AGENDA

Bainbridge Island Metropolitan Park & Recreation District
Regular Board Meeting 6:00 pm
Thursday – December 1, 2022

Bainbridge Island Recreation Center
11700 Meadowmeer Circle NE
Bainbridge Is, WA 98110
206-842-5661

10. CALL TO ORDER
10.1 Roll Call
10.2 Adjustments to the Agenda
10.3 Conflict of Interest Disclosure
10.4 Mission Statement

20. PUBLIC COMMENTS (Oral Communications from Audience)
20.1 Public comments on topics not itemized elsewhere on the agenda.
   Action: Information only.
20.2 Public comments on agenda topics.
   Action: Information only.

30. BOARD CONSENT
30.1 Minutes: Regular Board Meeting of November 17, 2022
30.2 Financial: Approval of vouchers and payroll.

40. GENERAL BUSINESS
40.1 Fort Ward Playground Hamlin (20 min)
   Action: Possible motion to approve.
40.2 2023 Board Meeting Dates Lande (10 min)
   Action: Motion to approve 2023 board meeting dates.

50. DIRECTOR’S REPORT
50.1 Director's Report
50.2 Upcoming Meetings/Work Sessions/Events
   12/15/22 Regular Board Meeting 6 pm Bainbridge Island Recreation Center
   01/05/23 Regular Board Meeting 6 pm Bainbridge Island Recreation Center
   01/19/23 Regular Board Meeting 6 pm Bainbridge Island Recreation Center
   02/02/23 Regular Board Meeting 6 pm Bainbridge Island Recreation Center
   02/16/23 Regular Board Meeting 6 pm Bainbridge Island Recreation Center

60. BOARD MEMBER ITEMS
60.1 Remarks from Board Members
60.2 Board Member Committee Reports

70. WRITTEN COMMUNICATIONS

80. ADJOURNMENT

90. ADJOURN TO EXECUTIVE SESSION IF NEEDED
100. EXECUTIVE SESSION – Personnel, per RCW 42.30.110(1)(g) To evaluate the qualifications of an applicant for public employment or to review the performance of a public employee. However, subject to RCW 42.30.140(4), discussion by a governing body of salaries, wages, and other conditions of employment to be generally applied within the agency shall occur in a meeting open to the public, and when a governing body elects to take final action hiring, setting the salary of an individual employee or class of employees, or discharging or disciplining an employee, that action shall be taken in a meeting open to the public.

110. RECONVENE TO REGULAR SESSION

120. ADJOURNMENT

<table>
<thead>
<tr>
<th>Board Committees</th>
<th>2022 Board Representatives</th>
</tr>
</thead>
<tbody>
<tr>
<td>Governance</td>
<td>DeWitt/Kinney</td>
</tr>
<tr>
<td>Capital Facilities</td>
<td>Janow/Kinney</td>
</tr>
<tr>
<td>Program</td>
<td>Janow/DeWitt</td>
</tr>
<tr>
<td>Budget &amp; Finance</td>
<td>DeWitt/Goodlin</td>
</tr>
<tr>
<td>Personnel</td>
<td>Janow/DeWitt</td>
</tr>
<tr>
<td>Ad Hoc Committee: Forest Management</td>
<td>Swolgaard/DeWitt</td>
</tr>
<tr>
<td>Ad Hoc Committee: Sakai Site Planning</td>
<td>Goodlin/Swolgaard</td>
</tr>
</tbody>
</table>

Board Liaisons

Park District Committees:
- Trails Advisory Committee: Swolgaard/DeWitt
- Dog Advisory Committee: Kinney/Janow

Community/Public Agencies:
- Bainbridge Island Parks & Trails Foundation: Janow/Kinney
- Intergovernmental Work Group (IGWG): DeWitt/Kinney
- Bainbridge Island School District: Kinney/Goodlin
- City of Bainbridge Island: Janow/DeWitt

Mission Statement

The mission of the Bainbridge Island Metropolitan Park & Recreation District is to build a healthy community through effective, sustainable stewardship of the District’s parks and open space, and through the development and delivery of innovative cultural and recreation opportunities.
CALL TO ORDER: A quorum being present, the meeting was called to order at 6:00 pm by Chair DeWitt.

BOARD MEMBERS PRESENT: Ken DeWitt, Tom Goodlin, Jay Kinney, Tom Swolgaard.

MISSION STATEMENT: Commissioner DeWitt read the Park District’s mission statement: The mission of the Bainbridge Island Metropolitan Park & Recreation District is to build a healthy community through effective, sustainable stewardship of the District’s parks and open space, and through the development and delivery of innovative cultural and recreation opportunities.

PUBLIC COMMENTS ON NON-A GENDA ITEMS

Thomas Dildine spoke in opposition to a playground in the Fort Ward historic district.

Jessica Malouf spoke in support of a playground in Fort Ward.

Matthew Malouf spoke in support of a playground in Fort Ward.

Charlie Olsen spoke in support of a playground in Fort Ward.

Mary Dombrowski spoke in support of a playground on the Fort Ward Parade Grounds.

Grant Morgan spoke in support of a playground in Fort Ward.

Jessica Morgan spoke in support of a playground in Fort Ward.

Chandler Foster spoke in support of a playground in Fort Ward but not on the Fort Ward Parade Grounds.

Mike Sumsky spoke in support of a playground on the Fort Ward Parade Grounds.

JD Sumsky spoke in support of a playground on the Fort Ward Parade Grounds.

BOARD CONSENT

APPROVAL OF MINUTES:

Upon hearing there were no corrections to the minutes of the November 3, 2022 regular board meeting, Chair DeWitt stated the minutes stand approved as submitted.

APPROVAL OF PAYMENTS: MSC: Goodlin/Swolgaard: I have reviewed the following vouchers, warrants and electronic payments and move that they be approved for payment.

<table>
<thead>
<tr>
<th>Batch Date</th>
<th>Fund Number &amp; Name</th>
<th>Warrant Numbers</th>
<th>Total Batch Amt</th>
<th>Pre-Approved</th>
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<tbody>
<tr>
<td>10/19/22</td>
<td>001 General Fund</td>
<td>23818-23831</td>
<td>30,471.34</td>
<td>10/19/22</td>
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<tr>
<td>10/27/22</td>
<td>001 General Fund</td>
<td>23832-23869</td>
<td>74,555.51</td>
<td>10/27/22</td>
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<tr>
<td>11/03/22</td>
<td>001 General Fund</td>
<td>23872-23891</td>
<td>72,599.67</td>
<td>11/03/22</td>
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<td>11/09/22</td>
<td>001 General Fund</td>
<td>23892-23964</td>
<td>140,199.53</td>
<td>11/09/22</td>
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</tbody>
</table>
SKATEPARK PRESENTATION: Creative Services Manager Douglas Slingerland said that in November of 2021 the Park District established a project agreement with the Bainbridge Island Parks & Trails Foundation and began gathering names of potential committee members to design an expansion of the skatepark at Strawberry Hill Park. A request for proposals for the skatepark design was posted and favorable responses were received from five companies. Park District and BIPTF staff completed evaluation scoring sheets of the firms and selected two finalists. In December of 2021 seven committee members were selected. Two committee members who would vote on the design firm finalists were also selected. In January of 2022 the two committee members selected to vote, along with staff, interviewed and scored the two finalists. Upon tabulation of scoring and review of references, Grindline Skateparks Inc was selected as the design firm. In April of 2022 a public meeting was held where concept ideas were presented, and input was gathered from the community. In June of 2022 Grindline Skateparks Inc presented a first draft of the proposed design to the committee and gathered input. In September of 2022 Grindline Skateparks Inc met with the youth advisory group and gathered more input on the design. Then a final draft of the design was presented to the committee reflecting all the ideas and comments gathered. In October of 2022 the committee reviewed the final draft of the proposed design and voted to approve it and to move forward with a presentation to the board and the community. The volunteer committee members were thanked, including Jessica Miller, Jillian Bateman, Natalie Rodriguez, Kimberly Hendrickson, Gary Bedel, Cyrus Watson, Fionna Yates, Jeremiah Aden, and Sara Suseyi.

James Klinedinst, the project manager with Grindline Skateparks Inc was introduced. The project goals were to add to the existing skatepark bowl with a new state of the art cast in place concrete skatepark addition, to get input from the community, and to get buy in for a final design. The final design is a large diverse skatepark that will be added to the current skatepark bowl. A survey about the skatepark got over 140 responses from diverse user groups. The direction received was to add the street skating element which is like an urban environment and is missing in the current skatepark. He shared images of the design which would be next to the current skatepark. The new area will be more beginner friendly, geared towards younger children, and include more street skate elements. He said it will be a world class skatepark when it is complete. An orca whale, a representation of a ferry boat, and a strawberry are incorporated into the design. The design has been separated into phases. The total budget is estimated at about 1.5 million dollars. Douglas Slingerland said the plan is to start with phase one of the project and proceed to the other stages as fundraising allows. While a roof for the skatepark was requested, that will not be part of the project at this time. The next steps will be revisions of the concept, then construction documents and fundraising.

The expanded skatepark area will be to the southwest of the existing skatepark, parallel with the existing dog park fence line. Minimal maintenance is needed for a concrete skatepark, but basic yearly maintenance is recommended. Commissioner DeWitt said that it looks like the existing playground will have to be moved. Executive Director Terry Lande said that is part of the master plan for the entirety of Strawberry Hill Park which is being developed. Park Services Division Director Dan Hamlin said the board will see that report in the first quarter of 2023.

Andy Caro spoke to make some suggestions regarding the skatepark design.

Phil Hendrickson asked when the skatepark expansion will be complete.

Douglas Slingerland said fundraising and permitting are the two challenges to completing the skatepark expansion. James Klinedinst said it would take about 4-5 months to build the first phase. Terry Lande said the timing of the permitting process is out of the Park District’s control making permitting the biggest challenge.
Kameron Loveless spoke in support of the skatepark.
Matthew Malouf spoke in support of the skatepark and made some suggestions regarding design.
Charlie Olsen spoke in support of the skatepark and made some suggestions regarding design.
Jillian Bateman spoke in support of the skatepark.

MEETING ADJOURNED to a five-minute recess at 7:01 pm with announced time to reconvene at 7:06 pm. MEETING RECONVENED at 7:07 pm.

RESOLUTION 2022-13: 2023 GENERAL FUND BUDGET: Administrative Division Director Amy Swenson asked if there were any questions. Commissioner Kinney said that the budget was explained well over the last few months and thanked staff for all the work they have done. MSC: Kinney/Swolgaard: Move to adopt Resolution 2022-13 regarding the General Fund budget for 2023.


RESOLUTION 2022-16: 2023 TURF FIELD REPLACEMENT FUND BUDGET: Administrative Division Director Amy Swenson said that a resolution would be needed to change the name of the fund. If the board decides to pursue that it will need to be an agenda item. MSC: Kinney/Swolgaard: Move to adopt Resolution 2022-16 regarding the Turf Field Replacement Fund budget for 2023.

