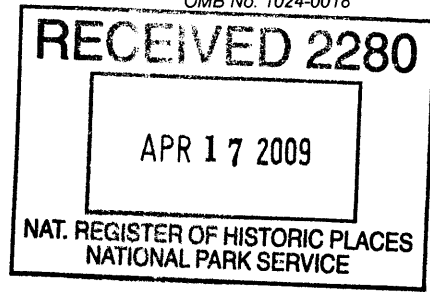


United States Department of the Interior
National Park Service

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National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Coder - Coleman House

Other names/site number _____

2. Location

street & number 904 Highland Avenue not for publication

city or town Bremerton, vicinity

State Washington code WA county Kitsap code 35 zip code 98337

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] 4-14-09
Signature of certifying official/Title Date

WASHINGTON STATE HISTORIC PRESERVATION OFFICE
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register.
 See continuation sheet
- determined eligible for the National Register.
 See continuation sheet
- determined not eligible for the National Register.
- removed from the National Register.
- other (explain:)

[Signature] 5-28-09
Signature of the Keeper Date of Action
Edson H. Beall

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not incl. previously listed resources in the count.)

Contributing	Non-Contributing	
2		buildings
		sites
		structures
		objects
2		Total

Name of related multiple property listing:

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

None

6. Functions or Use

Historic Functions

(Enter categories from instructions)

Domestic / Single Dwelling

Current Functions

(Enter categories from instructions)

Domestic / Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th & Early 20th Century American

Movements: Craftsman

Materials

(Enter categories from instructions)

foundation Concrete

walls Wood

roof Asphalt

other _____

Narrative Description

(Describe the historic and current condition of the property) **SEE CONTINUATION SHEET**

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1916

Significant Dates

1916

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Bullder

Coder, Frank (builder)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
x C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years old or achieving significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property.) SEE CONTINUATION SHEET

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form.) SEE CONTINUATION SHEET

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
#
recorded by Historic American Engineering
Record#

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
X Other

Name of repository: Polk Directories
Kitsap County: A History, Published by the
Kitsap County Historical Society
Bremerton & P.S.N.Y., Fredi Perry

10. Geographical Data

Acreege of Property Less than 1 acre

UTM References

(Place additional UTM References on a continuation sheet.)

1	<input type="text" value="10"/> Zone	<input type="text" value="5"/> <input type="text" value="28"/> <input type="text" value="238"/> Easting	<input type="text" value="52"/> <input type="text" value="68"/> <input type="text" value="541"/> Northing	3	<input type="text"/> Zone	<input type="text"/> <input type="text"/> <input type="text"/> Easting	<input type="text"/> <input type="text"/> <input type="text"/> Northing
2	<input type="text"/> Zone	<input type="text"/> <input type="text"/> <input type="text"/> Easting	<input type="text"/> <input type="text"/> <input type="text"/> Northing	4	<input type="text"/> Zone	<input type="text"/> <input type="text"/> <input type="text"/> Easting	<input type="text"/> <input type="text"/> <input type="text"/> Northing

Verbal Boundary Description

The boundaries of the property include lots 7 and 8, and 7.25' of lot 6 of Block 3 of Coders Addition to Bremerton, Washington. The property is bounded on the west by Highland Avenue and on the south by 9th Street.

Boundary Justification

The nominated property encompasses the entire urban tax lot that is occupied by the Coder-Coleman House.

11. Form Prepared By

name/title Wendy Priest / Owner
 organization _____ date 4/21/2008
 street & number 904 Highland Ave. telephone 360-373-2764
 city or town Bremerton state WA zip code 98337

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

An assessors plat map

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner (Complete this item at the request of the SHPO or FPO.)

name Steve & Wendy Priest
 street & number 904 Highland Ave. telephone 360-373-2764
 city or town Bremerton state WA zip code 98337

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NARRATIVE DESCRIPTION

Constructed circa 1916, the Coder-Coleman House is an intact example of a Craftsman style Bungalow. The home is located in Coders Addition near the core of downtown Bremerton, Washington. Measuring 67 ¼ feet wide by 110 feet deep and identified as tax parcel number 3737-003-006-0002, it includes Lots 7, 8 and the south 7.25 feet of Lot 6. The house fronts Highland Avenue, faces west and lies on the southeast corner of Highland Avenue and 9th Street. The lot is sloped to the east and is raised above the street level and the rear alley by an original concrete retaining wall. A one-car garage built with the house sits on the northeast corner of the lot and is accessed from the back alley. The home is 1-story with a ¼ basement. Perched above the main thoroughfare of Washington Avenue, the backyard affords views to the Port Washington Narrows and the Manette Bridge as well as east Bremerton and beyond.

Landscaping on site consists of a large Maple tree in the southwest corner of the front yard (original to the house as can be seen in Exhibits A-1&1), foundation plantings and a large Japanese Magnolia (*Magnolia x Soulangeana*) tree off the northwest corner of the porch. The front yard of the lot is enclosed by a chain link fence encompassed by a Japanese Spindle (*Euonymus japonicus*) hedge. The south side and back of the lot is enclosed with a wood fence. The home retains a high level of architectural integrity inside and outside, and retains a strong sense of the Arts & Crafts design philosophy.

Exterior

Resting on a cement foundation, the Coder-Coleman House has a double facing-gabled roof cover with three-tab asphalt shingles. True to the Craftsman tradition the eaves are exposed (now covered with gutters), and the gable ends are supported by large decorative-cut knee braces. The main body of the home is clad with 4" exposed cedar siding. The dormer areas and gable ends are covered with coursed cedar shingles with an alternating large and small exposure. Wide bands separate the exterior materials.

The home still retains its original divided-light, double-hung windows. The stone and brick chimney is flanked on each side by high, small windows, a characteristic of Craftsman style homes. The stone and brick pattern is repeated on the plinths flanking the stairs leading to the front porch and entry.

According to the 1913-1914 Kitsap County Business Directory (Polk & Co.s'), only 2 masons were listed and 1 was located in Bremerton, Christopher Hanson. Assuming the stone work is Hanson's, his particular style with the stone and brick can be seen in several early 1900 structures still remaining in the city. This style uses white bricks made of sand offset at the corners, and filled between with stones set into concrete.

The front (West) porch is approximately 8 feet deep by 20 feet long. Four, 6 foot wide stairs lead up to the porch and are flanked by low, brick and stone walls topped with 4" concrete ledges. Two of the four brick and stone plinths are at the top of the stairs. The other two are on the outside corners of the porch. These are topped with the same 4" concrete ledges. Columns resting on the two outside plinths support a large, arched beam. A fifth plinth and column at the north-west corner, now no longer there, aligned

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with these four and was connected to the beam over the porch by a second beam and a wood trellis. (Exhibit A-2&3) A 56" deep porch on the east side of the house runs about $\frac{3}{4}$ the length of the house. The back porch has the original roof structure and the 30" high solid railing, however was raised to 36" in the late 1990's when the wood fence was installed. Six stairs connect the porch to the concrete walkway below.

The concrete outside the front gate at the sidewalk retains a stamp that says 'Coder'. The original concrete pathway to the front porch and the two that branch off right before the stairs to the front porch (Exhibit A-4) are still intact save a small portion of the walkway to the porch that was damaged from the roots of the large maple tree. The repair was done in salvaged brick to accommodate the slope created by the tree roots, and to match the brick patio. A brick patio was added to the south side of the house in 2005. The bricks were salvaged from Washington Avenue when the road was torn up for construction work. These road bricks are the from the original downtown Bremerton street. No photos have been found to indicate what may have existed at the back (east) side of the house.

The majority of the garage is built into the slope of the back yard. A small divided light window is located on the west side. It has a flat roof, and is about 4 feet above the yard on the south side. Stairs on the north side go from the yard to the entrance at the alley.

Interior

The interior of the home has the classic craftsman combined living and dining space partially divided by 5-foot high bookcases. Columns on the bookcases support an arched beam that is the same shape as the one in the entry. The two rooms have coffered ceilings, and the dining room has a large built-in china hutch and buffet. Wood wainscot surrounds the interior walls of the dining room, and a wood swinging door separate the dining room from the kitchen. The original light fixtures are still intact in the living room and dining room, however the chandeliers seen in the original photographs are no longer there. The ceiling height is nine feet, and the walls are lath and plaster. The flooring in all rooms except the kitchen and bathroom are a tight, vertical grain fir, as well as all the millwork. Six inch crown molding with a 2 inch picture rail encompasses the two rooms, and an 8" wood base is used throughout the house. The millwork was painted at some point in time, but restoration projects have shown the wood to be fir. The brick fireplace in the living room is inset with two 6" x 6" arts and crafts style motif tiles on either side, and two 8" x 5" tiles in the center depicting 2 jousting knights. The hearth is comprised of 6" x 6" reddish colored tiles, with a border of 3" x 6" reddish-brown tiles. A built-in window seat in the dining room looks out onto the brick patio and garden on the south side of the house. The seat lifts up and has 3 storage compartments underneath. The top has the original leather shown in the early photographs. (Exhibit A-9)

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The kitchen retains its original cabinets. A brick chimney in the northwest corner is evidence of an early stove. The layers of vinyl kitchen floor were replaced with linoleum in 2005, a material more appropriate to the age of the house. The hallway has an unexplainable curve around this chimney, possibly a "fix" to accommodate its location.

A small office off the dining room is located at the southeast corner of the house. It was more than likely built as an office for Mr. Coder to accommodate his many business activities.

The home's one bathroom has been carefully restored to reflect the character of the early 1900's. The claw-foot tub was re-painted, layers of vinyl flooring replaced with 1" hex tiles, and the 70's style fixtures replaced with fixtures that are more era-specific.

