funding or permits are involved in the Pink House

project. Local funds are available to implement rehabilitation plans for the Pink House in 2011 with a project size that could be bid by local contractor(s). The Library and Pink House projects bundled as a single item would be difficult for local bidders to bond and full funding has not been approved for the Library project. Section 106 review of the combined projects commenced in 2011 with FEMA's initiation of consultation with the Washington State Department of Archaeology and Historic Preservation (DAHP) on February 2, 2011. DAHP returned their findings via letter on March 17, 2011 with an "ADVERSE EFFECT" for the combined project based on proposed work on the Pink House. Proposed work on the Library, including the addition, was identified as being in compliance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. This stopped both projects. Following consultation between FEMA, DAHP and the City of Port Townsend, in order to move the Library project forward and allow usage of FEMA funds, the two projects were separated. Even though the Pink House project is not using federal funds or requiring federal permits, DAHP remained interested in the Pink House project. Consultation between FEMA, DAHP, and the City of Port Townsend resolved the following:

- *The Library project is expected to begin construction in the Spring of 2012 with a construction completion of Summer 2013. A portion of this work is funded by the FEMA grant. DAHP will provide a new letter to FEMA indicating that the Library Addition & Renovation Project will have "NO ADVERSE EFFECT;"*
- *The Pink House project will be performed as a separate project to create a smaller project that can be successfully bid, bonded, and performed by a local General Contractor. The project will provide an immediate improvement to library service. Funding for the Pink House Renovation is already in place, and the construction will occur during the summer of 2011. Expected completion date for the Pink House project is September 2011.*
- *The Pink House project was never included in the scope of work that will be funded by the FEMA Grant. Although the Pink House Renovation will no longer be associated with the FEMA grant and subsequent State and Federal review, the City of Port Townsend and the Design Team feel that a Mitigation Plan should be prepared and implemented based on the concerns indicated by DAHP's 17 March 2011 "ADVERSE EFFECT" letter.*

The May 9, 2011 letter from FEMA to DAHP, accompanied by a letter from the City, clarified this separation. A May 12, 2011 letter from DAHP to the City confirmed this separation and the revised finding of "NO ADVERSE EFFECT" for the Library project.

Mitigation Plan tasks:

- 1) Thorough photo documentation of the existing fireplace and chimney
- 2) Narrative describing existing fireplace and chimney
- 3) Inventory of what are original and what are not original construction elements
- 4) Update the existing Historic Property Inventory form for the house
- 5) Leave chimney foundation in place, collect and store original construction elements (bricks stacked and stored in crawl space), the theory is that one could rebuild the chimney sometime in the future with original materials
- 6) Rebuild exterior chimney to match existing chimney, roof to top of chimney (Detail 4/A2.6 in 100% DD drawings, 15 January 2011)

This report fulfills items one (1) through four (4) of the Mitigation Plan. The remaining two steps would be accomplished during construction work on the Pink House.

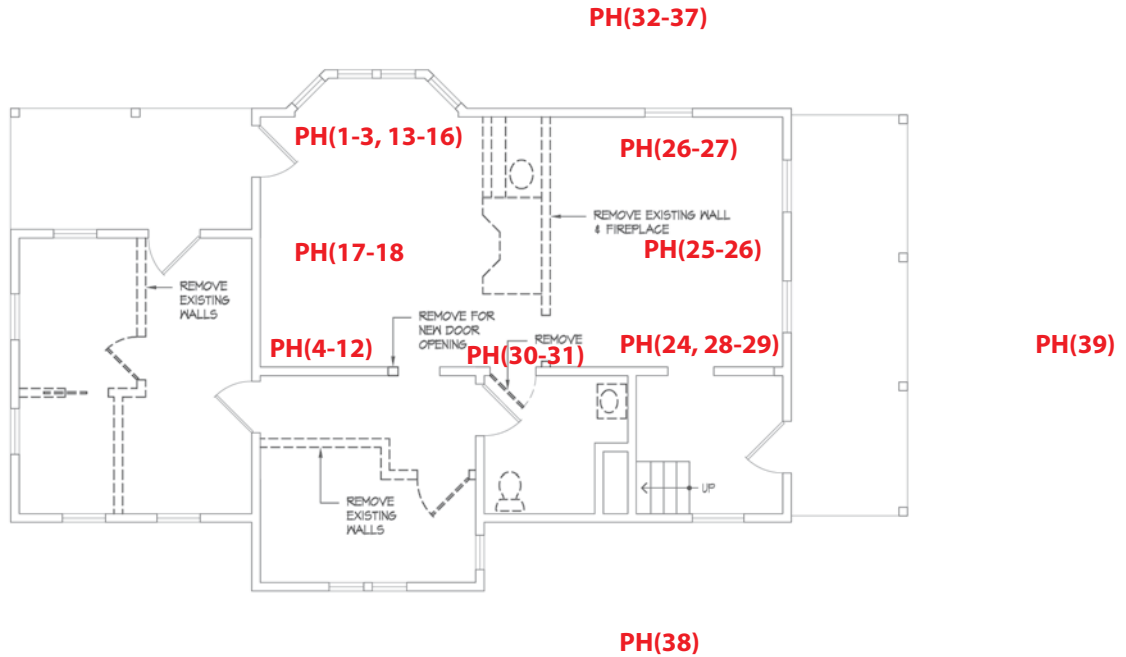
Project team members included Michael Sullivan, Principal, Spencer Howard, Partner, and Mary Thompson, Associate. All photography done by Spencer Howard. This report was commissioned by the City of Port Townsend. Artifacts Consulting, Inc. completed the work under contract to James Cary, Architect, pc.