RESOLUTION 2022-17: 2023 SALARY SCALE: Administrative Division Director Amy Swenson said the 2023 salary scale includes a 7% cost of living adjustment and the individual steps are 3%. MSC: Swolgaard/Kinney: Move to approve Resolution 2022-17 the 2023 salary scale.

RESOLUTION 2022-18: 2023 REGULAR PROPERTY TAX LEVY ASSESSMENT: Administrative Division Director Amy Swenson said this resolution authorizes the Park District to collect regular property taxes. The 2023 regular levy is what the Park District is authorized to collect, which in 2023 is a 9.5% increase. For the next four years the Park District is authorized to collect taxes based on the consumer price index per the last levy lid lift. The authorization will then return to allowing collection of an additional 1% plus new construction. MSC: Kinney/Swolgaard: Move to adopt Resolution 2022-18 authorizing and directing the county assessor to levy regular property taxes for collection in 2023.

RESOLUTION 2022-19: 2023 BOND LEVY TAX ASSESSMENT: Administrative Division Director Amy Swenson said this is for the Sakai Park bond. MSC: Kinney/Swolgaard: Move to adopt Resolution 2022-19 for collecting $512,825 for the purpose of paying interest and principal payments due on June 1, 2023, and December 1, 2023, for the general obligation bond for Sakai Park. Commissioner Swolgaard thanked staff for putting the budget together.

DIRECTOR'S REPORT

Recreation Division: Recreation Division Director Mark Benishek said that there is a new block printing class being offered. An additional pottery instructor has been hired. There will be a lifeguard class this weekend. Staff is working on the final proofing of the winter/spring recreation catalog. Recreation Superintendent Bryan Garoutte said that Teen Center attendance is picking up. The new Outdoor Program Manager Stacey Stoner is doing a great job. There was a meeting for the volunteer basketball coaches last week. Bainbridge Island Recreation Center will be having a Turkey Day workout on November 23. The BIRC maintenance staff were thanked for their hard work.
Park Services Division: Park Services Division Director Dan Hamlin said he met with Denise Stoughton about the Kindred Spirit mailbox project she proposed at the last board meeting. The Strawberry Hill Park artificial turf field project has reached 30% design. The Dog Advisory Committee met and there are changes to the proposed fencing plan for the dog park expansion. The bike park presentation will be at the December 15 regular board meeting. There was a meeting with the Williams-Olson Park neighborhood last night. The park is seeing more use than was anticipated and more parking is needed. Staff is planning a luncheon for retiring Park Maintenance Technician Nino Dosono on November 30. Senior Planner Perry Barrett said that an appraiser has been secured for an easement adjacent to Strawberry Hill Park. The Waterfront Park dock extension project received assignment of a project manager from the Corps of Engineers. The Williams-Olson Park site plans are being worked on. Work is being done on updating the road right-of-way permit for Shel Chelb Park.

Administrative Division: Administrative Division Director Amy Swenson said the biennial audit is going to start next week. Executive Director Terry Lande said there will be a news conference tomorrow in the lower Fort Ward area because the Department of Public Lands is not renewing the permits for the fish pens. Staff has received the investigation report written by Investigator EJ Swainson who investigated the allegations regarding Bainbridge Island Swim Club Head Coach Kyle Harris. Staff is planning to have the necessary redactions done by December 2 so that it can be distributed in response to public records requests. The report is also being reviewed by an attorney. The investigator’s job is to present the facts. An attorney will review the investigation report to see if further discipline is warranted. When EJ Swainson completed the investigation, he was asked if there was anything he found that should cause staff to be worried about kids’ safety and EJ Swainson said that Kyle Harris presented no danger or threat of danger.

BOARD MEMBER ITEMS:

- Commissioner Kinney asked if Park Services Division Director Dan Hamlin would be making a presentation at the next board meeting regarding the Fort Ward playground. Dan Hamlin suggested that he present an update on the outstanding issues including the impact of the historic district and permitting questions. Commissioner Kinney said that the board must take the long view on these types of decisions as they affect generations of people.
- Commissioner Goodlin said that he sent around an email he received about appreciating the wild nature of Sakai Park as well as ideas on how to improve it.
- Commissioner Goodlin said that someone asked him recently about the status of the bathroom at Blakely Harbor Park. Park Services Division Director Dan Hamlin said staff is still waiting on a part.
- Commissioner DeWitt thanked Administrative Division Director Amy Swenson and all the staff for their work preparing the 2023 budgets.

MEETING ADJOURNED at 7:59 pm.
United States Department of the Interior
National Park Service

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   FORT WARD HISTORIC DISTRICT EXPANSION
other names/site number U.S. NAVAL RADIO COMMUNICATIONS STATION, FOR WARD

2. Location

street & number   FORT WARD
city or town   Bainbridge Island
state   Washington   code WA  county Kitsap   code 035  zip code 98110

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 of certifying official

Mary Thompson, State Historic Preservation Officer

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 commenting or other official

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 of Keeper

Date of Action
USDI/NPS NRHP Registration Form

Property Name: FORT WARD HISTORIC DISTRICT EXPANSION

County and State: KITSAP COUNTY, WA

5. Classification

<table>
<thead>
<tr>
<th>Ownership of Property</th>
<th>Category of Property</th>
<th>No. of Resources within Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>X private</td>
<td>X building(s)</td>
<td>20 contributing</td>
</tr>
<tr>
<td>__ public-local</td>
<td>__ district</td>
<td>__ noncontributing</td>
</tr>
<tr>
<td>X public-State</td>
<td>__ site</td>
<td>3 buildings</td>
</tr>
<tr>
<td>__ public-Federal</td>
<td>__ structure</td>
<td></td>
</tr>
<tr>
<td></td>
<td>__ object</td>
<td>2 sites</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 structures</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>20 structures</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5 Total</td>
</tr>
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</table>

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

N/A

6. Functions or Use

<table>
<thead>
<tr>
<th>Historic Functions</th>
<th>Current Functions</th>
</tr>
</thead>
<tbody>
<tr>
<td>DEFENSE, naval facilities, radio communications</td>
<td>DOMESTIC, single and multiple residential</td>
</tr>
<tr>
<td>RECREATION, state park</td>
<td>AGRICULTURE, aquaculture, fish farms</td>
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7. Description

<table>
<thead>
<tr>
<th>Architectural Classification</th>
<th>Materials</th>
</tr>
</thead>
<tbody>
<tr>
<td>No style</td>
<td>foundation WOOD, post &amp; pier</td>
</tr>
<tr>
<td>Craftsman</td>
<td>walls WOOD</td>
</tr>
<tr>
<td></td>
<td>CONCRETE</td>
</tr>
<tr>
<td></td>
<td>roof ASPHALT/COMPOSITION</td>
</tr>
<tr>
<td></td>
<td>other WOOD SHINGLES (roof)</td>
</tr>
</tbody>
</table>

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)
FORT WARD HISTORIC DISTRICT EXPANSION
Designations conform to a 1951 map

CONTRIBUTING RESOURCES LISTED PREVIOUSLY

<table>
<thead>
<tr>
<th>Building</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>1912 Quarters, Officers in Charge</td>
</tr>
<tr>
<td>B</td>
<td>1910 Two-family Officer's Quarters</td>
</tr>
<tr>
<td>C</td>
<td>1910 Four-family Officer's Quarters</td>
</tr>
<tr>
<td>5</td>
<td>1912 General Storehouse</td>
</tr>
<tr>
<td>6</td>
<td>Public Works Maintenance Shops</td>
</tr>
<tr>
<td>9</td>
<td>1912 Storehouse</td>
</tr>
<tr>
<td>11</td>
<td>1910 Radio Receiving Building and Activity Training</td>
</tr>
<tr>
<td>13</td>
<td>1912 Naval Exchange and Post Office</td>
</tr>
<tr>
<td>14</td>
<td>1912 Firehouse</td>
</tr>
<tr>
<td>15</td>
<td>1911 Twelve-car garage</td>
</tr>
<tr>
<td>18, 19, 20, 21</td>
<td>1910 Two-family CPO Quarters</td>
</tr>
<tr>
<td>27</td>
<td>1910 Power House/Bakery</td>
</tr>
<tr>
<td>73</td>
<td>1903 Radio Station, Battery Francis Nash</td>
</tr>
<tr>
<td>138, 139</td>
<td>1903 Old Gun Foundations</td>
</tr>
</tbody>
</table>

CONTRIBUTING RESOURCES DATING FROM THE 1939 NAVY ADDITION TO BE ADDED TO THE EXISTING DISTRICT NOMINATION:

<table>
<thead>
<tr>
<th>Building</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>E</td>
<td>1941 Two-family Officer's Quarters on Fort Ward Hill Road</td>
</tr>
<tr>
<td>7</td>
<td>1941 Maids Quarters</td>
</tr>
<tr>
<td>16</td>
<td>1942 Enlisted Personnel Barracks and Dispensary</td>
</tr>
<tr>
<td>35</td>
<td>1942 Boathouse &amp; Pier</td>
</tr>
<tr>
<td>25 &amp; 45</td>
<td>Married Enlisted Men's Quarters Acquired in 1941 from private sector and moved to present location</td>
</tr>
</tbody>
</table>
# National Register of Historic Places

## Continuation Sheet

<table>
<thead>
<tr>
<th>Section number</th>
<th>Page</th>
<th>Name of Property</th>
<th>Fort Ward Historic District Expansion</th>
</tr>
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<tbody>
<tr>
<td>7</td>
<td>7</td>
<td>Kitsap County, WA</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Buildings 24, 44 &amp; D</th>
<th>Married enlisted men's quarters acquired in 1941 from private sector</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildings 46, 47, 48, 49, 50 &amp; 51</td>
<td>1941 Two-family duplexes, married enlisted men's quarters</td>
</tr>
<tr>
<td>Building 60</td>
<td>1942 Apartment Quarters</td>
</tr>
<tr>
<td>Building 65</td>
<td>1945 Barracks &amp; Mess Hall</td>
</tr>
<tr>
<td>Building 88</td>
<td>1942 Family housing four-car garage</td>
</tr>
<tr>
<td>Building 104,105</td>
<td>1945 Four-apartment married enlisted men's quarters</td>
</tr>
</tbody>
</table>

**Additional contributing features not previously noted**

- Flight of stairs with railing
- Concrete Antenna Tie-Downs
- Fire Hydrants
- Tennis Courts
- Navy Submarine Net Anchors
- Sidewalks
- Woven wire security fence
- Clotheslines T-Poles
- Substation
- Remnant of Navy Boat Pier

## NONCONTRIBUTING RESOURCES

| Building 23 | Married enlisted men's quarters acquired from private sector (remodeled) |
| Building 39 | 1941 Radio Receiving & Control Building (remodeled) |
| Structure 55 | 1942 Sump Pump |
| Structure 56 | 1942 Incinerator (deteriorated) |
| Building 81 | 1944 Laundry Building (remodeled) |

**Resources not surviving from Naval Station**

- All buildings on beach west of Pier Building #35, including:
  - Officer's Club
  - Swimming Pool
  - Warehouse
  - Recreation Hall
- Two H-shaped barracks east of Pier Building #35 and west of incinerator #56
- Two WAVE apartments in southeast corner of Parade Field Block
- Two-wing additions to Building #11 1910 Radio Receiving Building, Activity Training
- Two complexes used for radio school behind Building #13 Naval Exchange
FORT WARD NAVY ADDITIONS
Kitsap County, WA

NARRATIVE DESCRIPTION

The expanded Fort Ward Historic District encompasses the surviving significant structures of the Fort Ward Coast Artillery Station, registered as of 1976, plus the additions to the fort made by the U.S. Navy for the WWII period and the Korean War. With a few exceptions, conditions and appearance of previously registered buildings within Fort Ward have remained stable or have improved, including buildings which had fallen into disrepair or been vacant at the time of the 1976 application.