The home has three bedrooms. The largest bedroom, which was used by Frank and his wife Bettie, is located at the front (west) side of the house at the northwest corner. It has a long narrow closet that runs parallel to the bedroom. Exhibit A-10 shows an interior shot of this room. The wall sconces shown in the corner were removed at some point in time. The two smaller rooms are located on either side of the stairway to the basement. Each has a very small closet typical for this era of home.

The basement is about $\frac{1}{4}$ of the house at the northeast corner under the two smaller bedrooms. Besides the furnace and hot water, it has a laundry and small workshop area. It has three small windows as can be seen on the floor plan and the exterior photos. The floor and walls are concrete.

Original Appearance & Subsequent Modifications

A number of modifications have been made to the home as evidenced from the photos obtained from Frank Coder's grandson, Harry Winsor. The black and white photo from 1916 (Exhibit A-2) shows a fifth plinth and third column, additional beam and a trellis on the front northwest corner of the house. There were also 2 stone columns at the entrance gate and a wrought iron fence around the front of the lot. The original front door had 6 glass panels and was flanked by 2 on either side (Exhibit A-4). The door was replaced with a solid door, and the panels on either side filled in with a solid wood panel. The built-in bookcases in the living room and the buffet in the dining room had leaded glass fronts (Exhibit A-8) with the same design as the home at 611 Highland. There were also two chandeliers, one in each room. The windows in the dining room and office on the south side of the house were replaced with double sash windows, but without the divided lights. The window on the east side of the bedroom at the northeast corner of the home was replaced with a sliding glass door in the 1990's. The original wood shingle roof was recovered with composition shingles at some point in time.

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NARRATIVE STATEMENT OF SIGNIFICANCE:

The Coder - Coleman House was built circa 1916 in Coder's Addition, the first platted addition to Bremerton just north of the downtown core of the city. Located on a hill above the Manette Bridge and the Port Washington Narrows, it has a commanding view of the ferries, boats and navy ships making their way to the docks in Bremerton. The house was constructed and owned by Frank W. Coder who is considered the first building contractor in Bremerton. The home he built for his family shows his attention to detail and quality of materials. Largely intact to its original condition, the house is significant under criterion "C" as a hallmark example of the Craftsman style. Prominent Craftsman-style architectural elements include the home's low-pitched roof, exposed rafter tails, deep bargeboards, covered front porch with thick square tapered porch supports, wood cladding (shingles and narrow, beveled siding), and original true-divided light windows. Interior Craftsman-style details include built-in furniture - book shelves and cabinets in the dining room, use of wood paneling and wainscoting, boxed ceiling beams, and a spacious living/ dining room - all features intended to promote intimacy or coziness and a feeling of living in touch with nature. The home's design, horizontal emphasis, and natural building materials (stone, brick and wood) all work to support the "back to nature" aesthetic that is synonymous with the Craftsman tradition. The house retains a high level of architectural integrity, both inside and out demonstrating the principles of the Arts & Crafts tradition. The period of significance begins and ends in 1916, the date of construction of the home.

Historical Context

Bremerton's development as a city is tied directly to the U.S. Navy. From 1891 to 1901, it was the home of Puget Sound Naval Station. After 1901, it became the Puget Sound Navy Yard and has since been known as Puget Sound Naval Shipyard (PSNS). William Bremer, the founder of Bremerton who also platted the city, sold the navy the property for the shipyard, and after some sizeable congressional funding for work at PSNS in 1901, the town began to boom with general stores, churches, schools, a post-office, saloons, restaurants and laundries. During this boom time, there was an extreme housing shortage, despite the construction of more than 100 homes. "People were living in tents all over town. Some of the tent dwellers had large families and, out of necessity, lived in two tents: one for cooking, the other for sleeping."¹ One of the early builders was Frank Coder. The variety and quality of homes being built in the early 1900's reflect the economic conditions of the town from the early expensive homes on Highland and Washington Avenues and Gregory Way, to the World War I government houses scattered throughout town. Officers quarters built at PSNS built at the turn of the century reflect the Navy's desire to give the officers resplendent homes in lieu of their former civilized lives in the east and California.²

¹ Fredi Perry, *Bremerton and PSNY*, Bremerton, WA, p.247

² Fredi Perry, *Bremerton and PSNY*, Bremerton, WA, p.246

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Bremerton's business professionals built expensive homes on Washington and Highland Avenues. The homes on Washington and the homes on the east side of Highland had spectacular views of the water and the Cascade Mountains. They were in close proximity to Bremerton's Central Business District, yet their location on a natural upland brought them above the fray of early Bremerton's rowdy saloon district. As one writer describes the Ward House (622 Highland Ave.), one of the grandest homes on Highland Avenue - "The Ward House is representative of the historic transition of Bremerton from a small settlement surrounded by logged off stump land to a medium-sized city with defined industrial, commercial and residential districts. The Ward House is part of the Highland Avenue neighborhood that was home to some of the early boosters and promoters employed in the naval shipyard."¹ The Ward House has been maintained in good condition, and was used as a Bed & Breakfast for a number of years. Buying property on the edge of William Bremer's plat of Bremerton was considered a good investment. Early settlers to the city purchased land and platted additions in these excellent view properties. Among them was Frank Coder who developed the first such addition 'Coders Addition'. Additional plats were laid out in the surrounding areas in the first three years of the century. The homes styles built in these neighborhoods are diverse, ranging from: Craftsman, Tudor, Colonial Revival, American Four square, Queen Anne, and Mission Revival.

In June of 1902, Frank Coder purchased a parcel of land north of the downtown core and platted it as the first addition to Bremerton, calling it Coder's Addition. In September of that same year, Partition Deed #21955 records the conveying and defining of several lots to family members: Alonzo and Cora Coder, Asa Coder (in 1902 Asa was on the committee to form the first volunteer fire department, relation to Frank Coder unknown), Sherman Coder, and Bessie and George Crawford. A well-known builder in the early days of Bremerton, Coder likely built this home for himself and his wife, Bettie circa 1916.

The exact construction date of the home is unclear. One historic photo, (from decedents of the Coder Family) indicates the dwelling was completed by February of 1916. Tax Assessor records show the home built in 1912. Per Sanborn maps, the current footprint of the home is found on the 1918 map (sheet 10), and a different dwelling is found on the 1911 map (sheet 4). This indicates that the home was built sometime between 1911 and 1918. Further confusing the matter is that Polk Directories don't actually indicate that Coder and his family ever resided at this address, but family photos and memories, as well as stamped concrete on the site, reveal that this is untrue. One scenario may be that the Polk Directories list the wrong address for Coder. Another, more likely scenario might be that Coder and his family resided at the home for a very short time before moving to another dwelling, and hence was not caught by the printing cycle of the Polk Directories.

¹ Leonard Forsman, a paper submitted in fulfillment of course work in Urban History, May, 2001.

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Per Polk Directories the Coder's resided at the 1104 Highland (address of nominated house changed to 904 Highland c. 1925) address from 1909 to 1910. However, the 1911-12 directory lists the family at 427 Washington Ave. In 1911-12, Charles H. & Isadore Coleman reside at the nominated address. The Coleman's, who ran the Hutchison, Coleman & Co. clothing store (later Coleman-Derick Shoe Co.), resided at this address through the 1917-18 directory. The 1920-21 directory notes that Octave & Sophia Drouin lived at 1104 Highland. The 1923-24 directory lists Jacob & Harriet Baer at the nominated address. Jacob a former mayor of Bremerton, owned a local dry goods store. The Baer's resided in the nominated home until 1951, by that time Harriet had become a widow.

Regardless of the provenance of the nominated house, records indicate that Frank Coder built several homes and moved a variety of times in the near vicinity of the nominated resource. As previously mentioned he resided at 1104 Highland from 1909-1910; then at 427 Washington from 1911-14; then 425 Washington 1915-18, and finally at 432 Washington in 1920-21. By the 1932-33 directory, Frank is listed with his second wife Maude, at 246 Washington Ave., which was also the address for his grocery store.

Frank Coder

Born in Goshen, Indiana in 1860 and raised in Kansas, Frank W. Coder moved with his family to Oakland, CA in 1874. He left school in 1877 to work with his father in the carpenter trade¹ and homesteading 160 acres in Mendocino County, CA. *"Frank planted one of the largest hop fields near Ukiah and it was here that he married Bettie Hepworth in 1881. He worked as a contractor there, and then moved to Nevada City, CA to become a grocer."*²

The Coder's moved to Bremerton in February of 1898. He first moved to Decatur (Manette), but in 1900 moved across the narrows to concentrate on contracting and building some of the largest buildings in the downtown core. Among his projects are the Paul Mehner Building (1900), Fraternal Hall, Eagles Temple, and the First Methodist Church (1920). He was considered Bremerton's first real contractor.³ The quality of his work was spoken very highly of as is evidenced by an article in a local newspaper: *"F.W. Coder, contractor for the Eagle's temple, deserves special mention for his excellence of his work on that building. Everyone familiar with the work done speaks of it in the highest praise. Mr. Coder has a reputation for always doing his work thoroughly and well. Many of the finest buildings of Bremerton have been erected by Mr. Coder on contract, among them being the Masonic Hall (1903) and McKinley Memorial Church (1902)."*⁴

Coder was a very active businessman. He owned Coders Grocery at 246 Washington, the 'Coder Building' at Washington Ave ne cor 2d (listed under Buildings, Blocks and Halls - Public in the 1917-18

¹ Kitsap County History: A Story of Kitsap County and it's Pioneers, Seattle, WA 1977, pg. 23.

² Fredi Perry, *Bremerton and PSNY*, Bremerton, WA, p.275

³ Ibid.

