

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**

Board Committees

Governance
 Capital Facilities
 Program
 Budget & Finance
 Personnel
 Ad Hoc Committee: Forest Management
 Ad Hoc Committee: Sakai Site Planning

2022 Board Representatives

DeWitt/Kinney
 Janow/Kinney
 Janow
 DeWitt/Goodlin
 Janow/DeWitt
 Swolgaard/DeWitt
 Goodlin/Swolgaard

Board Liaisons

Park District Committees:
 Trails Advisory Committee
 Dog Advisory Committee

Swolgaard/DeWitt
 Kinney/Janow

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

Janow/Kinney
 DeWitt/Kinney
 Kinney/Goodlin
 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.

**BAINBRIDGE ISLAND METROPOLITAN PARK & RECREATION DISTRICT
 REGULAR BOARD MEETING November 17, 2022
 BAINBRIDGE ISLAND RECREATION CENTER**

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-AGENDA 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.

Batch Date	Fund Number & Name	Warrant Numbers	Total Batch Amt	Pre-Approved
10/19/22	001 General Fund	23818-23831	30,471.34	10/19/22
10/27/22	001 General Fund 300 Capital Improvement Fund	23832-23869	74,555.51	10/27/22
11/03/22	001 General Fund 300 Capital Improvement Fund 310 Land Acquisition Fund	23872-23891	72,599.67	11/03/22
11/09/22	001 General Fund 300 Capital Improvement Fund 310 Land Acquisition Fund	23892-23964	140,199.53	11/09/22

	001 General Fund (Oct. Payroll)	EFT & 3038-3050	640,167.27	
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GENERAL BUSINESS

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 2022-14: 2023 CAPITAL IMPROVEMENT FUND BUDGET: MSC: Kinney/Swolgaard: Move to adopt Resolution 2022-14 regarding the Capital Improvement Fund budget for 2023.

RESOLUTION 2022-15: 2023 LAND ACQUISITION FUND BUDGET: MSC: Goodlin/Kinney: Move that the board approve Resolution 2022-15 regarding the Land Acquisition 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.

Helen M. Stone
Terry M. Lande
BAINBRIDGE ISLAND METROPOLITAN
PARK & RECREATION DISTRICT

BY: _____
Kenneth R. DeWitt

BY: _____
Jay C. Kinney

BY: _____
Tom Goodlin

BY: _____
Dawn Janow

ATTEST: _____
John Thomas Swolgaard

DRAFT



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 not for publication
city or town Bainbridge Island vicinity
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] DEPUTY 8470 2-28-96
Signature of certifying official Date
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 Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

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

[Signature] 4.12.96

Signature of Keeper Date of Action

Signature of Keeper

Date of Action

Property Name FORT WARD HISTORIC DISTRICT EXPANSION

County and State KITSAP COUNTY, WA

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5. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>20</u>	<u>3</u> buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u> </u>	<u> </u> sites
<input checked="" type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u>2</u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> objects
	<input type="checkbox"/> object	<u>20</u>	<u>5</u> Total

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

N/A

No. of contributing resources previously listed in the National Register:

13

6. Functions or Use

Historic Functions
(Enter categories from instructions.)

DEFENSE, naval facilities, radio communications

Current Functions
(Enter categories from instructions.)

DOMESTIC, single and multiple residential
RECREATION, state park
AGRICULTURE, aquaculture, fish farms

7. Description

Architectural Classification
(Enter categories from instructions.)

No style
Craftsman

Materials
(Enter categories from instructions.)

foundation WOOD, post & pier
walls WOOD
CONCRETE
roof ASPHALT/COMPOSITION
other WOOD SHINGLES (roof)

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 6 Name of Property Fort Ward Historic District Expansion
County and State Kitsap County, WA

FORT WARD HISTORIC DISTRICT EXPANSION

Designations conform to a 1951 map

CONTRIBUTING RESOURCES LISTED PREVIOUSLY

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

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

Building E	1941 Two-family Officer's Quarters on Fort Ward Hill Road
Building 7	1941 Maids Quarters
Building 16	1942 Enlisted Personnel Barracks and Dispensary
Building 35	1942 Boathouse & Pier
Buildings 25 & 45	Married Enlisted Men's Quarters Acquired in 1941 from private sector and moved to present location

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

Additional contributing features not previously noted

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

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FORT WARD NAVY ADDITIONS
Kitsap County, WA

NARRATIVE DESCRIPTION

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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 breath of the 240-acre parcel and spill over into the original Fort Ward Coast Artillery Station.