A 30-year building moratorium has to date effectively prevented significant intrusion into the district. Only Building 12 of the original application, the barracks near the parade grounds, has been lost. Private efforts at restoration within the expanded district are presently to be bolstered by designation of the district as a historical district planning area by the City of Bainbridge Island under their Comprehensive Plan.

Fort Ward is located on Bean Point at the southern extremity of Bainbridge Island, a large land mass some eight miles west of Seattle. The district incorporates elements of Sections 9, 10, 11, 14, and 15 of Township 24 North, Range 2 East of the Willamette Meridian. The buildings and structures at Fort Ward are united by design and use, though of necessity for their use as radio facilities are scattered over the extent of the fort. The 240-acre parcel added to the north in 1941 is a half-mile square piece carved out of preexisting farmland and strategically chosen to serve its intended purpose as antenna fields for a top-secret radio activities station.

The 240-acre addition of 1941 served the US Naval Radio Activities in two major ways. The Navy first communicated with its North Pacific fleet through facilities established first at Puget Sound Naval Shipyard in Bremerton, then at the Keyport Naval Torpedo Station, and finally at Fort Ward on Bainbridge Island. Building #39, the Radio Receiving and Control Building, was the operational center of the Navy’s North Pacific Fleet communication system. The Radio Receiving Building, School House, Power House, antenna system and clear-cut open space for reception of high frequency (short-wave) signals formed the active components of the naval radio station. These components span the length and breadth of the 240-acre parcel and spill over into the original Fort Ward Coast Artillery Station.
FORT WARD NAVY ADDITIONS  
Kitsap County, WA

NARRATIVE DESCRIPTION

Building #39 was built by the Navy in 1941. The Radio Receiving and Control Building was built almost entirely of concrete. The craftsmanship of the concrete finish work is still evident today. Shotgun blasts from vandals in recent years did very little damage to the exterior, a testament to the quality of the work. With its flat roof and straight sides, the overall appearance of this building is rather boxlike. The front entrance contrasts this shape with graceful curves in the stairs, porch and walls. Sculpted bands were molded into the concrete to encircle the building, separating the first and second floors and accenting the large windows. Building #39 in 1994 is undergoing conversion to a single-family residence. Changes which have rendered it a noncontributing resource include the removal of all original steel-frame windows and replacement with full-frame fixed panes, exterior stuccoing, a non-military paint scheme of the sculpted bands, and the addition of a glass-block entry wall.

Secondly, the 1941 parcel supported housing facilities which are closely spaced along a two-block section of Fort Ward Hill Road. The buildings in this section of the fort are basically of two types: vernacular structures built prior to circa 1925 and confiscated by the Navy, and buildings erected by the Navy around 1941. The earlier buildings (#D, #23, #24, #25, #44 and #45) are small farmhouses and single-family residences built from lumber from the nearby Port Blakely Mill, the largest sawmill in the world at the time. A floor joist in Building #23 bears the signature of Henry Seaborn, a mill-store shopkeeper. Buildings #25 and #45 were moved after Navy confiscation, to form a straight line along Fort Ward Hill Road. Relocation of the farmhouses to the more conveniently grouped site allowed the Navy to provide shared utility services, including a shared pipe-and-tank system for heating oil. Of the confiscated farmhouses, only Building #23 has been extensively remodeled and added to, thus rendering it a noncontributing resource.

Except for the Sunny Hill Dairy Farmhouse, the older, single-family residences were all one or one-and-a-half-stories and less than 1000 square feet with pier-post foundations. The construction was 2x4 frame construction with shiplap interior walls. The exterior walls were shiplap covered with clear Douglas Fir drop siding. Originally, the roofs were sawn cedar shingles but only Building #25 retains its cedar roof, the rest having been replaced with asphalt three-tab roofing. The Sunny Hill Dairy Farm, Building #E.
FORT WARD NAVY ADDITIONS
Kitsap County, WA

NARRATIVE DESCRIPTION

was homesteaded by Jons and Johanna Peterson circa 1883. A portion of the original house burned down circa 1915. The current wood frame house was finished in 1919, a few months after Jons' death.

To complete its housing along Fort Ward Hill Road, the Navy in 1941 built six one-story duplexes as housing for married enlisted men. Buildings #46, #49, and #51 have not been re-sided. The six duplexes were identical, with two living units, each with two bedrooms, a living room, bathroom and kitchen. Buildings #46, #47, #49 and #51 retain this floor plan. The other two duplexes have been remodeled on the interior into single residences, but have kept the overall dimensions on the outside. Four 4- and 5-car flat-roofed, wood-frame garages were built along the alley behind Fort Ward Hill Road, of which Building #88 is the only survivor.

An open six-million gallon concrete reservoir, #59, was excavated and poured in 1942 and an underground 250,000 gallon reservoir was built which is still in use today. A series of wells supplied water to the reservoir, which water was then gravity fed into the fort. Pressure remained low but usable. Efforts were made to find supplementary water during World War II, several deep wells being drilled unsuccessfully. Extra water was then piped to the fort from Creosote until circa 1947, when the line was destroyed at Rockaway Beach. Water for the 1500 people at Fort Ward was then barged from Manchester and piped ashore to tanks near the base of the pier. Building #35. The underground storage system also supplies fire hydrants throughout the fort which remain in use. Just to the north of this reservoir, a concrete VHF Radio Building, #137, and a steel-frame antenna were constructed to supplement radio capacity in 1949.

Additions to the original Coast Artillery Station by the US Navy were many, the majority of which were built as temporary structures and have been demolished. Those that remain include Building #7, a maid's quarters adjacent to and in the style of the brick Administration Building; Building #60, a multi-family wood-frame building for housing enlisted personnel and currently used as apartments (Park View Apartments); Building #65, a flat-roofed, wood-frame, double-H floor plan waterfront barracks and mess hall (Driftwood Apartments); and Buildings #102 and #101, two small wood-frame buildings
NARRATIVE DESCRIPTION

located on the water and used as State Park ranger offices and residence. Losses of registered buildings from the Fort Ward Artillery Station are confined to Building #12 which was dismantled over three decades.

Intrusions into the 240-acre parcel have been limited by a building moratorium placed by the county health department. All buildings within fort boundaries are serviced by shared utilities, including a sewer system which functions, with 68 hookups, at full capacity. The type of soil which is located throughout the fort drains poorly. Thus, until very recent developments in mound septic systems occurred, new construction was prevented within the fort. Intrusions have thus been limited. Intrusions into the proposed district are confined to two homes and a garage on Sound View Drive, and a barn and home in the vicinity of Building E. Intrusions into the previously registered district are limited to one home at the intersection of Fort Ward Hill Road and Belfair Avenue, five homes south and east of Building 12, three homes on the beach north of Pier 35, and two homes east and south of Building 13.

CONTRIBUTING FEATURES

Flight of Stairs with Railings: In 1942, the stairs and railings between South Beach Drive and Fort Ward Hill Road were built to connect the barracks on the beach with activities of the upper military base.

Sidewalks: The 7333 square yards of concrete sidewalks were built in 1942 at a cost of $20,000 to facilitate pedestrian use throughout the Fort.

Concrete Antenna Tie-Downs: The Fort Ward area was found to be uniquely suited to receive radio waves, and therefore an antenna system was started in 1942. Concrete blocks fitted with large eye-bolts were used as tie-downs for the system and are found throughout the upper fort.

Woven-wire Security Fence: After the northern section of Fort Ward was acquired before World War II, 1939, 18,700 feet of woven-wire security fence was erected around
FORT WARD NAVY ADDITIONS
Kitsap County, WA

NARRATIVE DESCRIPTION

the perimeter of the base at a cost of $52,185. This fence isolated residents east of the fort on South Beach and necessitated the building of Toe Jam Hill Road in 1940.

Fire Hydrants: An adequate supply of water has always been a problem for Fort Ward. In 1942, new fire hydrants to supplement those circa 1910 were installed throughout the Fort and hooked up to the water system.

Clothesline T-poles: Metal clothesline t-poles were installed in the yards of the enlisted men's duplexes along Sound Vew Drive and at Building E when these residences were readied for occupation in 1942.

Substation: A power substation was built on Fort Ward Hill Road, just south of the Guard Station.
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.)

- **X** 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.
- ____ 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.)

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

**Areas of Significance**

(Enter categories from instructions.)

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**Cultural Affiliation**

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**Significant Person**

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**Narrative Statement of Significance** (Explain the significance of the property on one or more continuation sheets.)
FORT WARD NAVY ADDITIONS
Kitsap County, WA.

NARRATIVE STATEMENT OF SIGNIFICANCE

Disarmed as a Harbor Defense of Puget Sound in the 1920s, Fort Ward is unique among Puget Sound coastal installations in having been converted to use as a part of the North Pacific Communications system of World War II. There were no active units stationed at Fort Ward after 1925, only a caretaker detachment. For a time there was talk about using the place as a home for disabled soldiers or for homeless men from Seattle and Tacoma. The post was given over to week-long summer camps for underprivileged children in 1935, a pattern that the sponsoring American Legion and the state's Department of Public Welfare hoped to continue. But for the most part, the buildings and empty batteries lingered unused for 20 years.

During the time of the Army occupation of Fort Ward, especially during the caretaker period, relations were cordial, almost easygoing. Neighborhood and military-base children interacted freely, the neighborhood children following woodland trails back and forth between the Fort Ward area and the neighboring Toe Jam Hill Road community, to take advantage of the more sophisticated offerings of base life (bowling alley, movie theater, commissary snack offerings) as compared with their simpler farm lives.

A 1932 aerial photograph from the Smithsonian Museum gives testimony to the seemingly idyllic farming community living side-by-side with its military neighbor. Cultivated fields, scattered stands of trees, simple farm houses and outbuildings on five-acre parcels comprise the landscape north of the army fort.

Ray Grady, who enlisted from Missouri and had been stationed at the Fort during World War I, set up a large chicken farm, Building #D, just outside the fort at its northern boundary. After fire destroyed his farm, he reenlisted at the fort to receive the more secure employment it could offer him and was assigned work caring for two base mules and the captain's riding pony. He also ran errands on army business, making trips several times daily to Port Blakely for mail and to transport military and civilian children to the neighborhood school.