⁴ *The Bremerton News*, 15 October 1904.

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directory), and the Hotel Roosevelt at 427 Washington. The 1932-33 directory also lists a Coder Apartments.

Very active in his community, Coder was a founding member of the First Methodist church, which was organized in 1899. He would complete the building of the church in 1920 and served as its treasurer until the time of his death in 1938. He held numerous positions with the city, including serving two terms on the city council (1/20/1902 - 1/16/1905), when the granting of the first power, water, and telephone franchises was established, and was a member of the committee on the purchase of Ivy Green Cemetery. He served as justice of the peace for six years and police judge for two years. According to author Fredi Perry: "At one time he held the record for the number of offices held in one year. In 1911 he was police judge, justice of the peace, member of the school board, notary public, and city engineer."¹ (This source and Coder's obituary in the newspaper incorrectly state he was on the city council in 1911.) He also served as president of Bremerton Investment Co., proprietor of the Hotel Roosevelt, and as a notary public. Frank Coder was also said to have cashed the first check in the first bank in Bremerton, and as an avid early motorist, was one of the first in Bremerton to own an automobile.

After being a widower for a number of years, he remarried in 1925 to Maude Stillman.² Coder quit the contracting business several years before his death in 1938 and operated a small grocery store on Washington Avenue. He also was involved in the real estate and insurance business until his death on November 11, 1938. He was survived by his second wife, Maude Coder; son Frank C. Coder; and a daughter, Grace Winsor who lived in Bremerton.³

ARCHITECTURAL SIGNIFICANCE (Criterion C)

The Craftsman Style

The Coder-Coleman House is architecturally significant as a fine example of the Craftsman style designed as a single-family dwelling. Heavily influenced by the 19th century English Arts & Crafts Movement, which was a reaction to the degradation of the dignity of human labor resulting from the Industrial Revolution and the over-decorated aesthetic of the Victorian era. The Craftsman style developed in America in the last years of the 19th century through the early years of the 20th century. The style incorporated clean lines, sturdy structure and natural materials such as native fieldstone, irregular brick, hand-split wood shingles, and smooth-finished hand-polished natural woodwork were revered and used.

¹ Fredi Perry, *Bremerton and PSONY*, Bremerton, WA, p.276

³ The American Guide, Pioneer Personal History of Frank W. Coder, Bremerton Public Library

⁴ *The Bremerton Sun*, 3 November 1938

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As a reflection of the environment, the natural building materials were used to help organically integrate the house to its natural site and surroundings. Traditional handcraftsmanship was another hallmark of the Craftsman style.

Identifying Elements of the Craftsman Style

Identifying elements of the Craftsman style were popularized as broad house forms with a strong horizontal design emphasis which was achieved by low-pitched roofs, widely overhanging eaves, exposed rafter tails, deep bargeboards, horizontal bands the separate different wall claddings, decorative brackets, covered front porches, and thick square and tapered porch piers, posts and pillars. The porch is typically constructed by resting the portico on a crossbeam span, which is supported by two concrete or brick columns. Horizontal lines were further achieved by narrow-width clapboard siding, porch walls, and horizontal shadows cast by widely overhanging eaves. The Craftsman style quickly spread throughout the United States by builder's pattern books, pre-cut house packages, and home design magazines, especially Gustav Stickley's publication called *The Craftsman* (1901-1916). As a design movement, its popularity remained strong until the 1930's, although in the decorative arts it continues to experience numerous revivals until the present day.

Craftsman-style Elements Depicted on the Coder House

The Coder-Coleman House is an excellent example of these architectural design features common to the craftsman style:

- Horizontal design emphasis
- Narrow-width clapboard siding
- Wide horizontal bands separating different wall cladding
- Hand-split wood shingles
- Low-pitched gabled roof
- Deeply over-hanging eaves
- Exposed rafters and decorative brackets under the eaves
- Front porch beneath roof
- Cross beam span supported by two tapered columns and brick/stone plinths
- Tapered, square columns supporting the roof
- Divided light double-hung windows
- Spacious floor plan
- "Natural" building materials of wood clapboard siding, wood shingles, brick and stone
- Hand-crafted stone and millwork
- Built-ins (window seat, cupboards, closets and bookshelves)
- Glass in cabinet doors
- Fine quality vertical-grain fir woodwork

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Section number 8 Page 6 of 6

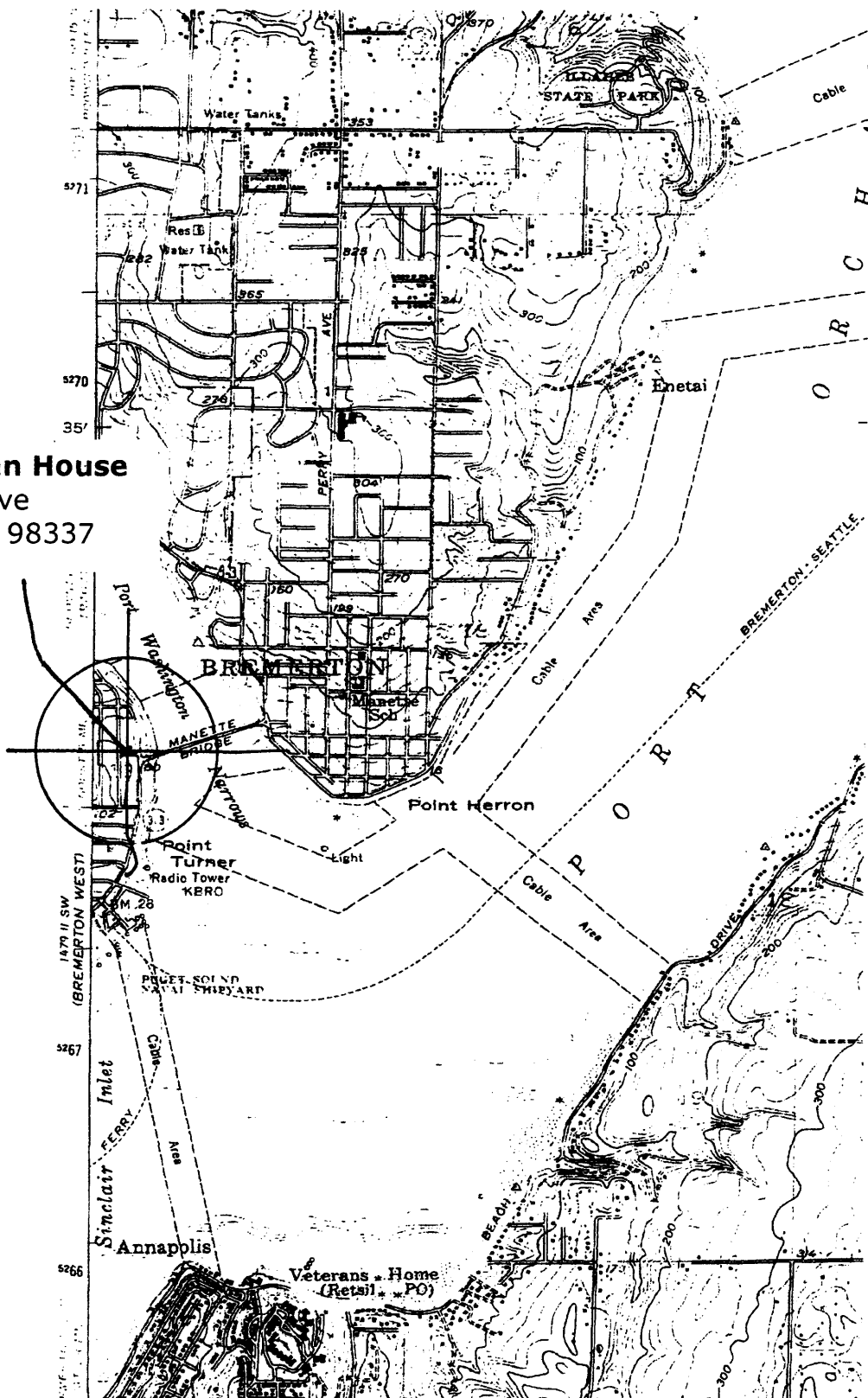
The City of Bremerton in its 1986 Comprehensive Plan Land Use Element identified the Coder-Coleman House as a 'key structure' and landmark example of the Craftsman style in a structure survey taken in the 'Highland District'. The definition of 'key structure' for this survey had one of the following criteria: "portrays the environment of a group of people in an era of history characterized by a distinctive architectural style; embodies those distinguishing characteristics of an architectural-type specimen; is the work of an architect or master-builder whose individual work has influenced the development of Bremerton; or contains elements of architectural design, materials or craftsmanship which represents a significant innovation.

In the Highland neighborhood and Washington Ave. (which is one block over), there are 4 other homes identified in this survey as key Craftsman structures: 611 Highland Avenue, 620, 920 and 930 Washington Avenue. At the opposite end of the Highland block from the Coder-Coleman home, 611 Highland has a very similar floor plan, built-in cabinetry and the same masonry of brick and stone for the columns and fireplace. The original leaded glass in the bookcases and dining room is the same as seen in the early photos of the interior of the Coder-Coleman House. It is quiet possible this home was built by Frank Coder as well.