DOCUMENTATION

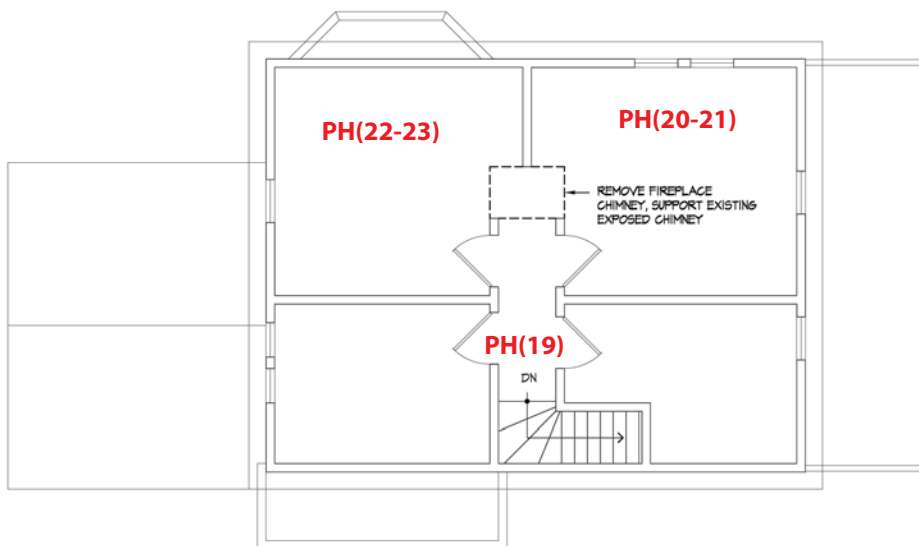
The following sections provide documentation identified in Project Information above. These include a site key, photographs, narrative description and an illustration of known original materials, as well as a copy of the updated HPI form.

SITE KEY

The site key below shows the location for all images taken. Base plans provided courtesy of James Cary, Architect, pc.



First Floor Plan | Image numbers recorded in red. North is to the left.



Second Floor Plan | Image numbers recorded in red. North is to the left.

PHOTOGRAPHS

The following photographs proceed from the first floor kitchen space to the second floor, first floor living room and then the building exterior. Photograph numbers key to the preceding floor plans. Digital versions of these images are included in the accompanying compact disk (CD). Gaps in image numbering are due to slightly repetitive image content. All images are included on the CD, but only select images are included in the following table. The site key shows the location for all images. The following images are not included in the table below: 1, 8, 13, 14, 16, 17, 20, 23, 26, 27, 29, 34 and 37.

IMAGE NO.

2: fireplace view looking west within the former kitchen space. Cabinets to the side of the fireplace were added in the 1990s in a former pantry/closet space. Plaster corbeling added during previous remodeling was retained and worked around.

PHOTOGRAPH



3: fireplace detail looking west. The cabinet in the side of the chimney, fire place screen, mantel, wood trim and sheetrock finish over the chimney breast above the mantel were added during the 1990s remodel.



IMAGE NO.

4: fireplace detail looking east. The fireplace was converted to propane and the firebox and inner hearth rebuilt with new brick and a faux-log insert added. Original mantel bricks were painted to match the new wood mantel coloring.

PHOTOGRAPH



5: fireplace detail looking east. The cabinets in the side of the chimney were rebuilt as part of the 1990s remodel, along with new baseboard and painted sheetrock walls.



6: fireplace detail looking south. The lighter colored field tiles within the outer hearth are replacement tiles added during the 1990s to repair broken and missing original tiles. The remainder of the outer hearth tiles are original or early additions.



IMAGE NO.

7: firebox detail looking east. Detail view of the new inner hearth and firebox brick and faux-log insert.

PHOTOGRAPH



9: firebox detail looking east.



10: hearth detail looking east.



IMAGE NO.

11: hearth detail looking east.

PHOTOGRAPH



12: mantel detail looking east.



15: mantel detail looking west.



IMAGE NO.
18: hearth detail.

PHOTOGRAPH



19: second floor hallway looking east with the chimney at the far end of the hallway. Hallway walls and finishes on the chimney are contemporary additions.



21: second floor southeast room looking northwest at the chimney (behind the yellow wall). Wall and ceilings all feature contemporary finishes over the brick chimney.



IMAGE NO.

22: second floor northeast room looking southwest at the chimney (behind the wall adjacent the bookshelves). Wall and ceilings all feature contemporary finishes over the brick chimney.

PHOTOGRAPH



24: first floor southeast room looking northeast (baed on project north line) at the chimney. Originally the chimney served two fireplaces. The second provided heat to the living room. This fireplace used to be at the wall location behind the white sofa. The 1990s remodel extended the wall surface across this location removing this feature. It is not known if the 1990s work removed portions of the fireplace and hearth or encapsulated them in place.



25: first floor southeast room looking northwest at the chimney.