Beyond the farm community to the north lay the timber lands of the Port Blakely Mill Company and Blakely Harbor. Although the mill had closed in 1925, piles of timber,
NARRATIVE STATEMENT OF SIGNIFICANCE

a tavern, school, general store, community hall, and the island's sole car-ferry dock remained from what was the world's largest mill of its time.

In 1938 the army transferred both pieces of Fort Ward, on either side of Rich Passage, to the navy. The navy acquired the old Fort Ward reservation pursuant to a letter from the Secretary of War to the Secretary of the Navy dated January 13, 1938. When the Navy acquired the reservation in 1938, it was first used as a rest and recreation facility and radio school. Some of the younger sailors, many homesick for their Midwest farms, wandered up to visit and pitch in with chores at the nearby Peterson Dairy Farm. Milk for the fort was supplied by Petersons.

On September 3, 1939, Great Britain and France declared war on Germany. In the still-neutral United States, the Army and Navy each set up a series of top-secret radio monitoring stations, to intercept the government radio messages of "sensitive" nations. The abandoned government property at Fort Ward was available and tests proved it to be an outstanding location for radio reception, perfect for eavesdropping on the Far East. The Navy probably started refurbishing existing buildings fairly soon afterwards, as fast as funds were made available.

Naval Radio Station Bainbridge soon became a listening post for the Pacific, particularly to Japan's navy and diplomatic radio message traffic. Since the United States was neutral in 1939, it was easy for foreign governments to communicate with their agents in this country. Wiretapping, though technically possible, was illegal. The services elected instead to monitor radio transmissions, a method that could not be detected.

This period, with the stress of the coming national involvement in World War II, marked a transition in relations between the military presence at Fort Ward and its closest neighbors.

A marked change in military-civilian relations occurred in the spring of 1941. Farmers and homesteaders in the 240-acre, half-mile-square area directly to the north of the fort were told that their real property was wanted by the Navy. Given a scant 30 days to dispose of livestock and to move out with only personal possessions, residents were offered compensation significantly less than the actual value of their land. The Petersons at the Sunny Hill Dairy with 120 acres, immigrants from Sweden, were the largest landowners in the 240-acre parcel. Other homesteaders and farmers, some with Scandinavian names like Thompson, Hanson and Iverson, were also quickly displaced.
FORT WARD NAVY ADDITIONS  
Kitsap County, WA

NARRATIVE STATEMENT OF SIGNIFICANCE

One can glean from the records some idea of the suffering these events occasioned. Old "Nosey Henry" Peterson, who farmed a five-acre parcel here, disappeared about the time everyone was moving out. A year or so later his remains were found in the dense woods west of Fort Ward Hill Road. He is believed to have committed suicide. Living directly north of the Peterson dairy, in one of several cottages built by Jons Peterson for mill workers, were Charlie and Annie Dahlstrom, Annie being a Bella Coola Indian. Charlie died soon after the Navy purchase. Annie's access to the common road was cut off by the woven-wire fence later erected by the navy. In his history of Fort Ward, Ivan Lee states that she ended her days at Western State Hospital at Steilacoom.

William Peterson went to battle for his Sunny Hill Dairy in Federal Court in Seattle, but was told by the judge that no good citizen would take advantage of the Navy's need. Furthermore, should the government later put up the property for sale, Peterson would receive no special consideration. A new home was found in West Seattle and William went to work in the shipyards. The Navy torched the barn and outbuildings and exploded the dam. Alerted by a friend, the Petersons stood on the beach at West Seattle and watched the smoke rise from the fire.

Other major alterations soon followed in the landscape. A firebreak was cleared along the north and east boundaries of the Naval Radio Station and a woven-wire security fence installed. The William Peterson farmhouse (Building #E) was remodeled to become a two-family officer's quarters. Two other farmhouses, Buildings 25 and 45, were relocated from their five-acre parcels to a row along the northern block of Fort Ward Hill Road to be used as Married Enlisted Men's Quarters. The Ray Grady home, Building #D, already situated on Fort Ward Hill Road immediately behind the Commander's quarters, was left in its place to be similarly used, as were Buildings #23, #24, and #44. Six two-family duplexes, Buildings #46 through #51, were constructed in the intervening spaces to complete the row.

To the east of the housing lay the functional components of the Naval Radio Station. Building 39, the Radio Receiving and Control Building, contained the ears and brain of the radio station. Several radio receiving antennas and direction-finders were installed in the newly-acquired property, on the old parade ground, on the flat below the
FORT WARD NAVY ADDITIONS
Kitsap County, WA

NARRATIVE STATEMENT OF SIGNIFICANCE

open reservoir, and on the beach. The Navy's main Pacific transmitter was located elsewhere, at the Battle Point facility, six miles to the north on Bainbridge Island.

All of the intelligence that was transmitted from Battle Point was generated at the Receiving and Control Building at the Naval Radio Station. The transmitter was controlled and operated through a special telephone line, later replaced by a very-high-frequency radio link. A primary task at the station was copying the Japanese Morse code. The transmissions could be in either plain text or in cryptographic code.

The North Pacific Communications received communications from Navy ships and installations in the North Pacific through antennas at Naval Radio Station Fort Ward. Probably the seven rhombic and four dipole antennas were pointed in different directions so that the best reception could be selected. A VHF radio system linked the Navy installations of Puget Sound. The received messages and intercepted enemy transmissions were typed on a teleprinter, then transmitted via VHF to headquarters, 13th Naval District, and from there to Naval Intelligence headquarters in Washington, D.C. through Navy teleprinter lines.

Before World War II, the demand for Japanese-code-trained operators also escalated. A radio operators school housed in the Radio Receiving Building was phased out and replaced by the Japanese-telegraph-code school. The trained operators, all men at this point, were needed by the Fleet. The demand for Stateside operators was soon to be met by the women of the Navy or WAVES. The old Army quartermaster and commissary storehouse, Building 16, already converted to an enlisted men's barracks, become the first WAVES dormitory. Later, two 3-storey WAVES apartments were built west of Park View Drive at the southeast corner of the Parade Field block.

New barracks for the men were also needed. Several enlisted men's barracks were built down on the beach. A barracks and mess hall, Building #65, was put up and in 1947 was converted to apartments. Building #60, also enlisted men's barracks, was erected in 1942. These are the only two large-scale wood-frame buildings remaining at the fort from the Navy's tenure. A 6,000,000-gallon reservoir, #59, was dug and constructed in concrete in 1942, to serve the water needs of the expanded Naval Radio Station. A water line supplied with water from Creosote until 1947.

The end of World War II eliminated the need to copy Japanese Navy and diplomatic communications. However, the changes in the political situation and the
NARRATIVE STATEMENT OF SIGNIFICANCE

The advent of the Korean war required renewed Far-East eavesdropping. Radio operators to copy the Cyrillic (Russian) telegraph code became critical. After the end of World War II, District Headquarters was moved from Seattle's Exchange Building to Pier 91, on the Seattle waterfront. In order for the Naval Radio Station VHF antennas to "see" the new location, the steel tower, #137, was built near the water reservoir to get the antennas high enough in the air. This was one of the first heavy-duty applications for VHF and the experience that was gained was useful later to commercial broadcasting.

In the years after World War II further research into applications for radio technology occurred at Fort Ward. The earlier use of radio waves for communications led into research into radio direction-finding and the utilization of radio waves for navigation. In 1952, under the direction of the US Air Force and the Royal Canadian Air Force, Project Engineer, George F. James, along with eight Field Engineers, came to Fort Ward and installed a RADUX receiving station on the pier at Fort Ward. The system collected data round the clock using 40 KHz radio waves and phase modulation, in an attempt to overcome difficulties with the earlier LORAN system which operated at 140 KHz. The discoveries made led to the development of the LORAN C Navigation System. This excellent navigation system was commissioned in the late 1970s and early 1980s and has been operated by the United States Coast Guard.

In the later 1950s, the 513 AAA Battalion headquarters staff was stationed at Fort Ward, coexisting for a short time with the navy. The AAA Battalion was engaged in the barracks assembling Nike-Ajax missiles for the Nike missile launch installation near Winslow at today's Strawberry Hill Park.

During this period, domestic and family life continued in a more relaxed fashion at Fort Ward. During and after World War II, Battery Francis Nash saw use as an outdoor amphitheater used for, among other public offerings, church services. Mrs. Author Arguello, wife of a Fort Ward enlisted man, published a nationally-syndicated cartoon, "Bobby Sox", under the pen name "Marty Links." If Marty Links' cartoons are any measure, life within fort Ward was not unlike life outside the fort. Warren Nadeau, son of Commander Nadeau, was raised at the fort and recalls that Marty Links drew upon fort kids for her cartoons: "I think she patterned the cartoon after my sister, Jean (the late Jean Ness). I can recognize other fort kids in her cartoons, too. We used to have a book of her work."
FORT WARD NAVY ADDITIONS
Kitsap County, WA

NARRATIVE STATEMENT OF SIGNIFICANCE

In July of 1958 the last military tenants left the Fort Ward Reservation. Some of the Navy's wooden barracks along the beach had already been demolished. The General Services Administration put the property up for auction, having divided it into eight parcels. Some of the buildings that remained unsold were vandalized to varying degrees. In September of 1976, the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 nominated the two areas of Fort Ward for inclusion in the National Register. The majority of the Navy additions now meet the age criteria for inclusion in the register.

The City of Bainbridge Island is currently working to create unique design guidelines for Fort Ward under its Comprehensive Plan which will set it part from other areas on the island. This is occurring specifically because it has a National Historic Register designation. This application seeks to extend the boundary of the National Historic Register district to include areas of Fort Ward at its largest extent, the extent which it achieved at the time of World War II. The security fence marking the World War II boundary exists to date. The threats to the continued existence of Fort Ward, as outlined in the 1975 application, those of neglect and conscious destruction, continue to some extent today, though individual property owners have devoted large amounts of time and private funds to preservation of their properties. Today the fort faces a perhaps more serious threat. Construction of a replacement (though four times larger) sewer system for the fort will place development pressures on Fort Ward. Both the Fort Ward Neighborhood Association and the Bainbridge Island Historical Society are working to educate the public and to secure preservation of significant buildings and open areas. Creation of an enlarged registered district will bolster those efforts.
Property Name: FORT WARD HISTORIC DISTRICT EXPANSION
County and State: KITSAP COUNTY, WA

9. Major Bibliographical References
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 Buildings Survey # __________________
___ recorded by Historic American Engineering Record # __________________

Primary location of additional data:
___ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
___ Other
Specify repository:
Bainbridge Island Historical Museum
and Fort Ward Neighborhood Assoc.

10. Geographical Data
Acreage of property approx. 240 acres

UTM References

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X See continuation sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

Boundaries are based upon the full extent of the original legal boundaries of the U.S. Naval Radio Communications Station acquired by the U.S. Navy.