Conclusion

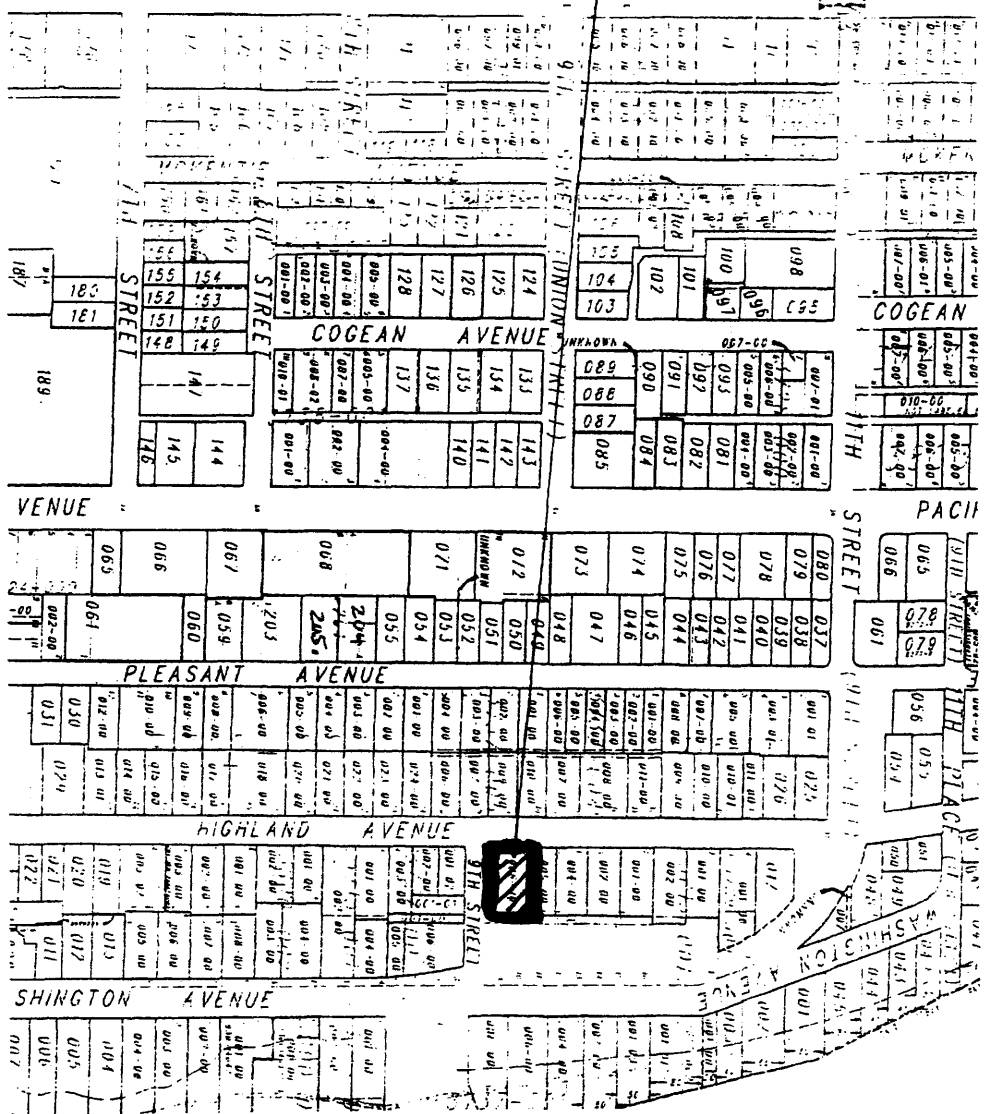
Architecturally significant, the Coder-Coleman House retains excellent exterior and interior integrity and is able to convey through its original essential physical features early 20th century building materials, original construction methods, and its significance as a hallmark rendition of the Craftsman style. The Coder-Coleman House appears to meet registration requirements for listing on the National Register of Historic Places under Criterion C at the local level of significance.

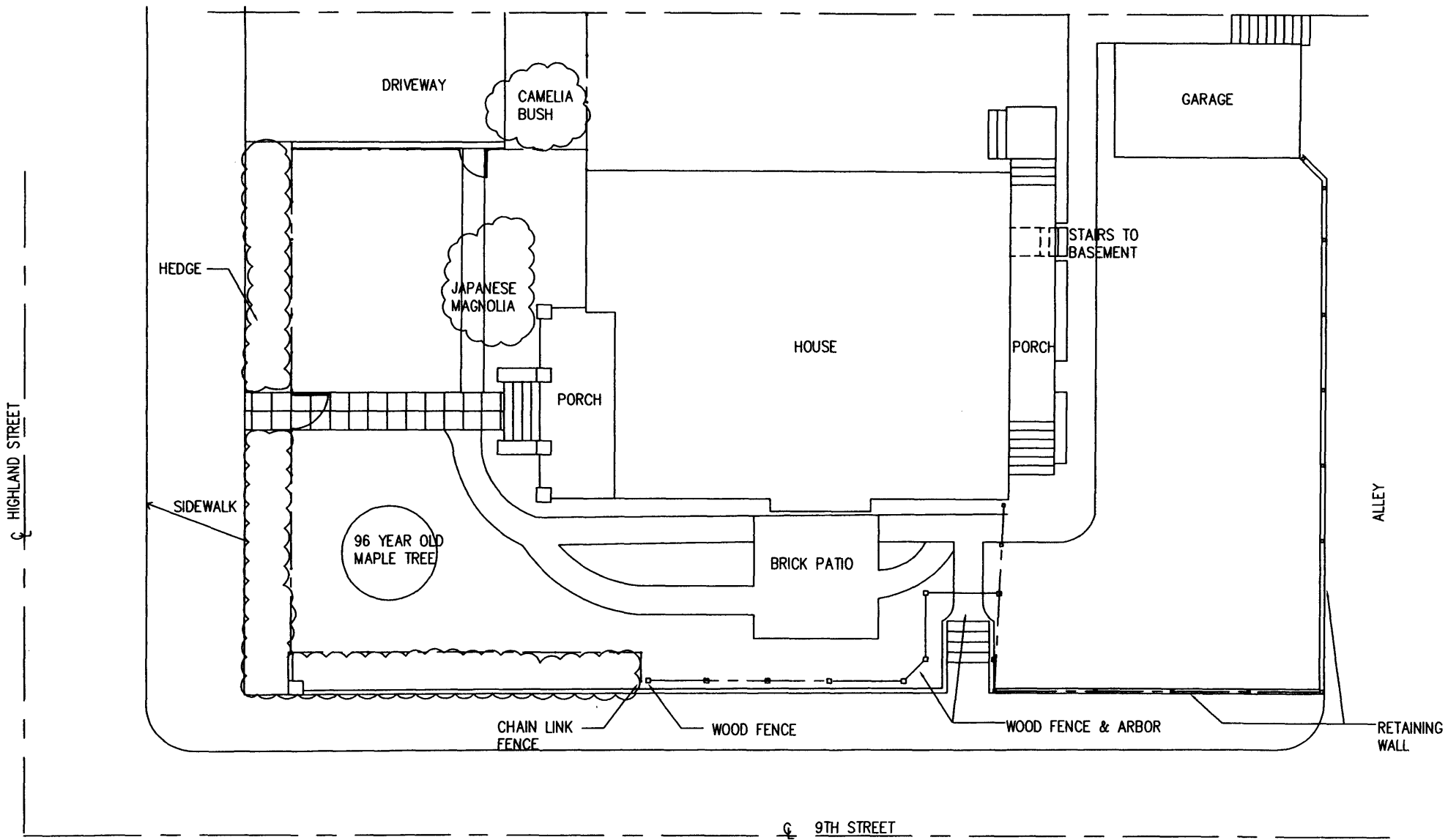
Coder-Coleman House
904 Highland Ave
Bremerton, WA 98337