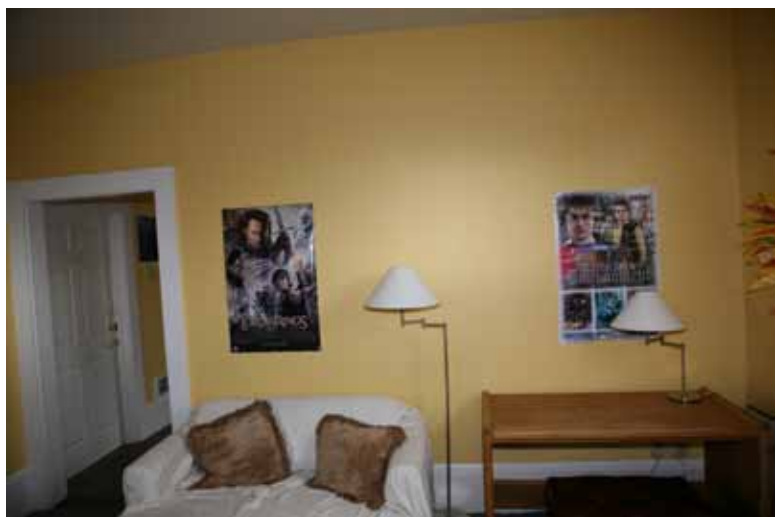


IMAGE NO.

28: first floor southeast room looking east at the chimney.

PHOTOGRAPH



30: first floor cabinet built in to the wall along the west side of the chimney.



31: first floor cabinet built in to the wall along the west side of the chimney.



IMAGE NO.

32: exterior view of the chimney looking west.

PHOTOGRAPH



33: exterior view of the chimney looking southwest.



35: exterior view of the chimney looking west.



IMAGE NO.

36: exterior view of the chimney.

PHOTOGRAPH



38: exterior view of the chimney looking east.



39: exterior view of the chimney looking north.



NARRATIVE DESCRIPTION

Known historically as the [John Burns House](#) and commonly as the Charles Pink House, this building was constructed ca. 1868 by John Burns on the lot he purchased in 1867. The Burns family resided only a brief period in the house before moving to Tacoma in 1874. While in Port Townsend, Burns served four years as the U.S. Commissioner. Upon moving they sold the land and house to Charles H. Pink. At the time Pink lived in Port Discovery (just west of Port Townsend on Discovery Bay), working at the mill. Another nine years passed before Pink took up residence in Port Townsend in 1883. Shortly thereafter he purchased additional land in 1883 and built a large house at 441 Clay Street between 1885 and 1889. This house is known as the [Charles Pink Rental House](#), also known as the Abraham House. From 1883 through 1913, Pink is attributed to have resided in the John Burns House. During this time Pink also rented out rooms within the John Burns House for supplemental income.

The Charles Pink House (John Burns House) underwent numerous interior and exterior alterations. These expanded out portions of the house to the rear and extended bay windows on either side. Former closets and basement stairways were closed off and removed. Site landscaping changed through the years as well. Given the dual role of the house as a single-family residence for the Pink family as well as rental rooms attributing influences and reasons for the changes and expansions becomes difficult. The trees and plantings shown in historic photographs no longer exist today. No evaluation has been undertaken by a specialist to work back through site changes or define an interpretive period for the site. Understanding alterations and changes to the fireplace has likewise been limited to visible elements and conversations with contractor(s) involved in previous interior remodels.

The plan illustrates the double-sided fireplace and the former adjacent closet. Notations indicating removed elements show removal of the closet walls and outer hearth of the fireplace on the living room side. Conversations with Bob Little, contractor for the 1990s remodel, confirmed the addition of painted sheetrock, new wood mantel, new outer hearth tiles, and painted mantel brick. The following Original Materials Illustration shows the extent of original materials.

Removal of interior finishes during deconstruction of the fireplace in November of 2011 revealed the wall extending from the exterior wall to the chimney was an original wall location. Bricks in the stack from the chimney base up to below the attic exhibited built-up soot on some of their faces and a harder, higher Portland cement based mortar than the softer high lime mortar at the chimney base. This suggested a potential past rebuild of the chimney stack. A black outline remained on the Lawrence Street side of the fireplace marking a former mantel outline. Wood stops set in the masonry provided for attachment. The shallow firebox utilized standard bricks instead of fire bricks and did not have a metal damper. A flat iron lintel spanned the firebox opening.

Today the house remains as one of if not the oldest in the neighborhood and one of the original residences remaining along Lawrence Street. The house contributes to and is listed as a “Secondary” building within the Port Townsend National Historic Landmark district (certified May 17, 1976). This ranking implies a building with “moderate historical or architectural qualities and which have maintained good (but not perfect) integrity.” A historic property inventory form was first prepared for the house in 2006. This project has updated that form to build upon the previous information.

ORIGINAL MATERIALS ILLUSTRATION

The following illustrates known visible interior original and contemporary materials pertaining to the fireplace. This represents the best information to date based on archival research and consultation with contractor(s) having previously worked on the building's interior. The living room side is not shown as no visible original materials remain.



KEY

Red indicates those intact original elements estimated to date to the early periods of alterations if not original construction of the house.

Green indicates those intact original elements that have been altered. In this case, the mantel brick that has been painted.

All other elements including the mantel, trim, wall finishes, and firebox brick are contemporary alterations.

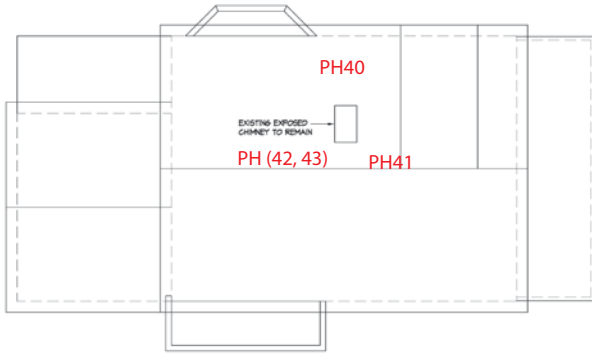
Not visible are the structural brick foundation and chimney.