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FORT WARD NAVY ADDITIONS
Kitsap County, WA

NARRATIVE DESCRIPTION

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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.

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FORT WARD NAVY ADDITIONS
Kitsap County, WA

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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

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FORT WARD NAVY ADDITIONS
Kitsap County, WA

NARRATIVE DESCRIPTION

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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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

FORT WARD NAVY ADDITIONS
Kitsap County, WA

NARRATIVE DESCRIPTION

SECTION 7, PAGE 13

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 View 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.

Property Name FORT WARD HISTORIC DISTRICT EXPANSION

County and State KITSAP COUNTY, WA

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.)

- 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.)

Areas of Significance	Period of Significance	Significant Dates
<u>DEFENSE</u>	<u>1938-1945</u>	<u>1938</u>
<u>COMMUNICATIONS</u>		<u>1941</u>

Cultural Affiliation
<u>N/A</u>

Significant Person

Significant Person	Architect/Builder
<u>N/A</u>	<u>U. S. NAVY</u>

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
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Section number _____ Page _____

FORT WARD NAVY ADDITIONS
Kitsap County, WA

NARRATIVE STATEMENT OF SIGNIFICANCE

SECTION 8, PAGE 3

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,

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Section number _____ Page _____

FORT WARD 1939 NAVY ADDITION
Kitsap County, WA

NARRATIVE STATEMENT OF SIGNIFICANCE

SECTION 8, PAGE 4

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.

United States Department of the Interior
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FORT WARD NAVY ADDITIONS
Kitsap County, WA

NARRATIVE STATEMENT OF SIGNIFICANCE

SECTION 8, PAGE 5

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

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FORT WARD NAVY ADDITIONS
Kitsap County, WANARRATIVE STATEMENT OF SIGNIFICANCE SECTION 8 PAGE 6

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, became 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

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FORT WARD NAVY ADDITIONS
Kitsap County, WANARRATIVE STATEMENT OF SIGNIFICANCE SECTION 8, PAGE 7

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. Authur 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."

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FORT WARD NAVY ADDITIONS
Kitsap County, WA

NARRATIVE STATEMENT OF SIGNIFICANCE

SECTION 8, PAGE 8

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

Acreege of property approx. 240 acres

UTM References

1	<u> / </u>	<u> / / / / / / / </u>	<u> / / / / / / / / / / </u>	3	<u> / </u>	<u> / / / / / / / </u>	<u> / / / / / / / / </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> / </u>	<u> / / / / / / / </u>	<u> / / / / / / / / </u>	4	<u> / </u>	<u> / / / / / / / </u>	<u> / / / / / / / </u>

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 _____
 organization _____ date _____
 street & number _____ telephone _____
 city or town _____ state _____ 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

United States Department of the Interior
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Continuation Sheet

Section number _____ Page _____

FORT WARD NAVY ADDITIONS
Kitsap County, WA

BIBLIOGRAPHY

SECTION 9

1. Anderson, Elmer, (resident on Toejam Hill Road adjacent to Fort Ward from 1914), September 24 and November 15, 1994.
2. Elfendahl, Gerald, Curator Bainbridge Island Historical Museum, Interviews 1992-94.
3. Fort Ward Photo Collection 1941-1960, Bainbridge Island Historical Museum
4. Hansen, David M., "Fortress without Guns." Columbia Magazine, Fall 1994, p. 9-15.
5. Hansen, David M., National Historic Register application for Fort Ward, 1976.
6. Kitsap County Assessor's Records for individual properties in Fort Ward.
7. Lee, Ivan W., Jr., *The Story of The Little Fort at Bean Point*, privately published, 1993.
8. Price, Andrew, Jr., *Port Blakely, the Community Captain Renton Built*, Port Blakely Books, 1989
9. Smithsonian Museum, 1932 aerial photograph.
10. U.S. Navy, "Map of Navy Communication Station, Bainbridge Island (Ft. Ward) Wash. Showing Conditions of June 30, 1951."
11. U.S. Navy, "Property Proposed to be Declared Excess Comprising the U.S. Naval Radio Station, Bainbridge Island, Kitsap County, Port Blakely, Washington."