11. Form Prepared By

name/title ____________________________ date ____________________________
organization ____________________________ telephone ____________________________
street & number ____________________________ state ____________________________
city or town ____________________________ zip code ____________________________

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.
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: Mary Victoria Dombrowski & Eileen Safford, President and Secretary
street & number: Fort Ward Neighborhood Association telephone: (206) 842-8728
city or town: Bainbridge Island state: WA zip code: 98110
FORT WARD NAVY ADDITIONS
Kitsap County, WA

BIBLIOGRAPHY

1. Anderson, Elmer, (resident on Toejam Hill Road adjacent to Fort Ward from 1914), September 24 and November 15, 1994.
3. Fort Ward Photo Collection 1941-1960, Bainbridge Island Historical Museum.
6. Kitsap County Assessor's Records for individual properties in Fort Ward.
11. U.S. Navy, "Property Proposed to be Declared Excess Comprising the U.S. Naval Radio Station, Bainbridge Island, Kitsap County, Port Blakely, Washington."
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number  10  Page  1  Name of Property  Fort Ward Historic District Expansion
County and State  Kitsap County, WA

UTM References:

1)  10 / 535870 / 5270540
2)  10 / 536420 / 5270540
3)  10 / 536420 / 5270160
4)  10 / 536120 / 5270160
5)  10 / 536120 / 5269650
6)  10 / 535870 / 5369880

VERBAL BOUNDARY DESCRIPTION:

The district is bound by the UTM coordinates and by: South Beach Drive on the south, the shores of the Puget Sound on the west, by Fort Ward State Park and by Port Blakely Mill Company property on the north, where it is delineated by a woven-wire fence, and by the north-south midline of Section 11, Township 24 North, Range 2 East on the east.

BOUNDARY JUSTIFICATION:

The boundary has been determined partly by the original Naval property holdings, and by the contiguous extant resources and features of the Navy occupation.
FORT WARD NAVY ADDITIONS
Kitsap County, WA

ADDITIONAL DOCUMENTATION

Black and White Photographs

Name of photographer: Mary Victoria Dombrowski
Date of Photographs: January 12, 1996
Location of original negatives: Fort Ward Neighborhood Association., 2412 Sound View Drive NE, Bainbridge Island
Description of views indicating direction of camera: (See Map #5 attached)

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<td>Building 25, Entry detail on west wall</td>
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LIST OF CONTRIBUTING RESOURCES

1939 Navy Addition *

Building A 1912 Quarters, Officer in Charge
Building B 1910 Two-Family Officer's Quarters
Building C 1910 Four-Family Officer's Quarters
Building E 1941 2-Family Officer's Quarters on Fort Ward Hill Road
Building F 1912 General Storehouse
Building G Public Works Maintenance Shops
Building H 1941 Maid Quarters
Building I 1912 Storehouse
Building J 1910 Radio Receiving Building and Activity Training
Building K 1912 Naval Exchange and Post Office
Building L 1912 Firehouse
Building M 1911 12-Car Garage
Building N 1942 Enlisted Personnel Barracks and Dispensary
Buildings 18, 19, 20, 21 1910 Two-Family CPO Quarters
Building O 1910 Power House/Bakery
Building P 1942 Boathouse & Pier
Buildings Q & R Married Enlisted Men's Quarters Acquired 1941 from private sector and moved to present location
Buildings S, T & U Married Enlisted Men's Quarters Acquired 1941 from private sector
Buildings V, W, X, Y, Z 1941 Two-Family Duplexes, Married Enlisted Men's Quarters
Building G 1942 Apartment Quarters
Building H 1945 Barracks & Mess Hall
Building I 1903 Radio Station, Battery Francis Nash
Building J 1942 Family Housing 4-Car Garage
Building K 1945 4-Apartment Married Enlisted Men's Quarters
Buildings L, M, N, O 1903 Old Gun Foundations
Contributing Features

- Flight of Stairs with Railing
- Sidewalks
- Concrete Antenna Tie-Downs
- Woven-Wire Security Fence
- Fire Hydrants
- Clotheslines T-poles
- Tennis Courts
- Substation

Noncontribute Resources:

- Building 23 Married Enlisted Men's Quarters Acquired 1941 from private sector
- Building 39 1941 Radio Receiving & Control Building
- Building 55 1942 Pump Sump
- Building 56 1942 Incinerator
- Building 81 1944 Laundry Building

Resource Lost Since Previous Nomination:

- Building 12 Enlisted Personnel Barracks and Mess Hall
REQUESTED ACTION: NOMINATION

PROPERTY NAME: Fort Ward Historic District (Boundary Increase)

MULTIPLE NAME:

STATE & COUNTY: WASHINGTON, Kitsap

DATE RECEIVED: 3/14/96 DATE OF PENDING LIST: 3/26/96


DATE OF WEEKLY LIST:

REFERENCE NUMBER: 96000415

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N

OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N

REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

ACCEPT ____RETURN ____REJECT 4/22/96

ABSTRACT/SUMMARY COMMENTS:

Entered in the National Register

RECOM./CRITERIA

REVIEWER DISCIPLINE

TELEPHONE DATE

DOCUMENTATION see attached comments Y/N see attached SLR Y/N
Building 39
Fair Ward Navy Addition
Kitsap Co, WA 1/12/96
Mary Dombranski
2412 Sound View Dr NE
B1 98110

View to NE

#2
Building 39
Fast Word Navy Addition
Kitsap Co, WA  1/12/96
Mary Donbrowski
2412 Sound View NE
B1 98110

View to east, of west wall

#3
Building E
Fort Ward Navy Addition
Kitsap Co, WA 1/12/96
Mary Dombranski
2012 Sound View Dr NE
BT 98110
View to N
#4
Building E
East Ward Navy Addition
Kitsap Co, WA 1/12/96

Mary Dombrowski
2412 Sound View Dr NE
B1 98110

#5 View to East
Building E
Fort Ward Navy Addition
Kitsap Co, WA 1/12/96
Mary Dombrowski
2412 Sound View Drive
B1 98110
View to west
#6
Building E
Fort Ward Navy Addition
Kitsap Co, WA 1/12/96
Mary Dombrawski
2412 Sound View Dr NE
81 98110
View to west
#7
Building 51
Fort Ward Navy Addition
Kitsap Co, WA
1/12/96

Mary Dombrowski
2412 Sound View Dr NE
B1 98110

View to East

#9
Building 51
Fawcett Ward Navy Additives
Kitsap Co WA 1/12/96

Mary Dombrowski
2912 Sound View Dr NE

B1 98110

View to NW

#10
Building 49
Fort Ward Navy Additions
Kitsap Co, WA 1/12/96
Mary Dombrowski
2412 Sound View Dr NE
B1 98110
View to NW
#11
Building 7
Fort Ward Navy Additions
Kitsap Co, WA 1/12/96
Mary Dombronski
2412 Sound View Dr NE
B1 98110
View to NW
#14
Building 7
Fort Ward Navy Additions
Kitsap Co., WA 1/12/96
Mary Dombranski
2412 Sound View Dr NE
B2 98110

View to N

#15
Building #7
Fort Ward Navy Additions
Kitsap Co, WA 1/12/96
Mary Dombrowski
2412 Sound View Dr #12
BI 98110

View to SW
#16
Building #60
Fort Ward Navy Additions
Kitsap Co, WA  1/12/96
Mary Dombrowski

2412 Sound View Dr NE
BE 98110

View to N

#17
Building #60
Fort Ward Navy Additions
Kitsap Co, WA 1/12/96
Mary Dombrowski
2412 Sound View Dr. NE
Bremerton 98110
View to N
#18
Building #60
Fast Ward Navy Additions
Kitsap Co, WA 1/12/96
Mary Dombrowski
2412 Sound View Dr NE
Bremerton 98110
View to NW
#10
Building 65
Fort Ward Navy Additions
Kitsap Co, WA  1/12/96
Mary Dombrowski
2412 Sound View Dr. MZ
BI 98110
View to UW
#20
Building 65
East Ward Navy Additions
Kitsap Co, WA  1/12/96

Mary Dombrowski
2412 Sound View Dr NE
B1  98110

View to E

#21
Building #25
Fast Waed Navyt Additions
Kitsap Co, WA  1/12/96
Mary Dombrowski

2412 Sound View Dr NE
Bl  98110

View to E
# 23
### Missing Core Documentation

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<th>County, State</th>
<th>Reference Number</th>
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<tr>
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<td>Kitsap County, WA</td>
<td>96000415</td>
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<tr>
<td>(Boundary Increase)</td>
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</table>

The following Core Documentation is missing from this entry:

- [ ] Nomination Form
- [x] Photographs (#s: 1, 8, 12-13, 22)
- [ ] USGS Map
February 29, 1996

Ms. Carol Shull  
National Register Branch  
Interagency Resources Division  
National Park Service  
800 Capitol Street Northwest  
Suite 500  
Washington, D.C. 20002

Dear Ms. Shull:

Please find enclosed nominations for the following properties:

* Fort Ward Historic District Expansion, Kitsap County  
* Skagit River and Newhalem Creek Hydroelectric Projects, Whatcom County

Should you have further questions about these nominations please contact me at (360) 586-2901.

Sincerely,

Lauren McCroskey  
Architectural Historian

LLM: tjt  
enclosures
Design Guidelines for Fort Ward
Design Guidelines

The purpose of design guidelines for the Fort Ward community is to supplement existing City of Bainbridge Island zoning regulations. Design guidelines provide direction on site design, building design, signage and lighting. The following set of guidelines are to serve as a minimum threshold for development. The design of structures, mainly residential in Fort Ward, should strive to reach the intent of each guideline. Application of guidelines necessitate flexibility so as not to restrict creativity, and to encourage solutions that achieve the overall community goals at different levels. These design guidelines should evolve as new design concepts emerge.

Guidelines for the Fort Ward community are broken down into two basic categories: Public Space and Private Space. Public spaces are those that are enjoyed by the community as a whole, while private spaces are those which individual property owners create and maintain.
Design Guidelines are applicable to the Core Area of Fort Ward.
Public Space
The following public areas will be governed by the guidelines in this subsection:

* Trails
* Parks (including wetlands)

**Trails**

*Intent:*
To ensure a pedestrian circulation system.

*Guidelines:*
Develop walking trails along street edges in existing right-of-ways.

*Intent:*
To allow people to walk to other areas in the community.

*Guidelines:*
Create walking trails that link to other trails and larger open spaces for a complete system. Specifically link to existing and historic trails including: Kitsap to Hilltop, Hilltop to Tojam, the historic stairs to the beach, Paul Avenue across the parade ground and Watch Hill to Park View.

*Intent:*
To minimize the impact on the natural environment.

*Guidelines:*
Trail easements should be 6 to 8 feet wide, with low ground cover or shrubs (under 3 feet) adjacent to the pathway. The width of the trail should vary depending on the level of use.

Utilize pervious paving material such as crushed rock to allow drainage.
Open Space

Intent:
To enhance the existing wetlands.