CONSTRUCTION DOCUMENTATION

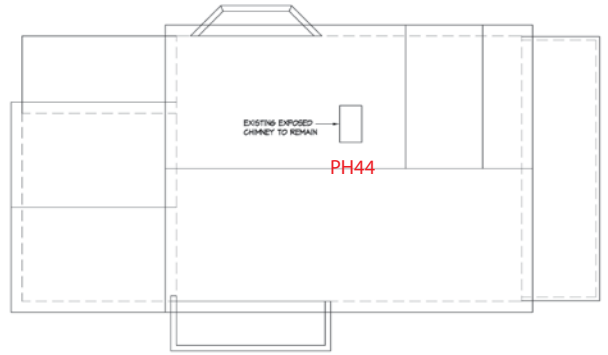
The following documentation occurred on November 4, 2011 to record existing conditions once contemporary additions had been removed. At this stage the entire chimney stack from roof, attic, second, first floor and crawl space were visible for inspection. The following photographs keyed to plans record existing conditions. Photographs from above the roofline will be utilized by the contractor, along with elevations taken and drawings prepared by the contractor to guide reconstruction of the above roof portion of the chimney.

Images taken in both JPEG and RAW formats. A DVD containing all images provided to the City of Port Townsend, Washington State Department of Archaeology and Historic Preservation, and James Cary, Architect, pc. The following are only a partial sampling of all images taken.

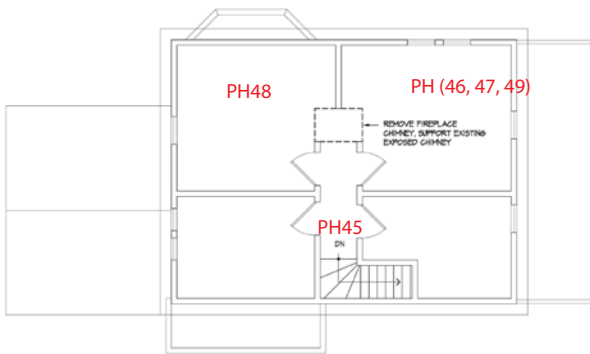
Removal of interior added finishes confirmed that the former wall between the chimney and exterior wall had been original. The removal of added sheetrock also exposed the building's unique original wall framing. This consists of full dimension 1x12-inch vertical plans with 1x4-inch tongue and groove diagonal ties set on approximately 16-inch centers. The diagonal ties appear to be similar in material to the subfloor. Wood lath for the plaster in turn ran at a diagonal, perpendicular to the diagonal ties. Previous alterations added rigid insulation between the diagonal ties. This information and photographs will be added to the DAHP's electronic Historic Property Inventory (HPI) database. This public database can be accessed via: <http://www.dahp.wa.gov/pages/wisaardIntro.htm>.



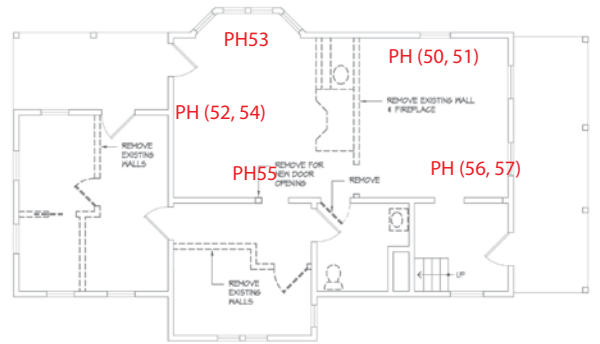
ROOF



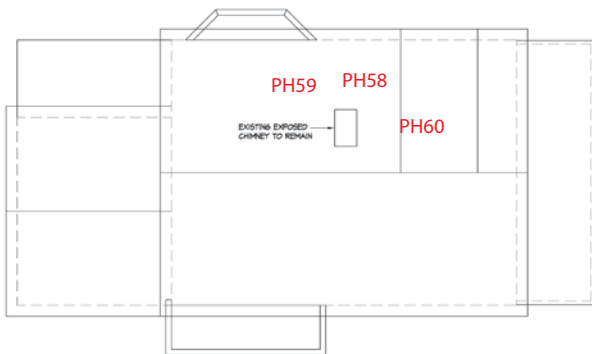
ATTIC



SECOND FLOOR



FIRST FLOOR



CRAWL SPACE

KEY

The key shows the location for all images taken. Base plans provided courtesy of James Cary, Architect, pc. Image numbers recorded in red. North is to the left on each floor plan. Roof plan used for both the attic and crawl space to show general reference.

IMAGE NO.

40: exterior view of the chimney looking toward Harrison Street.

PHOTOGRAPH



41: exterior view of the chimney looking toward the back parking lot and the library.



42: exterior view of the chimney looking toward Lawrence Street and the library.



IMAGE NO.

43: exterior view of the chimney cap looking toward Lawrence Street.

PHOTOGRAPH



44: attic view of the chimney looking toward the library.



45: second floor view of the chimney looking toward the library. Access hatch to attic visible along ceiling.



IMAGE NO.