Plat Map

Coder-Coleman House
904 Highland Ave
Bremerton, WA 98337

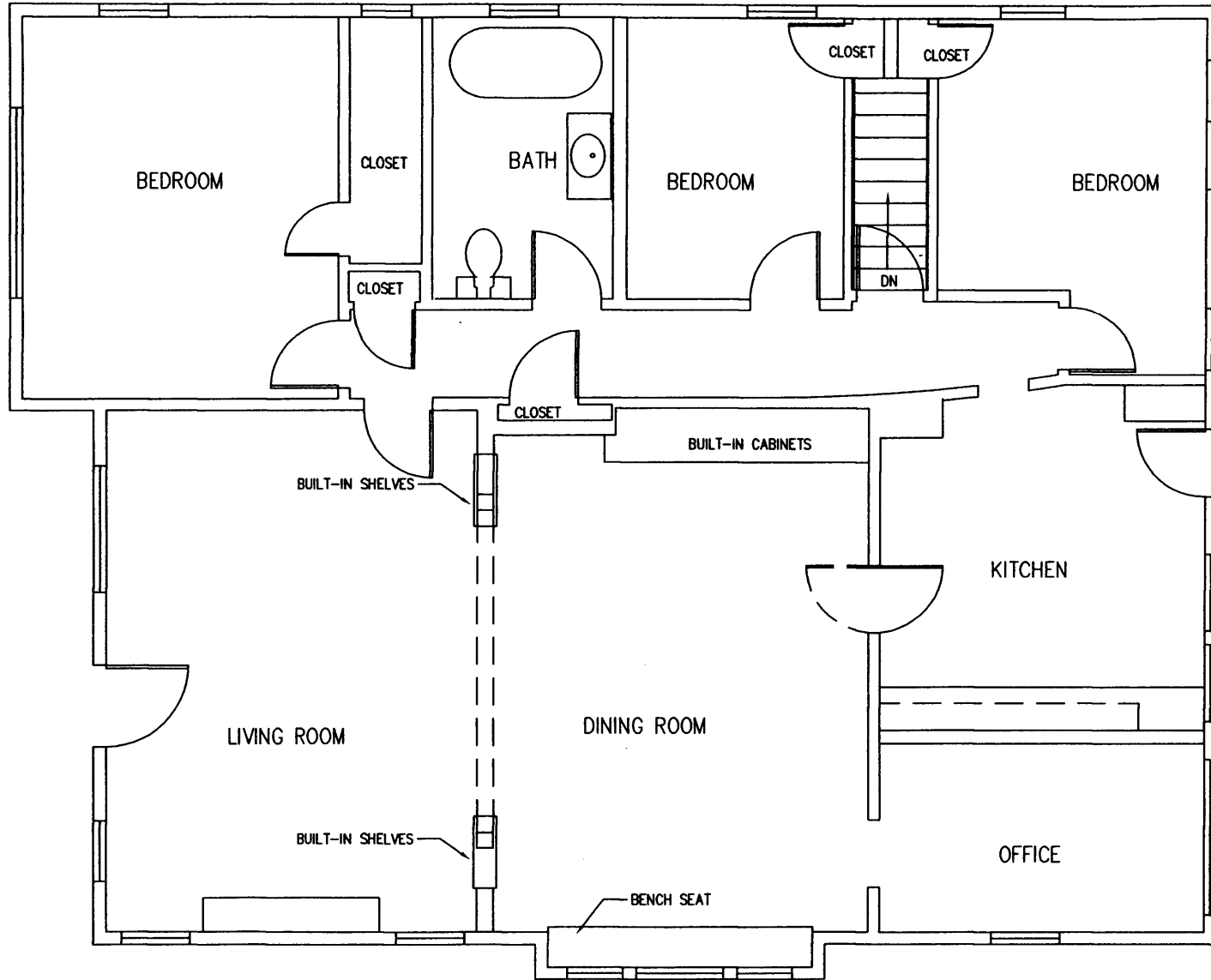




SITE PLAN - 904 HIGHLAND AVENUE

SCALE: NTS

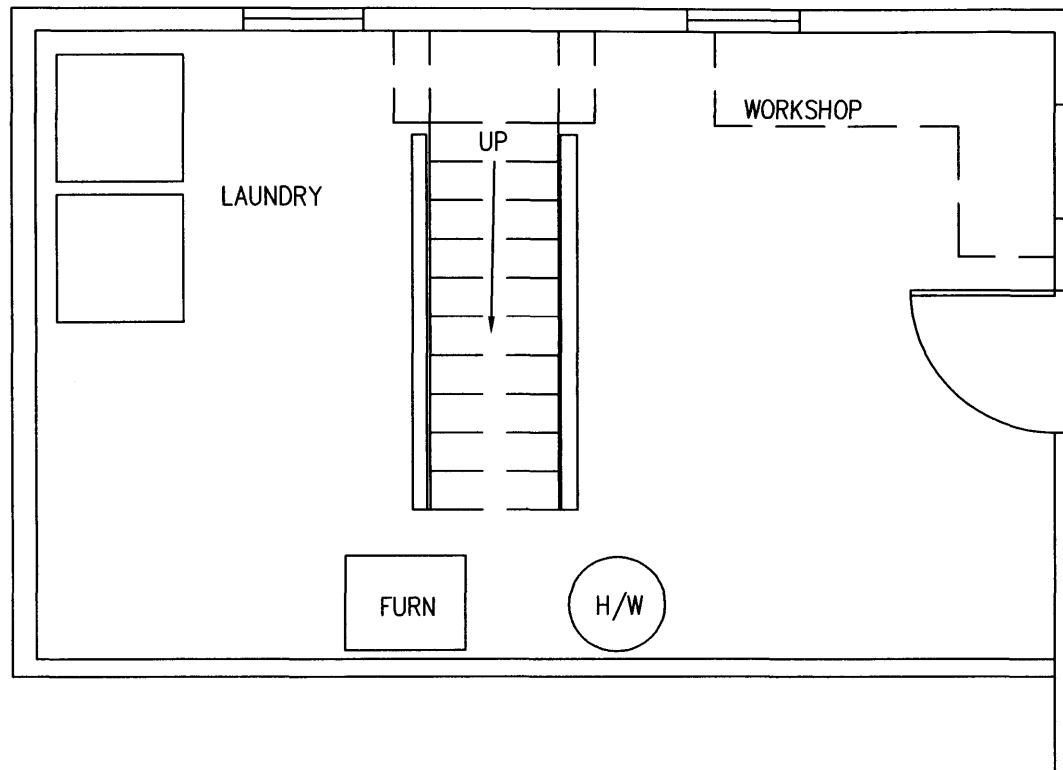




FLOOR PLAN - 904 HIGHLAND AVENUE

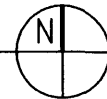
SCALE: NTS

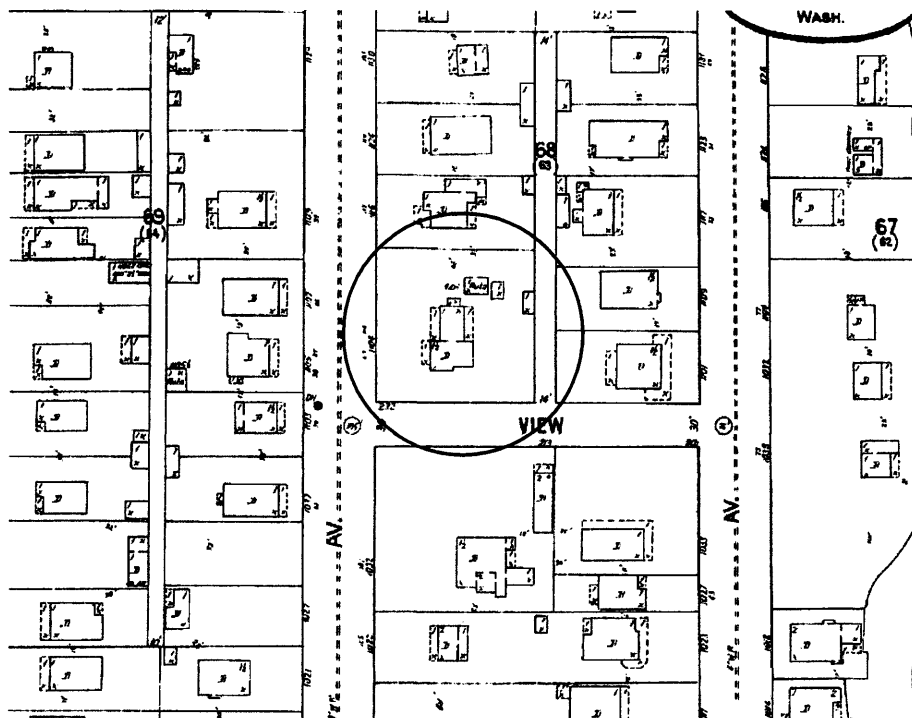




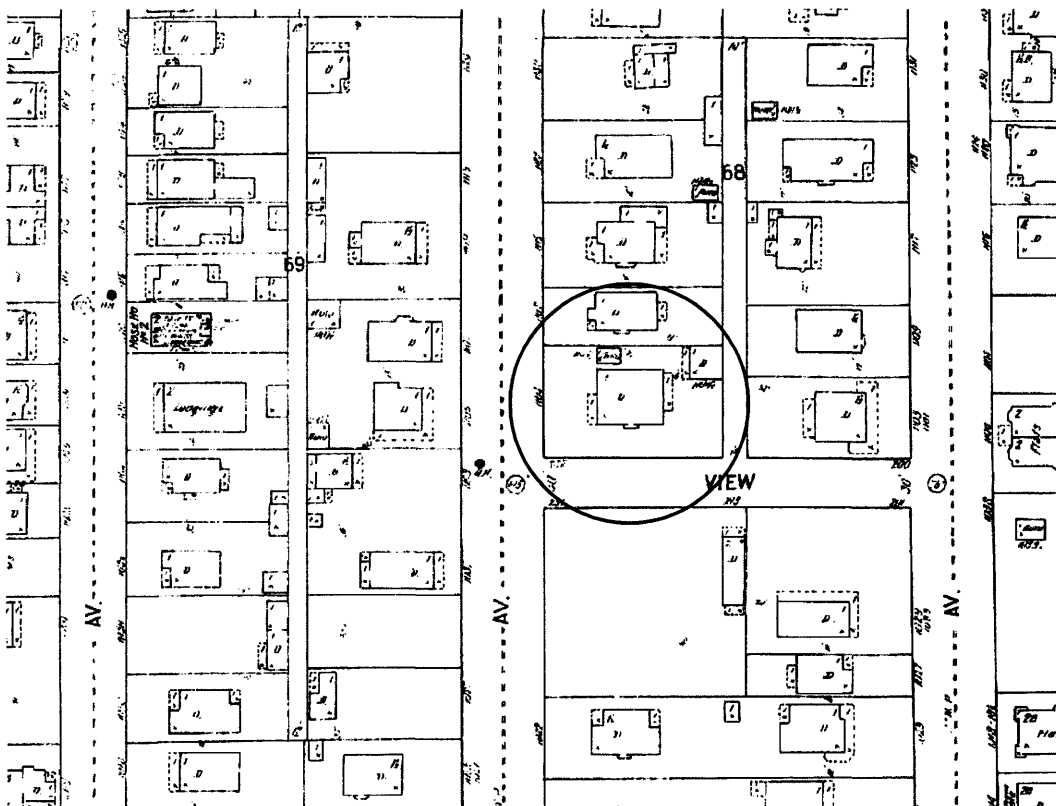
BASEMENT FLOOR PLAN – 904 HIGHLAND AVENUE