Guidelines:
A comprehensive wetland overlay master plan should be developed for the entire wetland system, including the adjacent land ownership.
An acceptable list of plants, specific to Fort Ward wetland areas, should be developed in the wetland master plan process.

Intent:
To protect significant trees and tree stands.

Guidelines:
Encourage retention of significant trees where possible (12" caliper and greater as defined in the City Zoning Ordinance) for the Fort Ward community. Significant and historic trees should be identified for the entire community, including the wetlands and buffers through the wetland master plan process.

Intent:
To maintain open space areas.

Guidelines:
Publicly owned landscape areas should be maintained by the City of Bainbridge Island, all other landscaping should be maintained by the owner or neighborhood association.

Intent:
To enhance the historic character of the community.

Guidelines:
Park and open space designs should respect and reflect the historic use of the area.

Intent:
To enhance the view from the road.

Guidelines:
Landscape buffers in the rights-of-way should be kept with indigenous plants as approved by the Bainbridge Island Landscape Code.
Private Space
The following areas will be governed by the guidelines in this subsection:

Property or sites
Buildings

Site Design

Intent:
To maintain the historic character of the community.

Guidelines:
Houses should be set back from the street as prescribed in the zoning code. Porches are allowed in the setback up to five feet.

Intent:
To maintain the natural character of the view from the road.

Guidelines:
Garages should be sited at the rear of the site, or in the side setback and screened from the roadway. At a minimum, the garage should be set back or recessed from the front of the house. A carport may be used if it reflects the historic character in the community.

A reduction to a minimum of a 5' rear setback for a detached garage that is consistent with these guidelines.

Intent:
To minimize curb cuts on the roadways.

Guidelines:
Shared driveways or alleys are encouraged, especially on small lots under 7,000 square feet and along Fort Ward Hill Road.
Intent:
To minimize spill-over lighting.

Guidelines:
Lighting on sites or along the roadways should be shielded downward and be pedestrian scale. No light stands should exceed 12 feet in height. (Appropriate lighting styles should be developed with assistance from the Bainbridge Island Historical Society.)

Intent
To provide community identity.

Guidelines:
Signage should be coordinated with the historic nature of the community. (Appropriate signage styles should be developed with assistance from the Bainbridge Island Historical Society.)
Building Design

Intent:
To maintain the historic character of the community.

Guidelines:
The dominant feature as seen from the road should reflect, but not replicate the historic architectural character of other Fort Ward structures such as residences on Parkview Drive, Evergreen Avenue and Soundview Drive.

Pitched roofs between 6:12 up to 12:12 are encouraged for all new development. Roof overhangs off at least 18 inches should be incorporated. Pitched roofs for porches between 3:12 up to 12:12.

Intent:
To encourage the use of historic materials.

Guidelines:
Structures should incorporate textured siding (horizontal lap, board and batt, shingle) or masonry. Building design should also use broad window trim and paint colors reflecting turn of the twentieth century architectural types at Fort Ward.

Large panes of glass and picture windows are also discouraged.

Intent:
To respect the pedestrian scale of the existing buildings.

Guidelines:
Long buildings facing the street, unbroken facades, large blank walls are discouraged. Large panes of glass and picture windows are also discouraged.
**Intent:**
To encourage front porches to reflect traditional residential scale.

**Guidelines:**
Lot coverage limit established in the zoning code may be exceeded up to 10% for front porches on houses and breezeways between the garage and house.

---

**Intent:**
To provide for additional living spaces.

**Guidelines:**
Dormers and living spaces within the roof line are encouraged in residential buildings.
FORT WARD PARADE GROUNDS
Situated in
SW1/4 SW1/4 SEC. 11, TWP. 24N., RG. 2E., W.M.
City of Bainbridge Island, Kitsap County, Washington

DEDICATION

Know all men by these presents, that the undersigned, owners the land hereby patented, hereby declare this plot and describe in the use of the public forever all streets shown on the plat are hereby made a public path and are hereby reserved for the use of the public forever all streets shown on the plat are hereby made a public path, and are hereby reserved for the use of the public forever. All streets shown on this plat are hereby reserved for the use of the public forever. All streets shown on this plat are hereby made a public path, and are hereby reserved for the use of the public forever.

In Witness whereof we have set our hands and sealed this day of 20__.

Kitsap County Combined Housing Authority
A Municipal Corporation

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF ________

In the presence of me, the undersigned, a Municipal Corporation, the individual that executed the below-named instrument, and acknowledged the same as his free and voluntary act and deed of will, intent and purpose hereof, and on oath stated that he was authorized to execute said instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the City of ________ on day of ________.

LEGAL DESCRIPTION

PARCEL A:
Lots 13 through 20, inclusive, and Lots 20 and 21, William Street, Fort Ward Estates, according to plat recorded in Volume 30 of Plats, Page 30 and 31, in Kitsap County, Washington, being a part of Lots 13 through 20, inclusive, Lots 2 and Lots 12 through 17, inclusive, Block 1, Fort Ward Estates, District No. 5 according to plat recorded in volume 11 of Plats, Page 20, in Kitsap County, Washington.

PARCEL B:
Lots 2 and 3, Block 1, Fort Ward Estates, District No. 2, according to plat recorded in Volume 8 of Plats, Page 52, in Kitsap County, Washington.

PARCEL C:
Lots 1, 2, and 4, Block 5, Fort Ward Estates, District No. 2, according to plat recorded in Volume 5 of Plats, Page 52, in Kitsap County, Washington.

TOTAL AREA: 4.30 Acres
TOTAL LOT AREA: 2.29 Acres
TOTAL OPEN SPACE: 2.32 Acres
TOTAL ROADSIDE: 0.40 Acres

EASEMENT PROVISIONS

The undersigned hereby grants, convey and quitt cliens to Puyallup Sound Energy Company, U.S. West, City of Bainbridge Island, Kitsap County, in consideration of the covenants and conditions contained herein, an easement, including all streets, roads, and alleys shown herein, for the purpose of ingress and egress to said property and for the purpose of ingress and egress to said property and for the purpose of ingress and egress to said property.

Covenants

The covenants, conditions and restrictions contained herein shall be binding upon the successors and assigns of the undersigned.

SURVEYOR'S CERTIFICATE

I, Steven E. Otteson, registered as a professional land surveyor of the State of Washington, hereby certify that the plat is based on an actual survey of the land to be developed, and that the same is correct as shown on the plat, and that the plat is correct as shown on the plat.

Approved by the City Engineering Department
Approved by the Director of Planning and Community Development

APPROVALS

ENGINEER

City of Bainbridge Island

DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT

City of Bainbridge Island

CITY COUNCIL

City of Bainbridge Island

HEALTH DEPARTMENT

Kitsap County Auditor

TREASURER'S CERTIFICATE

Kitsap County Auditor

RECORDING CERTIFICATE

Kitsap County Auditor
FORT WARD PARADE GROUNDS
Situated in
SW1/4 SW1/4 SEC. 11, TWP. 24N., RG. 2E., W.M.
City of Bainbridge Island, Kitsap County, Washington

NOTES:

1.) The maintenance of roof and yard drainage and associated piping and appurtenances shall be the responsibility of the individual homeowners.

2.) The property owners within the plot shall be responsible for maintenance of all landscaping within the existing and proposed right-of-way including any structures other than roadway, sidewalks, storm drainage facilities and signs.

3.) The 20-foot wide corridor between Evergreen Avenue and the main portion of the open space shall provide pedestrian access to the open space. Pedestrian access to the open space shall not be impeded by buildings, fences, or other barriers. For aesthetic and safety reasons, the corridor shall be landscaped with appropriate plantings, and shrubs and exceeding four feet in height. For aesthetic and safety reasons, the portion of lot 1 abutting the residences and the open space corridor shall not contain fencing and/or landscaping exceeding four feet in height. These provisions shall appear on the real plot plan.

4.) As no new residential lots are being created by this plat reconfiguration, subdivision approval is not dependent on approval of school impact fees. However, as with any new residential development, the amount of impact fees will be assessed in accordance with the school impact fees ordinance. The applicant may request exemption from payment of the school impact fee for the affordability of any affordable housing units.

5.) Ground parking shall be permitted where necessary to provide a minimum of two on-site parking spaces for each residential unit.

6.) Each residence shall provide at least two on-site parking spaces. Each space shall be 61 feet x 20 feet.

7.) Building plans for the residences shall be provided to the "State Office of Archaeology and Historic Preservation" for review in order to ascertain adherence to "The Secretary of Interior's Standards for Rehabilitation and Identification of any concerns about adverse effect to the historic district. Written documentation of state review shall accompany each building permit application.

8.) Pitched roofs between 6:12 and 12:12 are encouraged for all new development. Roof overhangs of at least 18 inches should be incorporated. Pitched roofs for porches between 12:12 and 12:12 are encouraged. Long buildings having the slanted, shingled facades, and large blank walls are discouraged. Large pines of glass and picture windows are also discouraged.

9.) If a subdivision sign is desired, the applicant shall adhere with the Bainbridge Island Historical Society prior to filing a sign permit application with the city.

10.) Open spaces are to be maintained as informal recreation such as bird watching, walking, photographing, and kite flying. Upon recommendation of the Fort Ward Neighborhood Association, a portion of the open space may be developed as a children's playground, consistent with historical use. Organized sporting events, the creation of formal sports fields, and the use of motorized vehicles (except related to maintenance activities) shall be prohibited. Open space-b shall be related as an area of parks and gardens.

11.) Lot setbacks, buffers, and dimensional requirements:

Building to building: Minimum 10 feet separation
Building to exterior property line: Minimum 15 feet
Building to road/avenue: Minimum 15 feet from all streets
Building to first of open space: Minimum 5 feet
Building height: Two stories and/or 30 feet, whichever is lower
Minimum lot coverage: 35 percent

12.) At least six of the lots shall be developed with affordable housing units in compliance with the provisions of SBC 18.07, as amended by Ordinance 2002-40. The affordable housing units are required to be constructed prior to construction of the second single-family residential units. The affordable units shall be distributed among the market rate units so that no more than two affordable units occupy each site.

13.) F.E.M.A. designation: Zone C.

PRELIMINARY PLOT APPLICATION NO. SUB000-14-09-01 SHEET 3 OF 3
18.24.110 Fort Ward historic overlay district.
The following regulations apply to the Fort Ward historic overlay district and supplement those general standards contained in BIMC 18.24.010 through 18.24.100. In the case of conflict between the provisions of this section and the provisions of previous sections of this chapter, the provisions of this section shall apply. Any applications for development within the Fort Ward historic overlay district not subject to the provisions of this section shall comply with the regulations for the underlying zone (R-2).

A. Establishment of Boundaries. The provisions of this section shall apply to the Fort Ward study area as shown on Attachment 1, referred to as the Fort Ward historic overlay district.

B. Increases in Density.
1. Availability. Residential density bonuses may be available for providing affordable housing pursuant to Chapter 18.21 BIMC.