46: second floor view of the chimney and second floor interface looking toward Lawrence Street.

PHOTOGRAPH



47: second floor view of the chimney and attic interface.



48: second floor view of the chimney looking toward Lawrence Street.



IMAGE NO.

49: second floor view of the chimney looking toward the back parking lot and Harrison Street.

PHOTOGRAPH



50: first floor view of the chimney looking toward the back parking lot.



51: first floor detail view of the chimney looking toward the back parking lot.



IMAGE NO.

52: first floor view of the chimney looking toward Lawrence Street.

PHOTOGRAPH



53: first floor detail view of the chimney looking toward Lawrence and Harrison streets.



54: first floor view of the chimney stack looking toward the back parking lot and library.



IMAGE NO.

55: first floor view of the chimney looking toward Lawrence Street.

PHOTOGRAPH



56: first floor view of the chimney looking toward the library.



57: first floor view of the chimney stack looking toward the library.



IMAGE NO.

58: crawl space view of the boards supporting the hearth on the Lawrence Street side of the fireplace. View looking towards Harrison Street.

PHOTOGRAPH



59: crawl space view of the stone fireplace. View looking towards Lawrence Street.



60: crawl space view of the stone fireplace. View looking towards the back parking lot.



HPI FORM

The following form is excerpted from DAHP's electronic Historic Property Inventory (HPI) database. This public database can be accessed via: <http://www.dahp.wa.gov/pages/wisaardIntro.htm>. A copy of the form is included for reference. The new information is appended to the old information to continue building upon previous research.



Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name: John Burns House

Common Name: Charles Pink House, 561 Lawrence was the address in 1891

Property Address: 1256 Lawrence , Port Townsend, WA 98368

Comments:

Tax No./Parcel No. 965700001

Plat/Block/Lot KUHN'S RANCH, 1

Acreage -1

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T30R01W	02	SE		Jefferson	PORT TOWNSEND SOUTH

Coordinate Reference

Easting: 1087353

Northing: 1022963

Projection: Washington State Plane South

Datum: HARN (feet)



Historic Property Inventory Report

**Statement of
Significance:**

Because of the long association of this house with Charles Pink, this house is called the Pink House, although it should be called the Burns House in honor of its original owner.

The house is shown at this location in the 1878 Bird's Eye View of Port Townsend, and on the earliest Sanborn Map of this block in 1888. It was probably built in the late 1860s, with final modifications by the late 1880s. It is the oldest residence in that neighborhood, and one of the original houses on Lawrence. There is no specific record of who the building contractor was, although the house is very similar to others in town that have been attributed to Horace Tucker, and some sources have named Tucker as the builder. "The Pink house shares a basic floor plan with the Rothschild house and the Episcopal rectory, with the stairs starting near the front door, going up the side wall, and turning at right angle at the top. Comparatively the woodwork and stair design of the Pink House are inferior to those of the others. The Rothschild House has a ground area, or 'footprint' one-third larger than the Pink house. There is little reason to suppose that they were built by the same builder." (source: the Leader, 6/14/89)

John Burns purchased the lot in 1867 for \$400. Burns traveled from Boston to San Francisco on the clipper ship Golden Eagle in 1853 and came on to Port Townsend on the bark Mary Adams. He arrived two years after the first non-native residents of the area. He and his wife were charter members of the Presbyterian Church in Port Townsend, and he served as United States Commissioner here for four years. (PT Leader, 12/22/1993) In 1874 John and Martha Burns moved to Tacoma, and sold the property to Charles H. Pink for \$2,200. The difference in price between when Burns purchased and sold the lots makes it clear that the house was built during the time when Burns owned the property.

Charles H. Pink was a native of Portsmouth, England, and came to this country in 1866, going directly to Port Discovery, where he worked at the Port Discovery Mill Company. He moved from there to Port Townsend in 1883, when with C.W. Flint and A.H. Tucker he organized the Quimper Manufacturing Company, which manufactured doors and sashes. He later accepted a position in the Customs Service, with the Cleveland administration, where he remained as deputy collector and inspector until the time of his death in 1916. In his later years, he lived in Sumas, then Seattle and Everett. (source: P.T. Leader, November 9, 1916).

1887 was the earliest year for which Port Townsend city directories listed specific addresses. Charles Pink was listed at this address in city directories and voter lists from 1887 through 1913. Pink apparently rented rooms to others. James A. Doyle, an engineer lived in the house in 1887, as did Oliver Wolcott. In 1890, Pink's renters were J. Homer Livermore (owner of a boots & shoe store), John Price (a farmer), and Lyman and George E. Sisley (real estate & insurance). Price remained in the house until 1897, by which time he listed his occupation as "capitalist" rather than farmer. In 1907, the renters were Fannie Brown and Frederick M. Munger, captain with the United States Revenue Cutter Service. The owner listed in the 1909 Sewer map of the City was C.H. Pink. Mr. Pink apparently maintained the residence for his wife, as his work was stationed in Sumas.

"The Pink house apparently has been a rental property for a long period, perhaps all of the second half of its life." (Peter Kaiser)

The map which accompanied the certification of the Port Townsend Historic District on May 17, 1976, identified this as a "Secondary" building – one with "moderate historical or architectural qualities and which have maintained good (but not perfect) integrity." This property is associated with events that have made a significant contribution to the patterns of our national, state, or local history. The period of significance was the early settlement of the County from 1851 to late 1880's. The building embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, being a prime example of a Greek Revival house. The building is also associated with the life of someone significant in national, state or local history, Charles Pink.