SCALE: NTS

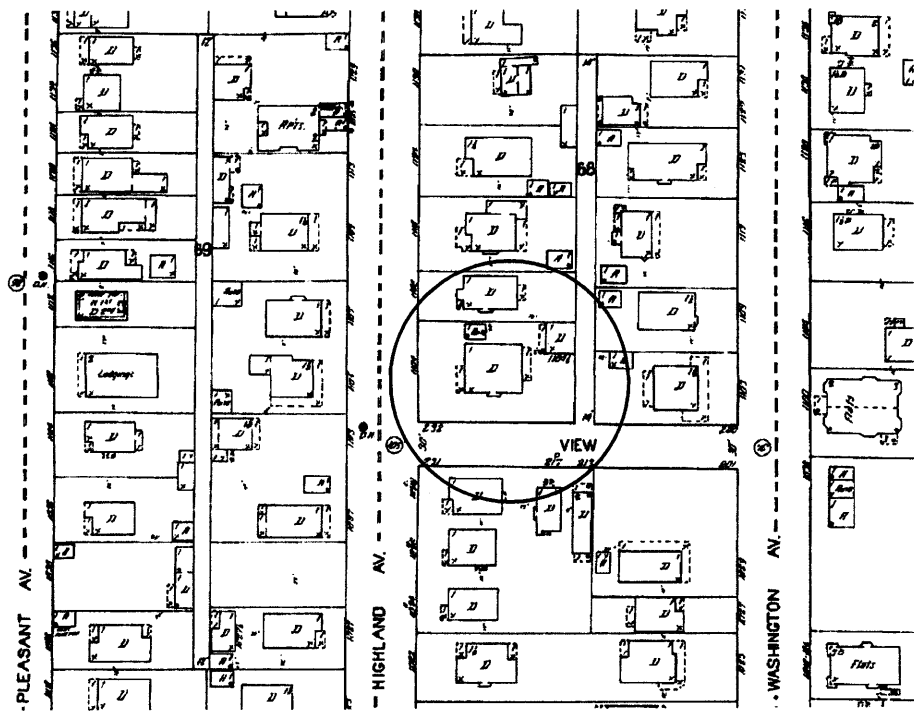




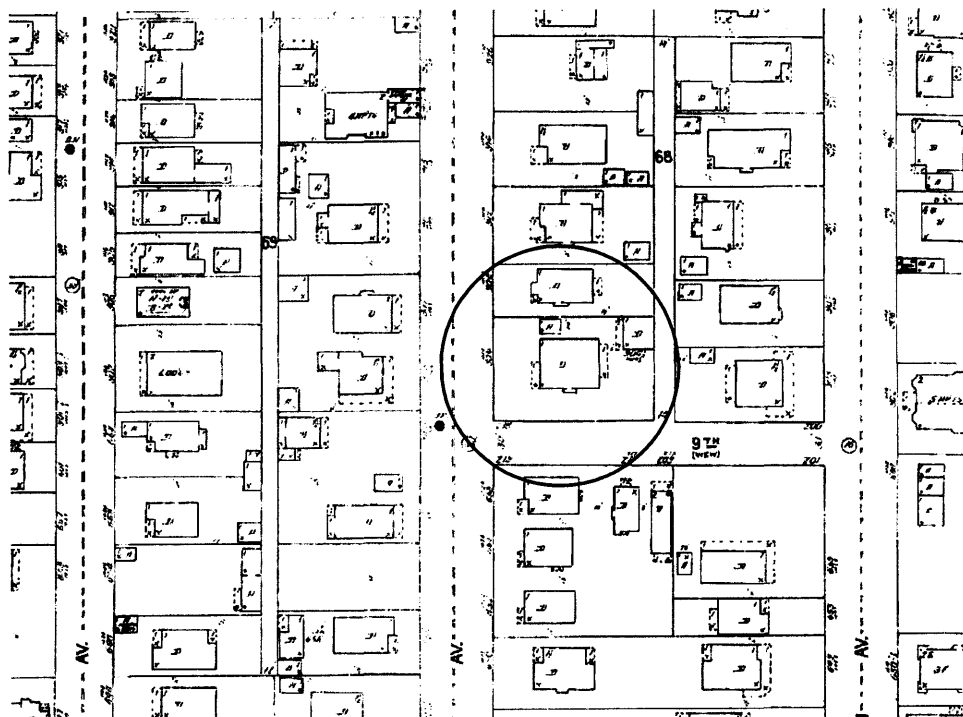
Sanborn Map - Bremerton May 1911, Sheet 4



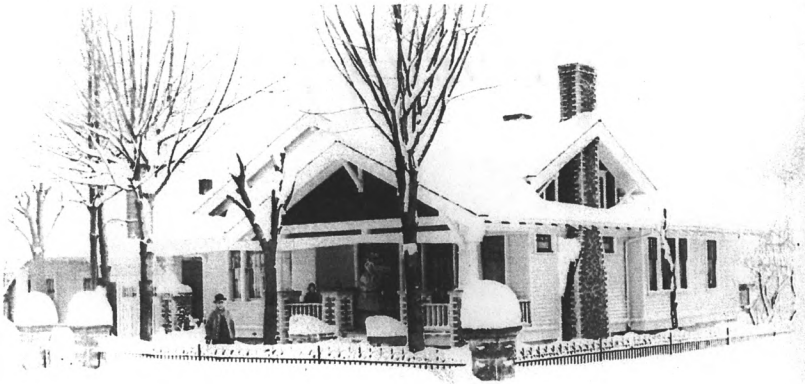
Sanborn Map - Bremerton Apr. 1918, Sheet 10