2. Building 16. The property tax identified as tax parcel number 112402-3-004-2003 containing a building of historical interest, identified as Building 16 on Attachment 2, shall be permitted an increase in density up to a total of eight units; provided, that the majority of the dwelling units are located inside Building 16; and provided, that the following development standards are met:

   a. The exterior of the building is rehabilitated and maintained in accordance with the standards established in subsection D of this section.

   b. The proposed work is reviewed by the historic preservation commission, and a certificate of review is issued, in accordance with subsection E of this section.

   c. A minimum of five feet of partial screen perimeter landscaping shall be provided along side and rear property lines. This requirement may be met by retaining existing vegetation on the property, or planting new vegetation. The perimeter landscaping requirement may be waived as part of the final decision on the permit, upon written agreement from adjoining property owners.

   d. Surface parking is encouraged to be located behind the building. Any surface parking that is adjacent to residential uses shall be fully screened so as to prevent headlights from shining on the adjacent residential uses.

   e. Parking may be located along the south property line; provided, that it is enclosed within a structure.

   f. The applicant shall provide community meeting space of not less than 500 square feet. This community meeting space may be provided within Building 16, or, upon approval by the city, this requirement may be met by the applicant making a financial contribution equal to the cost of constructing a 500-square-foot meeting space and one unisex bathroom stall within Building 16. If the financial contribution option is used:

      i. The applicant shall submit current cost estimates to the city building official for the construction of the meeting space, as described in subsection B.2.f of this section, meeting all code requirements and the same level of finishes and quality of construction as used elsewhere in the interior of the building;
ii. The payment shall be held in a reserve account and may only be expended in support of the construction of a community meeting space in the Fort Ward historic overlay district;

iii. The payment shall be expended in all cases within five years of collection; and

iv. Any payment not so expended shall be refunded with interest to the property owners of record at the time of the refund; however, if the payment is not expended within five years due to delay attributable to the developer, the payment shall be refunded without interest.

g. The applicant complies with the requirements of subsection G of this section prior to issuance of an occupancy permit.

3. Other Properties. Certain properties within the Fort Ward historic overlay district that contain a structure of historic interest, as identified on Attachment 2, shall be permitted to develop to the historic density as shown in Table 18.24.110-1; provided, that:

a. The exterior of the building is rehabilitated and maintained in accordance with the standards established in subsection D of this section.

b. The proposed work is reviewed by the historic preservation commission, and a certificate of review is issued, in accordance with subsection E of this section.

c. The applicant complies with the requirements of subsection G of this section.

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<tr>
<th>Building Number</th>
<th>Tax Parcel Number</th>
<th>Density</th>
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<tbody>
<tr>
<td>Building 13</td>
<td>11240230022005</td>
<td>Up to 3 units</td>
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<td>Building 18</td>
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Table 18.24.110-1: Fort Ward Historic Overlay District Additional Densities

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<td>Building 19</td>
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<td>Building 20</td>
<td>41470050030002</td>
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<tr>
<td>Building 21</td>
<td>41470050040001</td>
<td>2 units</td>
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C. Maintenance and Rehabilitation of Buildings of Historic Interest.

1. Buildings B and C. Buildings B and C (tax parcel number 80970000000007, a total of 10 units), as identified on Attachment 2, are buildings of historic interest that contribute to the character of the Fort Ward historic overlay district. Any project to alter, reconstruct, remodel, or restore the exterior of the subject buildings that requires permits from the city shall require review by the Fort Ward historic design review committee for compliance with the standards established in subsection D of this section and issuance of a certificate of review in accordance with the procedures established in subsection E of this section.

2. Other Buildings. The buildings shown in Table 18.24.110-2, and identified on Attachment 2, are buildings of historic interest that contribute to the character of the Fort Ward historic overlay district. The rehabilitation and maintenance of these buildings is to be encouraged. Any owner who wishes to alter, reconstruct, remodel, or restore the exterior of the subject buildings in a manner that maintains its historic character may request the review services of the historic preservation commission. The historic preservation commission shall be available to review the proposed changes, and to advise the applicant as to design elements, construction techniques and materials that would be compatible with the historic character of the specific building.
Table 18.24.110-2: Fort Ward Historic Overlay District Other Buildings of Historic Interest

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<tr>
<td>Building 60</td>
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The rehabilitation and maintenance of any other buildings of historic interest within the Fort Ward historic overlay district is to be encouraged. Any owner who wishes to alter, reconstruct, remodel, or restore the exterior of these buildings in a manner that maintains its historic character may also request the review services of the historic preservation commission.
D. Standards for Maintenance or Rehabilitation of the Exteriors of Buildings of Historic Interest.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its context.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Many properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated architectural features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of buildings, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

10. New additions and related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

E. Application and Review by the Historic Preservation Commission.

1. Certificate of Review Required. No applicant shall alter, reconstruct, remodel, or restore the exterior of the subject buildings pursuant to subsection B.2, B.3 or C.1 of this section, and no city permit or approval of such activity shall be issued without review by the historic preservation commission and without issuance of a certificate of review by the historic preservation commission.

2. Preliminary Review. Upon submittal of application for site plan and design review permit or building permit, the applicant shall schedule a preliminary review meeting with the historic preservation commission. A staff planner shall also attend the preliminary design review meeting. Prior to the review meeting, the applicant shall provide historic preservation commission members with “as is” photographs of the subject building and site; a site plan showing the location of the
building or buildings; the proposed method of cleaning and treating masonry and other surfaces; exterior elevations of the front and side with a description of the proposed type and finished color of exterior siding, proposed windows and roofing to be used; and proposed architectural features and trim. All diagrams shall be drawn to scale. The historic preservation commission may request additional information and/or a site visit as necessary for their review and recommendation. Any conditions agreed to in this meeting shall become conditions of approval of the permits granted.

3. Final Review. Prior to issuance of permits, the applicant shall schedule a final review meeting with the historic preservation commission. A staff planner shall also attend the final review meeting. Upon determination that conditions specified in the preliminary design review and the requirements of this chapter are met, the historic preservation commission shall issue a final certificate of review in a form to be approved by the city. The final certificate of review shall be attached to the building permit.

4. Exemptions. Emergency repairs, ordinary repair and maintenance and interior remodeling shall not require a certificate of review.

F. Notice on Title. Prior to issuance of building permit, the owner of any property seeking an increase in density pursuant to subsection B of this section shall record with the Kitsap County auditor a restrictive covenant in a form approved by the city. Such document shall provide notice in the public record of the requirement that any alteration, reconstruction, remodel, repair, or restoration of the exterior of the subject buildings must comply with the provisions of this chapter. The applicant shall submit proof to the city that the restrictive covenant has been filed. The covenant shall run with the land and failure to provide such notice to any purchaser prior to transferring any interest in the property shall be in violation of this chapter.

G. Design Guidelines. In addition to complying with all other applicable provisions of this chapter, permitted development, redevelopment, and exterior renovation in the Fort Ward district shall comply with those regulations contained in the "Design for Bainbridge" review regulations. (Ord. 2016-11 § 2, 2016: Ord. 2011-02 § 2 (Exh. A), 2011. Formerly 18.24.070)
AGREEMENT REGARDING TRANSFER OF PARK PROPERTY

Grantor(s): City of Bainbridge Island, Washington, a municipal corporation

Grantee(s): Bainbridge Island Metropolitan Park and Recreation District, a Washington special purpose district

Short Legal Description:
- **Fort Ward**: Lots 19 & 20, Tract A (Open Space), Fort Ward Parade Grounds, City of Bainbridge Island, Kitsap Co., WA
- **Nute’s Pond**: NW/SE, Section 11, Township 24 North, Range 2 East, W.M., City of Bainbridge Island, Kitsap Co., WA

[Complete legal description on Exhibit A]

Assessor’s Property Tax Parcel/Account Number(s): 5451-000-023-0006, 5451-000-019-0002, 5451-000-020-0009 and 112402-4-002-2003

Reference Number(s) of Documents Assigned or Released: N/A

*Said document(s) were filed for record by Pacific Northwest Title as accommodation only. It has not been examined as to proper execution or as to its effect upon title*

THIS AGREEMENT REGARDING TRANSFER OF PARK PROPERTY (this “Agreement”) is entered into this 7th day of December, 2011, by and between the CITY OF BAINBRIDGE ISLAND, WASHINGTON, a municipal corporation (the “City”) and BAINBRIDGE ISLAND METROPOLITAN PARK AND RECREATION DISTRICT, a Washington special purpose district (the “District”).

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Recitals

A. The City owns certain real property located in Bainbridge Island, commonly known as "Fort Ward Parade Grounds" and "Nute's Pond," as legally described on Exhibit "A," attached hereto and incorporated by this reference (collectively, the "Properties").

B. The Fort Ward Parade Grounds, a 2.51 acre parcel, was dedicated to the City by the Kitsap County Consolidated Housing Authority ("KCCHA") in the plat (the "Fort Ward Parade Grounds"). On April 15, 2003, KCCHA and the City entered into an exchange, by which the City acquired a .06 acre parcel with Kitsap County Auditor’s Parcel No. 5451-000-019-0002 and a .08 acre parcel with Kitsap County Auditor’s Parcel No. 5451-000-020-0009 adjacent to the Fort Ward Parade Grounds (the "Adjacent Parcels").

C. The City acquired Nute's Pond on January 24, 2007 upon the recommendation of the Open Space Commission for use as a passive park and open space purposes.

D. The City and the District frequently collaborate and cooperate with each other in acquiring, maintaining and operating park and open space properties located within the City, to ensure that adequate public parks and open space properties are available to the public and that said properties offer the public the variety of desirable recreational and natural amenities that Bainbridge Island has to offer.

E. The City has determined that the District is in the best position to develop, manage, maintain and operate the Properties for their intended purpose as public parks and/or open space properties. In consideration of the City’s transfer of the Properties to the District, the District shall maintain, operate, and manage the Properties as public parks and/or open space properties. The District will assume all costs of maintenance, operations and improvement of the Properties, thereby saving the City these expenses, while also ensuring the City’s constituents that the Properties will continue to be accessible as public parks and/or open space properties.

F. After holding a public hearing on the subject, the City has determined, via Resolution No. 2011-16, that the Properties are surplus to the City’s needs and that the Properties may be appropriately transferred to the District for the purposes and subject to the contingencies, terms and conditions set forth herein.

G. The District desires to receive the Properties, and accepts the contingencies, terms and conditions of said transfer, as set forth in this Agreement. The District recognizes the value of the City’s transfer and acknowledges and agrees that, in light of the value being conveyed to the District, the contingencies, terms and conditions set forth in this Agreement are reasonable and shall be binding upon the District.
NOW, THEREFORE, for and in good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. **Transfer of Properties:** Upon mutual execution of this Agreement, the City shall quit claim and convey to the District all of the City’s rights, title and interest to the Properties via a standard form quit claim deed. The District shall record such deed within ten (10) days of the City’s delivery of the same, and the District shall be responsible for all recording fees associated therewith.