(Research by Bruce Freeland)

**Description of
Physical
Appearance:**



Historic Property Inventory Report

**Major
Bibliographic
References:**

Jefferson County Historical Society Research Center Vertical File,
Sanborn Maps 1888-1949

Photos



Rear



Detail of JCHS photo 12.61.
The Pink House is at the right in this photo from 1888



Monday, May 16, 2011



Page 5 of 12



Historic Property Inventory Report

JCHS photo 11.150

jchs photo 11.182

Charles Pink House - corner of Harrison and Lawrence. Setup as a postcard.



JCHS photo 1.1100

Charles H. Pink



Historic Inventory Report

Location

Field Site No. _____ **DAHP No.** _____
Historic Name: John Burns House
Common Name: Charles Pink House, 561 Lawrence was the address in 1891
Property Address: 1256 Lawrence, Port Townsend, WA 98368
Comments:
Tax No./Parcel No. 965700001
Plat/Block/Lot KUHN'S RANCH, 1
Acreage -1
Supplemental Map(s) _____

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T30R01W	02	SE		Jefferson	PORT TOWNSEND SOUTH

Coordinate Reference

Easting: 1087353
Northing: 1022963
Projection: Washington State Plane South
Datum: HARN (feet)

Identification

Survey Name: Port Townsend Library **Date Recorded:** 05/13/2011
Field Recorder: Spencer Howard, Artifacts Consulting, Inc.
Owner's Name: City of Port Townsend
Owner Address: 250 Madison Street
City: Port Townsend **State:** WA **Zip:** 98368
Classification: Building
Resource Status: _____ **Comments:** _____
Survey/Inventory
Within a District? Yes
Contributing? Yes
National Register: Port Townsend Historic District
Local District: _____
National Register District/Thematic Nomination Name: _____
Eligibility Status: Not Determined - SHPO
Determination Date: 1/1/0001
Determination Comments: _____



Historic Inventory Report

Description

Historic Use: Domestic - Single Family House **Current Use:** Other
Plan: Rectangle **Stories:** 1.5 **Structural System:** Other
Changes to Plan: Slight **Changes to Interior:** Extensive
Changes to Original Cladding: Slight **Changes to Windows:** Intact
Changes to Other: Intact
Other (specify): Vertical plank walls
Style: Colonial **Cladding:** Wood - Clapboard **Roof Type:** Gable - Front Gable **Roof Material:** Asphalt / Composition - Shingle
Foundation: Brick **Form/Type:** Single Family

Narrative

Study Unit	Other
Community Planning/Development	
Architecture/Landscape Architecture	
Date of Construction: 1868 Built Date	Builder:
	Engineer:
	Architect:

Property appears to meet criteria for the National Register of Historic Places:

Property is located in a potential historic district (National and/or local):

Property potentially contributes to a historic district (National and/or local):

Statement of Significance:

Description of Physical Appearance: The following is an update to physical description narrative for previous forms prepared for this building. This information stemmed from work undertaken in 2011 on the building.

Removal of interior added finishes confirmed that the former wall between the chimney and exterior wall had been original. The removal of added sheetrock also exposed the building's unique original wall framing. This consists of full dimension 1x12-inch vertical plans with 1x4-inch tongue and groove diagonal ties set on approximately 16-inch centers. The diagonal ties appear to be similar in material to the subfloor. Wood lath for the plaster in turn ran at a diagonal, perpendicular to the diagonal ties. Previous alterations added rigid insulation between the diagonal ties.

Removal of carpeting exposed the second tile hearth. Tiles estimated to date from the late 1880s to 1910s. All tiles remain intact. Protective coverings installed over the tiles with new carpeting laid over the protective coverings.



Historic Inventory Report

Major Bibliographic References:

Photos



Living room.
2011



Hearth and firebox detail.
2011



Mantel detail.
2011



First floor storage space.
2011

Historic Inventory Report



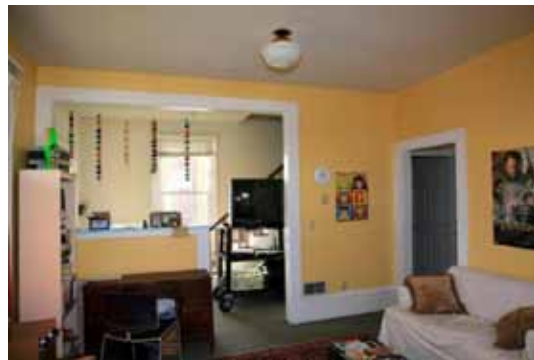
First floor north portion.
2011



First floor hallway.
2011



Living room.
2011



Front entry hall.
2011



Stair newell.
2011



Second floor hallway.
2011

Stairway.
2011



Second floor room.
2011



Second floor room looking towards hallway and chimney.
2011



2011

Historic Inventory Report



West and south facades.
2011



East facade.
2011



Northeast corner.
2011



Chimney above roofline.
2011



Chimney in attic.
2011



Chimney at second floor.
2011



Chimney at first floor.
2011



Chimney at first floor.
2011



Original plank frame wall and diagonal lath and bracing.
2011

Detail of original wall framing.
2011



Hearth tiles previously covered.
2011



Hearth detail.
2011



Tile detail.
2011

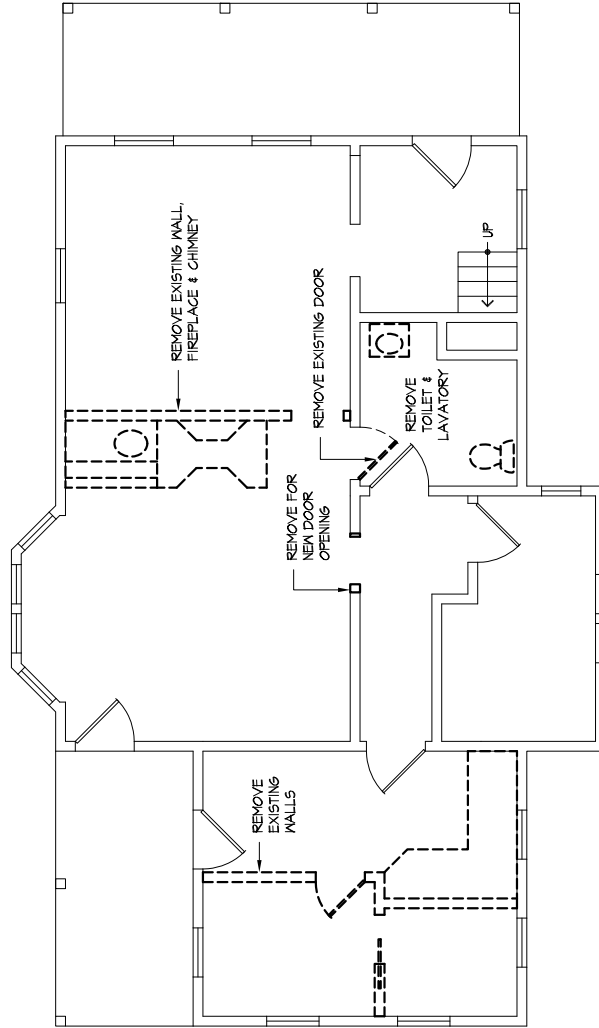


View of both hearths.
2011

PROPOSED WORK BACKGROUND

The following drawings provided by the design team illustrate proposed work on the building. They chronicle the path from existing conditions, defining programming needs, public meetings, exploring options, and selected proposed work option. This process relied on public participation through the Port Townsend Historic Preservation Committee and City Council to provide community input on proposed options. Although options were developed that retained the fireplace, the preferred approach was Option A in order to minimize broader interior alterations and the need for an exterior addition. A no action approach would have left the building vacant and in need of a use to support ongoing operation and maintenance costs. The impacts of removing the fireplace under Option A are being mitigated through the project’s mitigation plan as described in the Project Information section of this report.

PRELIMINARY



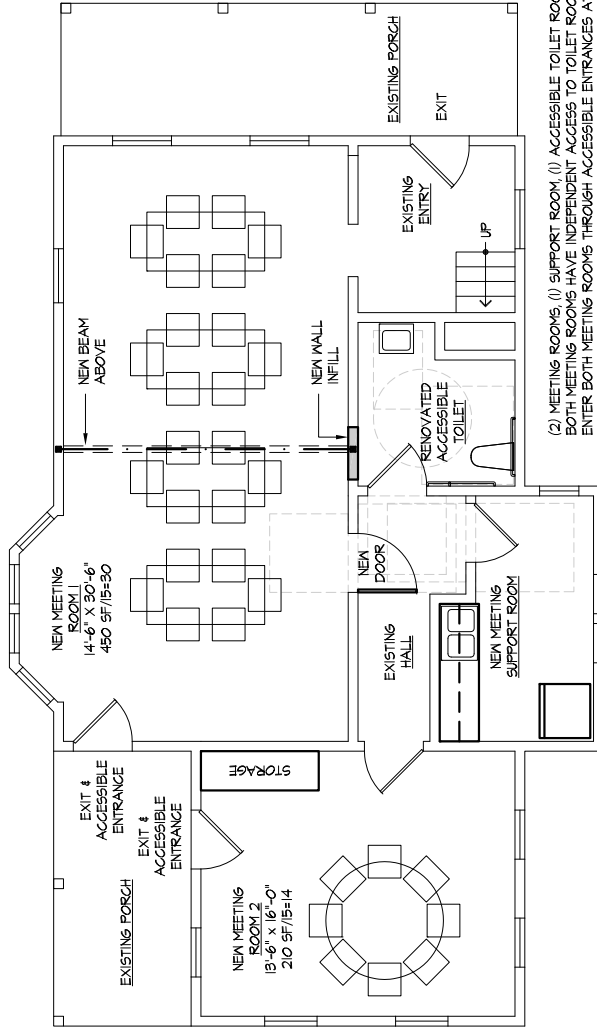
LEVEL I DEMOLITION PLAN - OPTION A
SCALE: 1/8" = 1'-0"
PROJECT NORTH

PROPOSED PINK HOUSE RENOVATION OPTIONS
PORT TOWNSEND PUBLIC LIBRARY
PORT TOWNSEND, WASHINGTON
24 MAY 2011



1326 5TH AVENUE #440
SEATTLE WA 98101
206.624.2365

PRELIMINARY



(2) MEETING ROOMS (1) SUPPORT ROOM (1) ACCESSIBLE TOILET ROOM
 BOTH MEETING ROOMS HAVE INDEPENDENT ACCESS TO TOILET ROOM & SUPPORT ROOM
 ENTER BOTH MEETING ROOMS THROUGH ACCESSIBLE ENTRANCES AT NORTHEAST PORCH
 ENTER BOTH MEETING ROOMS OPPOSITE NEW LIBRARY ENTRANCE & THROUGH NEW READING PARK