Sanborn Map - Bremerton May 1925, Sheet 14



Sanborn Map - Bremerton June 1928, Sheet 13



FOLKS NEW HOUSE

FEB 1916

904 Highland Ave.

A-1

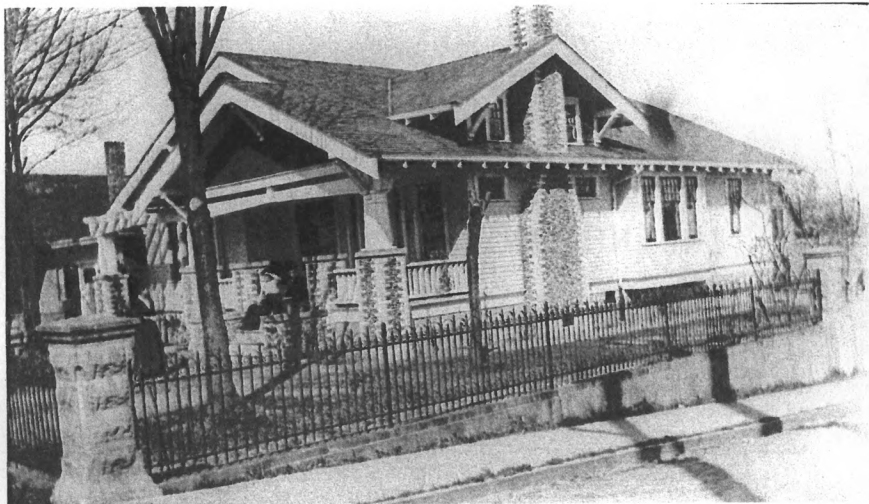


APR 2 1916

904 Highland Ave. - East side

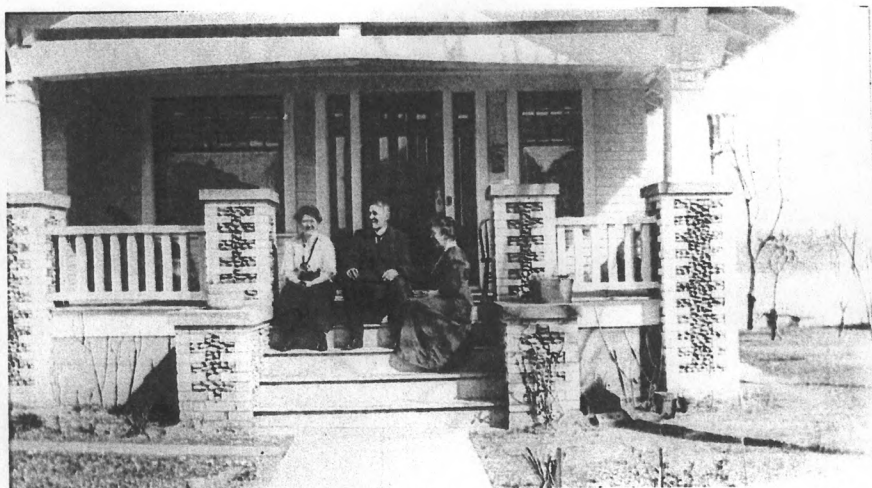
521

A-2



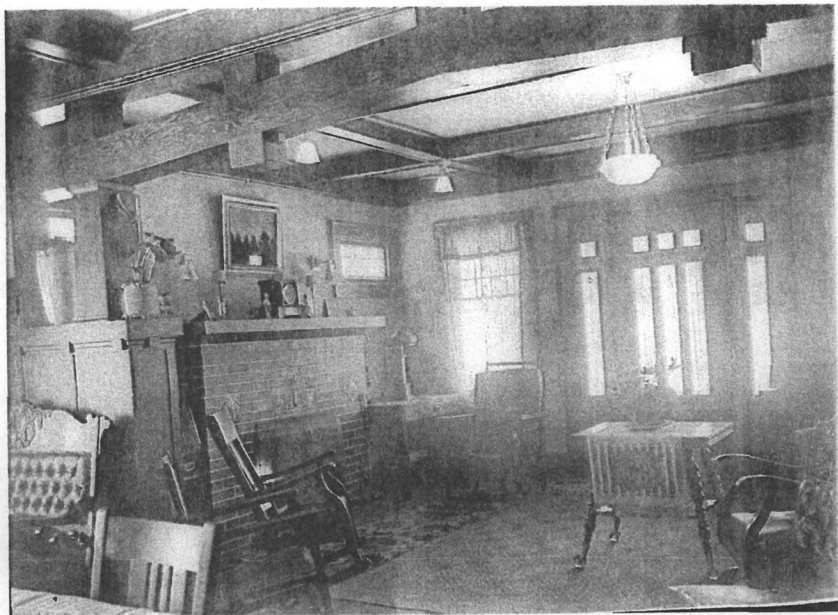
904 Highland Ave. - East/South corner

A-3



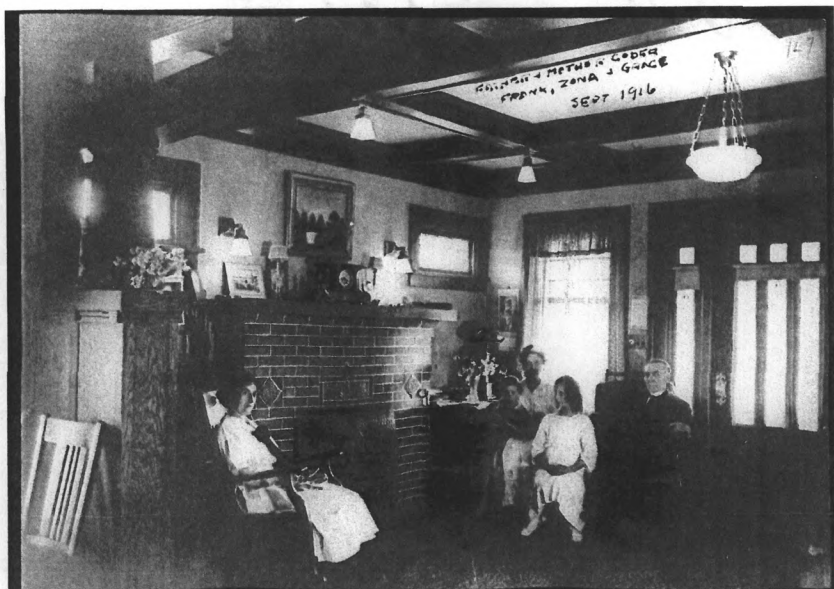
Frank Coder (center), Bettie Coder (right)

A-4



904 Highland Ave. - views of Living Room

A-5 & 6



Frank Coder in Living Room

A-7



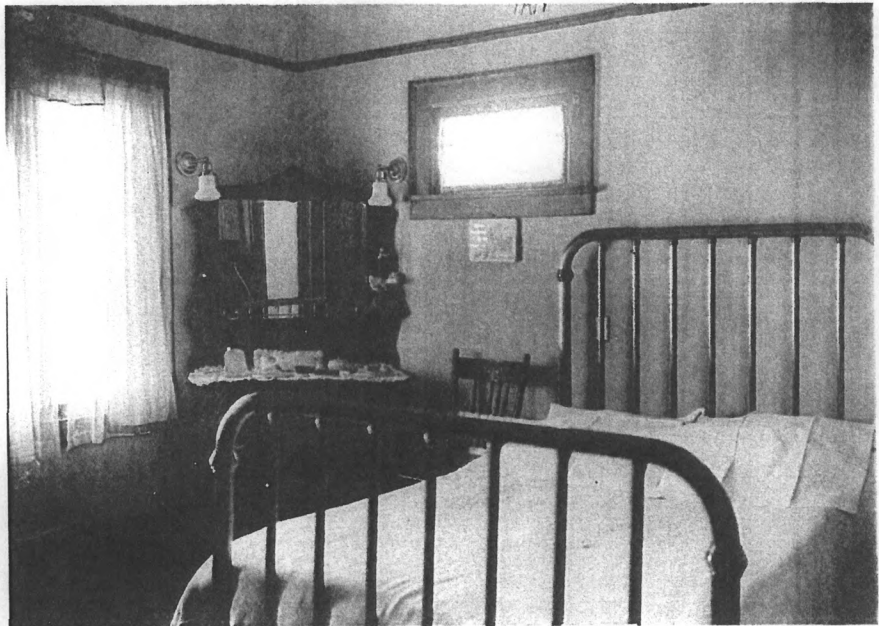
904 Highland Ave. - Dining Room

A-8



904 Highland Ave. - Dining Room

A-9



Bedroom - East side of house

A-10



Methodist Church - Corner stone laying

A-11

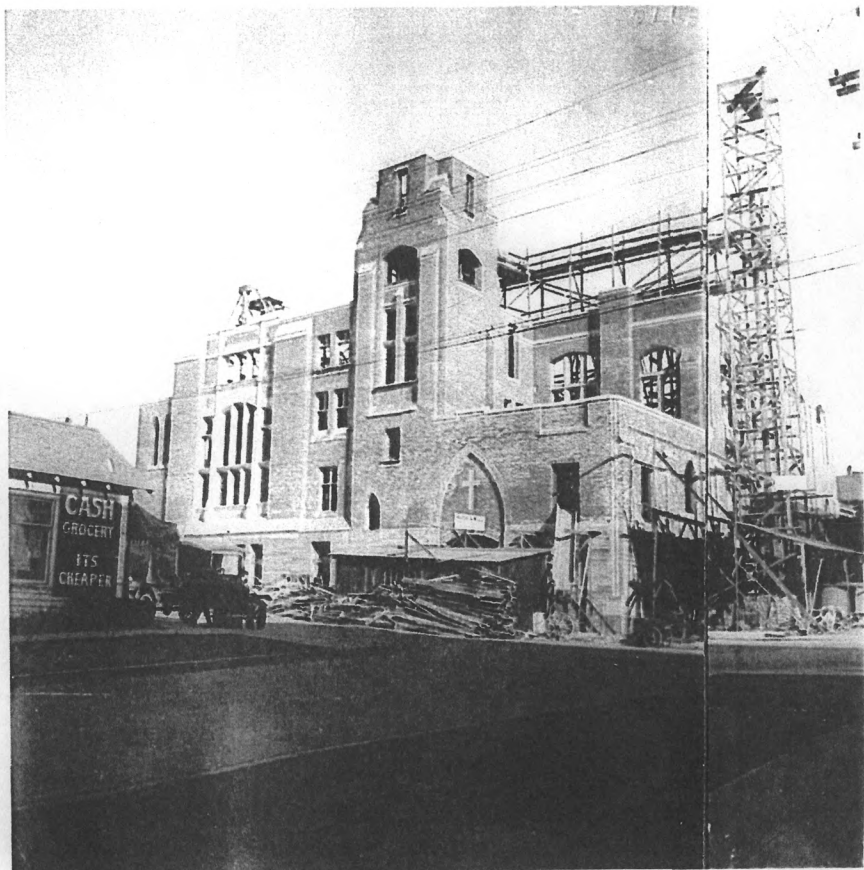
FRANK CODER LAYING LAST BRICK OF NEW CHURCH

1930

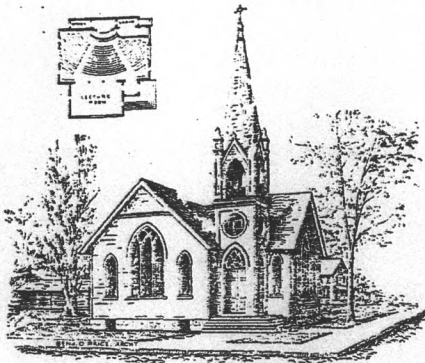


Frank Coder laying last brick of Methodist church

A-12



Methodist Church

Exhibit CNews
6.7.1902*The News***McKinley Memorial Church**

The above cut represents the general style and appearance of the new Methodist Episcopal Church, to be known as the McKinley Memorial Church, which is now under course of construction on Pacific avenue. The cut is in exact accordance with the original plans, but these plans have been enlarged upon to a considerable extent, and the architecture somewhat changed. The floor plan remains the same as shown.

Work on the church is being forwarded as rapidly as possible. The foundation consists of brick piers under the posts at close intervals, while under the tower a solid brick wall is built. The frame is now up and the roof about completed. When the church is completed in all particulars in the same manner as that which is already done it will be a credit to those having the matter in hand and an honor to the town. A large amount above present subscriptions will be necessary to complete the building.

The children of the Sunday school are raising funds for some of the windows. One class has signified their intention of presenting one of the windows. The children have been supplied with barrels to solicit funds for this purpose.

Exhibit DKitsap County Review
6.20.1903**THE NEW MASONIC TEMPLE.**

The Completion of a Fine Edifice—A Credit to Bremerton.

There has just been completed on Third street a building that is a credit to this young and thriving city. The Masonic Temple is referred to. The corner stone of this new meeting place was laid on Washington's Birthday anniversary, February 22, 1902, and work steadily pushed by the contractor until it has now been turned over to the Masons and ready for use.

The building is two stories and 22x16 feet in outside dimensions. The first floor has been fitted up as a hall with a stage in one end for renting out for public entertainments. It will seat comfortably 300 or 400. The upper floor is for the use of a lodge room only and will be elegantly fitted up. Entering at the top of the stairs is a tyler's room and a preparation room. Then comes the main lodge room and in the rear of this a small kitchen for use at banquets. The lodge room is to be carpeted with a fine Wilton carpet costing about \$300 and fitted with appropriate furniture and other paraphernalia. The side walls are kalsomined in sky blue. The dedication of the temple will occur some time this summer.

When it is considered that Bremerton Lodge No. 111 only received its charter one year ago, the present month the erection of such a temple is remarkable as showing the push of the members. The building is owned by the Lodge as a body and its affairs are conducted through a board of trustees composed of R. C. Martin, W. B. Seymour and C. F. Kimball. These gentlemen have had the erection of the building at heart all the way through and to them is due the credit of adding this fine structure to the town.

The contractor on the building was Mr. E. W. Coder and it is hardly necessary to say that the job is a good one and highly satisfactory to the board of trustees.