2. **Conditions of Transfer:** The City’s transfer of the Properties is expressly conditioned and contingent upon the following terms:

   2.1 **Use for Public Passive Park and/or Open Space Property.** The Properties shall be used exclusively for passive park and/or open space purposes, except for the additional uses allowed under Sections 2.2 and 2.3, below, for the Fort Ward Parade Grounds and the Adjacent Parcels. For purposes of this Agreement, the term “passive park” shall mean a public park without sports fields or sports facilities. Permitted passive park and open space uses shall include, but are not necessarily limited to, hiking, bicycling, horseback riding, swimming, boating and nature viewing. Open space uses shall include those set forth in Exhibit “B,” attached hereto and incorporated by this reference. The District shall have the sole discretion of determining which permitted uses shall be allowed on which portions of the Properties and establishing appropriate rules and regulations governing such use.

   2.2 **Use of Fort Ward Parade Grounds.** As noted in the plat, upon recommendation of the Fort Ward Neighborhood Association, a portion of the Fort Ward Parade Grounds may be developed as a children’s playground, consistent with historical use. Organized sporting events, the creation of formal sports fields, and the use of motorized vehicles (except related to maintenance activities) shall be prohibited.

   2.3 **Use of Adjacent Parcels.** The Adjacent Parcels are not subject to the plat restriction and may be used for either active or passive park purposes.

   2.4 **Compliance with Terms Agreed to By City Upon Acquisition.** The District shall further comply with and satisfy all other conditions, restrictions or terms established or agreed to by the City at the time of the City’s acquisition of the Properties, or otherwise of record.

   2.5 **Right of First Refusal.** The parties acknowledge and agree that the City is transferring the Properties and the City’s interests therein to the District in consideration of the parties’ relationship and the District’s unique position to best manage and operate the Properties. The District therefore agrees that, prior to offering, on any terms, any portion of the Properties, or any fee simple interest therein, to any third party, the District shall first notify the City in writing of the District’s intent to transfer any portion of the Properties and
shall offer to re-convey such Property to the City, without monetary remuneration or additional consideration. The City shall have twenty (20) days from its receipt of the District’s offer to accept said offer. If the City fails to accept the District’s offer within such time, the District’s offer shall be deemed rejected, and the District may proceed with the proposed transfer under such terms and conditions as the District determines.

2.6 Reservation of Automatic Reverter.

THE CONVEYANCE OF THE PROPERTIES IS EXPRESSLY AND UNCONDITIONALLY SUBJECT TO THE CITY’S RESERVATION OF AN AUTOMATIC REVERTER IN ITS FAVOR, AS FOLLOWS:

If the Properties or any portion thereof at any time ceases to be used and/or occupied by the District or the District’s successors, heirs and assigns, exclusively for public passive park and/or open space purposes (other than as noted in Sections 2.2 and 2.3 or by reason of condemnation or other occurrence outside of the District’s or the District’s successors’, heirs’ and assigns’ control), then at such time, without demand and without commencement of any legal action or proceeding, title to the entire Property, and the possession thereof, shall automatically revert to and be restored to the City or the City’s successors, heirs and assigns.

The possibility of reverter reserved to the City herein, and the rights and obligations set forth in this Agreement shall be deemed to be a permanent covenant, shall be binding upon the District and the District’s successors, heirs and assigns, shall run with the land and shall forever burden the title to the Property. The City may, at any time, exercise and assert the right of reverter set forth herein, in accordance with this Agreement, and the passage of time without action taken by the City shall not limit or extinguish the covenants relating to the City’s right of reverter.

By taking possession of the Properties hereof, the District acknowledges and agrees that the City’s reservation of the automatic reverter is reasonable and appropriate to effectuate the City’s intent that the Properties are used in perpetuity for their intended purpose as public passive parks and/or open space, and the District accepts the Properties subject to this reservation and the covenants set forth in this Agreement.

2.7 Sewer Connections.

The Adjacent Parcels each have a sewer connection with Sewer District No. 7 ULID #1, which shall be included with the transfer of the Adjacent Parcels. The District agrees to assume any outstanding obligations associated with the sewer connections. In the event the District sells or transfers any sewer connection, the District agrees to share any proceeds with the City in proportion to the amount each party had paid for that connection.
3. **Properties “AS-IS”.** The District accepts the Properties, and the City’s interests therein, in their present condition “AS-IS, WHERE IS,” without warranty or representation.

4. **Indemnity.** The District shall hold harmless, indemnify, and defend the City and its officers, employees, agents, and contractors and the heirs, personal representatives, successors and assigns of each of them (collectively ”Indemnified Parties”) from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands, or judgments, including, without limitation, reasonable attorneys’ fees, arising from or in any way connected with: (1) injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the Properties, regardless of cause, unless due solely to the gross negligence or intentional misconduct of any of the Indemnified Parties; (2) the District’s or the District’s officers’, employees’, agents’ or contractors’ violation of any covenant or restriction touching or concerning any of the Properties; and (3) the District’s ownership, operation and maintenance of the Properties or any interest therein.

5. **Covenants to Survive Transfer.** The covenants, conditions and contingencies set forth herein shall survive the City’s transfer of the Properties and its interests therein, and shall be binding upon the District subsequent to the recording of the deeds.

6. **Miscellaneous.**

6.1 **Attorneys’ Fees.** In the event of any dispute, including mediation, arbitration or litigation concerning this Agreement or if this Agreement is otherwise placed with an attorney for action, then the prevailing party shall be awarded all reasonable litigation costs and expenses, and reasonable attorneys’ fees. In the event of trial, the amount of the attorneys’ fees shall be fixed by the court. The venue of any such suit shall be Kitsap County, Washington.

6.2 **Binding Effect.** This Agreement applies to, inures to the benefit of, and is binding on not only the parties hereto, but on their heirs, devisees, legatees, administrators, executors and assigns.

6.3 **Computation of Time.** Any time limit in or applicable to a notice shall commence on the day following receipt of the notice and shall expire at midnight of the last calendar day of the specified period of time, unless the last day is Saturday, Sunday or legal holiday as defined in RCW 1.16.050, in which event the time limit shall expire at midnight of the next business day. Any specified period of five (5) days or less shall include business days only. Time is of the essence in this Agreement.

6.4 **Notices.** All notices, demands, consents, approvals and other communications which are required or desired to be given by either party to the other...
hereunder shall be in writing and shall be hand delivered or sent by United States regular mail, postage prepaid, return receipt requested, addressed to the appropriate party at its address set forth below, or at such other address as such party shall have last designated by notice to the other. Notices, demands, consents, approvals, and other communications shall be deemed given when delivered or three (3) days after mailing to the following addresses:

To the City: City of Bainbridge Island  
Attn: City Manager  
280 Madison Avenue North  
Bainbridge Island, Washington 98110  
(206) 842-2545  
(206) 780-8600 facsimile

To the District: Bainbridge Island Metropolitan Park and Recreation District  
Attn: Director  
P. O. Box 10010  
Bainbridge Island, Washington 98110  
(206) 842-2306  
(206) 842-0207 facsimile

6.5 Assignment. The District shall not assign this Agreement except with the express written consent of the City, which consent may be withheld for any reason.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed the day and year indicated above.

THE CITY:
City of Bainbridge Island, Washington
By: Brenda Bauer, City Manager

THE DISTRICT:
Bainbridge Island Metropolitan Park and Recreation District
By: Terry Landy, Director
STATE OF WASHINGTON  
COUNTY OF KITSAP  
ss

I certify that I know or have satisfactory evidence that Brenda Bauer is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it as the City Manager of the City of Bainbridge Island, Washington to be the free and voluntary act of such entity for the uses and purposes mentioned in the instrument.

DATED: December 7, 2011

Christine A. Brown

NAME: Christine A. Brown
(Print Name)

Notary Public in and for the State of Washington
Commission Expires: 3-19-15

STATE OF WASHINGTON  
COUNTY OF KITSAP  
ss

I certify that I know or have satisfactory evidence that Terry Lande is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as the Director of Bainbridge Island Metropolitan Park and Recreation District to be the free and voluntary act of such entity for the uses and purposes mentioned in the instrument.

DATED: December 7, 2011

Christine A. Brown

NAME: Christine A. Brown
(Print Name)

Notary Public in and for the State of Washington
Commission Expires: 3-19-15

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Exhibit “A”

Legal Description of Property

Fort Ward Open Space A (Parade Grounds)

Kitsap County Auditor’s Parcel No. 5451-000-023-0006

OPEN SPACE A, FORT WARD PARADE GROUNDS, ACCORDING TO THE PLAT RECORDED IN VOLUME 31 OF PLATS, PAGES 13, 14 AND 15, RECORDS OF KITSAP COUNTY, WASHINGTON; SITUATE IN THE CITY OF BAINBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON.

Parcel Adjacent to Fort Ward Parade Grounds

Kitsap County Auditor’s Parcel No. 5451-000-019-0002

LOT 19, FORT WARD PARADE GROUNDS, ACCORDING TO THE PLAT RECORDED IN VOLUME 31 OF PLATS, PAGES 13, 14, AND 15 OF KITSAP COUNTY, WASHINGTON, SITUATE IN THE CITY OF BAINBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON.

Parcel Adjacent to Fort Ward Parade Grounds

Kitsap County Auditor’s Parcel No. 5451-000-020-0009

LOT 20, FORT WARD PARADE GROUNDS, ACCORDING TO THE PLAT RECORDED IN VOLUME 31 OF PLATS, PAGES 13, 14 AND 15, RECORDS OF KITSAP COUNTY, WASHINGTON; SITUATE IN THE CITY OF BAINBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON.

Nute’s Pond

Kitsap County Auditor’s Parcel No. 112402-1-010-2009

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; EXCEPT THE FOLLOWING:

EXCEPT THAT PARCEL OF PROPERTY BEGINNING AT A POINT ON THE NORTHERN BOUNDARY LINE 224 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 11,
TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M.; RUNNING THENCE WEST 467 FEET; THENCE SOUTH 467 FEET; THENCE EAST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING, CONTAINING 5 ACRES MORE OR LESS;

AND EXCEPT THAT PORTION OF THE NORTH 50 FEET LYING WEST OF THE ABOVE EXCEPTION;


EXCEPT TOE JAM HILL ROAD (COUNTY ROAD NO. 370).
Exhibit “B”

Permitted Uses

The following activities are consistent with the purpose of this Agreement and such activities and uses on the Properties designated as open space properties are permitted:

1. Passive park activities, such as hiking, bicycling, horseback riding, boating, kayaking, swimming, picnicking and nature viewing. The use of motorized vehicles and equipment shall be permitted only to the extent that such use is necessary to maintain the Properties for, and to facilitate, the passive park and/or open space activities permitted herein;

2. The placement of signs or billboards may be displayed (i) to state the name and address of the Properties, (ii) to state the preserved nature of the Properties; (iii) to advertise the passive park and/or open space activities and operations conducted upon the Properties; and (v) to post the Properties to control unauthorized entry or use; and

3. All activities incidental and/or necessary to the use of the Properties for passive park and/or open space activities, in accordance with generally accepted industry standards and practices.