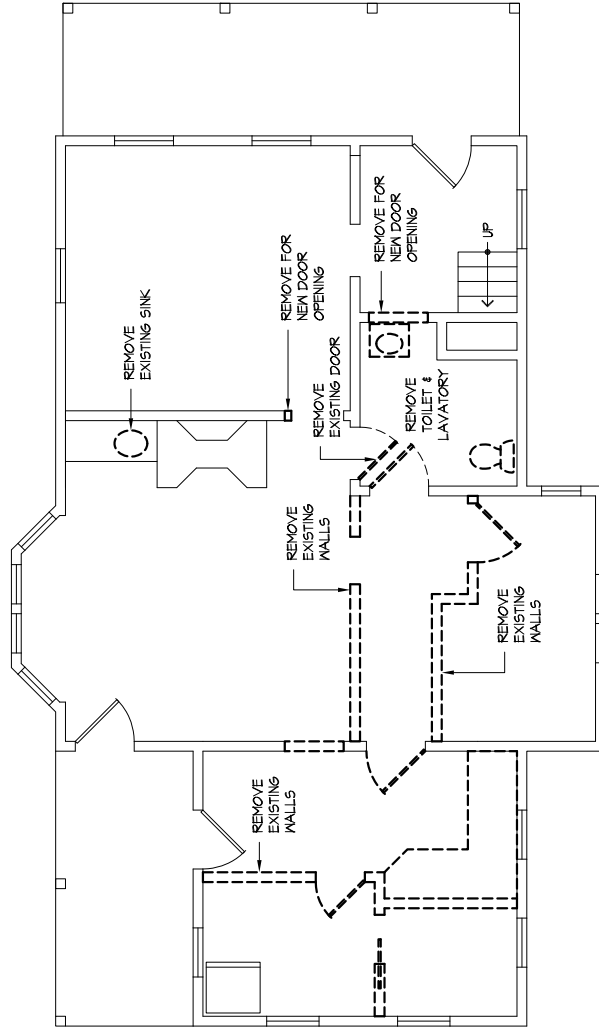
LEVEL 1 FLOOR PLAN - OPTION A
 SCALE: 1/8" = 1'-0"
 PROJECT NORTH

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PRELIMINARY



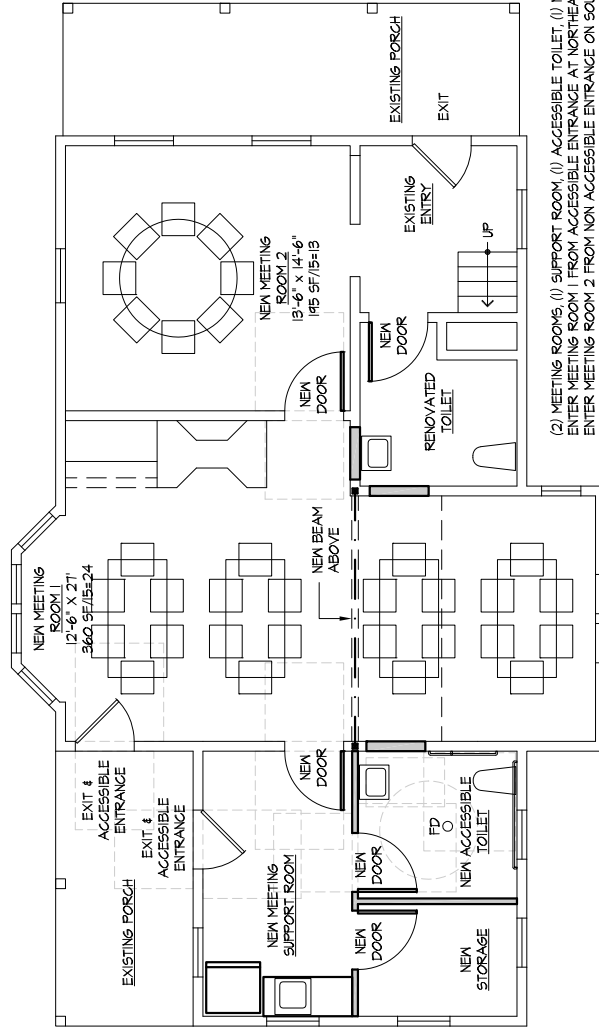
LEVEL I DEMOLITION PLAN - OPTION K
 SCALE: 1/8" = 1'-0"
 PROJECT NORTH

PROPOSED PINK HOUSE RENOVATION OPTIONS
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PRELIMINARY



(1) MEETING ROOMS (1) SUPPORT ROOM (1) ACCESSIBLE TOILET (1) NON-ACCESSIBLE TOILET
 ENTER MEETING ROOM 1 FROM ACCESSIBLE ENTRANCE AT NORTHEAST PORCH
 ENTER MEETING ROOM 2 FROM NON ACCESSIBLE ENTRANCE ON SOUTH SIDE OF STRUCTURE
 ACCESSIBLE ENTRANCE TO MEETING ROOM 2 MUST PASS THROUGH MEETING ROOM 1

LEVEL I FLOOR PLAN - OPTION K-1
 SCALE: 1/8" = 1'-0"
 PROJECT NORTH

PROPOSED PINK HOUSE RENOVATION OPTIONS
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