Exhibit ENews
10.15.1904
incomplete article courtesy of Russ Warren

NEWS 10-15-04
E. W. Coder, contractor for the Eagles' temple, deserves special mention for the excellence of his work on that building. Everyone familiar with the work done speaks of it in the highest praise. Mr. Coder has a reputation for always doing his work thoroughly and well. Many of the finest buildings of Bremerton have been erected by Mr. Coder on contract, among them being the Masonic hall, McKinley memorial church, Fra-

Exhibit F

Bremerton Sun?

9.28.1935

article courtesy of Russ Warren

You Should Know

9-29-35

Frank W. Coder

—who is the owner of Coder's grocery store at 248 Washington, and the Coder apartments adjacent to this location.

—was born Nov. 30, 1860 at Goshen, Ind.

—spent childhood in Kansas.

—received grade school education at Oakland, Cal., moving there in 1874.

—left school in 1877 to work with his father in homesteading 160 acres of land in the heart of the Redwood country in Mendocino county, Cal.



In 1880 planted one of the largest hop fields near Ukiah Cal.

was married in 1881 to Miss Bettie Hepworth at Ukiah City.

moved to Oak Hill, then to Berryess Valley, where he burned kiln of brick, later building the hotel (still standing) in the resort near Berryess Valley.

In 1896 moved to Nevada City, Cal., to engage in grocery business.

then moved to Bremerton, Feb. 15, 1898, to enter building and contract business.

purchased land north of the business section at that time, and platted the first addition to Bremerton, called Coder's Addition, part of which is the site of the Manette bridge west driveway, and at one time owned the Roosevelt hotel.

served for two terms on the city council, being a member when first power, water and telephone franchises were granted; was a member of the committee on purchase of Ivy Green cemetery; served as justice of the peace for six years and police judge for two terms.

built the first Methodist Episcopal church on the present site in 1902.

was again married in 1925 to Mrs. Maude Stillman, Seattle.

has one daughter, Mrs. Grace Winsor, who resides on Gregory way, and a son, Frank, a navy yard employe, who home is on Callow ave.

has been a member of the Methodist church since coming to Bremerton, and has served as treasurer of the congregation since 1899.

his principal interest are in the church, and his hobby is baseball.

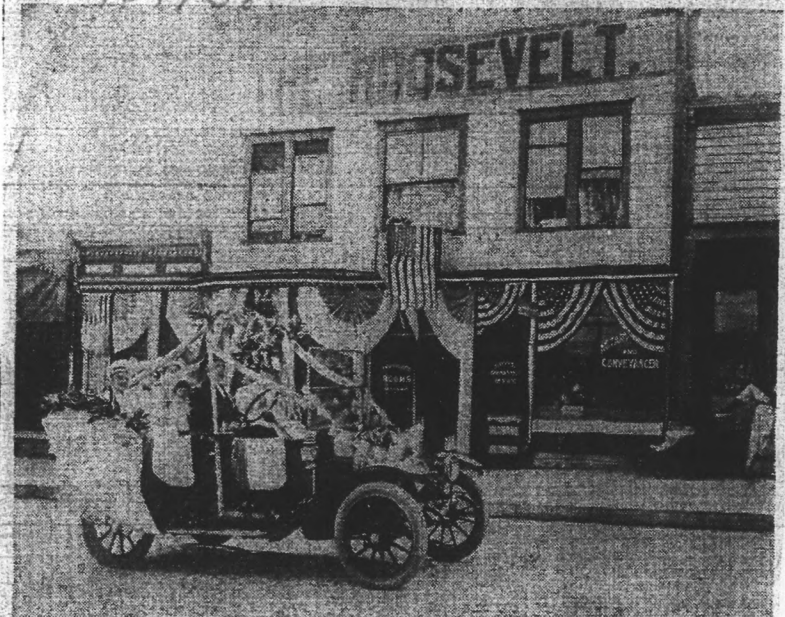
Exhibit G

Bremerton Sun?

10.12.1938

article courtesy of Kitsap Regional Library collection

Do You Remember This?



If Frank W. Coder were to drive this 1911 Overland past the Roosevelt Hotel today its antiquity would not create the furor its newness did in the Fourth of July parade of 1911. In the background may be seen the Roosevelt Hotel, of which Coder was the proprietor, shortly after its erection, when it was "Bremerton's finest."

40 Years In Bremerton Leave Coder No Regrets

Bremerton was a lusty, squalling babe in the infancy of its development as a naval base and afflicted with growing pains in the period that Frank W. Coder, pioneer business man, today reluctantly referred to as "the good old days."

Mr. Coder, now 78 years old and a Bremerton resident for the past 40 years, came here in 1898 and for a number of years was an important factor in the growth of the city. He at one time held the record for the number of offices held in one year. In 1911 he was police judge, justice of the peace, member of the school board, member of the city council, notary public and city engineer.

At that time Mr. Coder and Dr. Taggart were the only owners of automobiles in this section. Mr. Coder recalls with a chuckle how in making a trip to Charleston it was necessary to carry a rake to clear the road of stones. "In fact," he said with a broad smile, "a rake and ax were standard equipment for cars in those days."

"Mrs. Coder and I made a trip to Olympia to see Mr. Beach, former principal of the city school,

in the summer of 1911. It took all day, from early morning until late that night, and my back was sore for two weeks from moving boulders from the road and cut-

HEART ATTACK TAKES LIFE OF FRANK CODER

SUN — 11-7-26.
Pioneer Stricken on
Business Mission
to Seattle

Death from a heart attack today claimed the life of Frank W. Coder, 78-year-old Bremerton



FRANK W. CODER

pioneer business man and pillar of the Methodist church.

Coder's death this morning in a Seattle hospital after a heart attack suffered during a business trip to the neighboring city yesterday cut the last thread of life connecting the Methodist church here with its charter members.

The last remaining charter member of the church, Coder had served as treasurer of the institution since the Methodists organized their first congregation here in 1899.

Collapses on Sidewalk

While walking between the County-City building and an uptown furniture store in Seattle yesterday, Coder collapsed on the sidewalk in the grip of a heart attack. He was taken to the Seattle General hospital, where he died this morning about 9 o'clock with his wife and son-in-law, T. W. Winsor, 1427 Gregory Way, at his bedside.

The pioneer's death closed a long and faithful career of service to city, church and family. Coder's life was one of industry, and he died as he desired at work.

Coder was born Nov. 30, 1860, at Goshen, Ind., and spent his boyhood in Kansas. Educated at Oakland, Calif., where his family moved in 1874, Coder left school in 1877 to work with his father in homesteading 180 acres of land in the heart of the Redwood country in Mendocino county, Calif.

Going into farming, in 1880, Coder planted one of the largest hop fields near Ukiah, Calif., and it was here that he married Miss Bettie Hipworth the following year. After working in the contracting business in Oats Hill and the Berryess Valley, Coder moved his home to Nevada City, Calif., to engage in the grocery business, a pursuit with which he was identified here until recent months.

Returning again to the contracting business, Coder moved to Bremerton on Feb. 15, 1898, and purchased land north of the business section of that time. He plotted the first addition to Bremerton, called Coder's Addition, part of which is now the site of the west approach to the Manette bridge.

Two terms Coder served on the city council, having a part in granting of the first power, water and telephone franchises. He was a member of the committee on purchase of Ivy Green cemetery, served for justice of the peace for six years and police judge for two terms.

Coder, who was a baseball enthusiast and a familiar figure at the games in the early days and during the recent season alike, built the first Methodist Episcopal church on the present site in 1902. He was married a second time in 1925 to Mrs. Maude Stillman, Seattle.

Survivors include, besides Mrs. Coder, the following: Sherman Coder, Seattle, a brother; Mrs. Elmira Casey, Chehalis, a sister; Mrs. Grace Winsor, 1427 Gregory Way, a daughter, and Frank Coder, 322 N. Callow ave., a son.

No arrangements have been made as yet for the funeral.

Exhibit H

Kitsap News
11.3.1938

Exhibit I

Bremerton Sun
11.3.1938

Frank W. Coder, 78, Dies
In Seattle Hospital;
Pioneer In Bremerton

Resident of City for 40 Years Succumbs to Heart
Attack While Visiting; Led Busi-
ness Growth Here

Stricken with a heart attack while visiting in Seattle, Frank W. Coder, pioneer Bremerton business man and a former city councilman, died in Seattle General Hospital this morning. He was 78 years old.

Coder, a resident of the city for 40 years and one of its early business and civic leaders, came to Bremerton from California in 1898 when the community was a struggling, dirty and ramshackle town, surrounded by heavy woods.

He entered the contracting business and built numerous business buildings and homes, many of which are still standing. Many of the Highland Avenue dwellings are efforts of his work, for he played an important part in developing that section as a residential area.

Coder served in various capaci-

(Continued on Page Ten)

F. W. CODER
DIES

(Continued from Page One)

ties in the city government, including councilman, justice of the peace, police judge and city engineer. He was also a member of the school board for several years.

One of his longest services was to the Methodist Church of which he was the last living charter member. He became treasurer of the church when he first moved to Bremerton and filled that position to the time of his death. He constructed the first Methodist Church, on the site of the present and newer structure, and had been a trustee of the church board for nearly 40 years.

Coder quit the contracting business several years ago and operated a small grocery store on Washington Avenue. More recently he had entered the real estate and insurance business in which he was engaged when he died.

Survivors include his widow, Mrs. Maude S. Coder; a son, Frank C. Coder, and a daughter, Mrs. T. W. Winsor, all of Bremerton.

The body was to be returned to the Stelts Funeral Chapel this afternoon where arrangements will be made for services.