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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.

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Continuation Sheet

Section number _____ Page _____

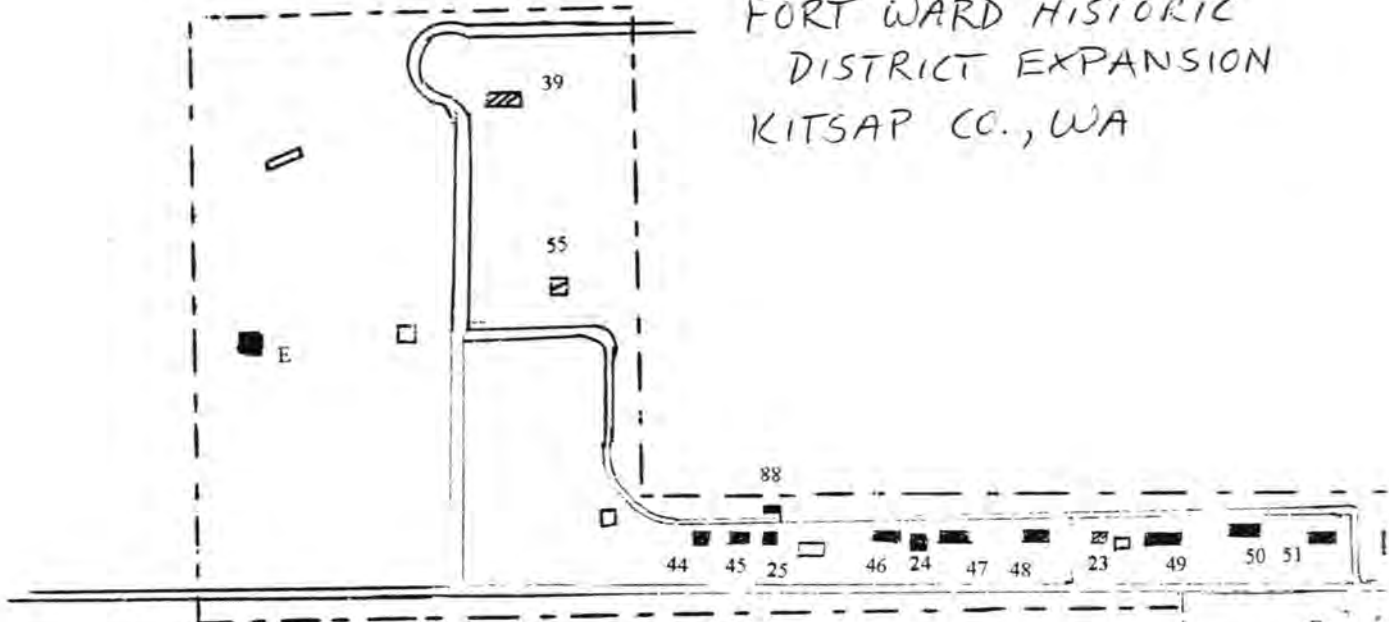
FORT WARD NAVY ADDITIONS
Kitsap County, WA

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)

<u>Photo No.</u>	<u>Building and View direction</u>
2	Building 39 View to northeast
3	Building 39, Entry on west wall
4	Building E, View to north from Kitsap Avenue
5	Building E, View to east
6	Building E, Entry on east wall of extension and north wall
7	Building E, Entry on east wall
9	Building 51, View to east across Fort Ward Hill Road
10	Building 51, View to northwest
11	Building 49, View to northwest
12	Building 49, View to northeast
14	Building 7, View to northwest
15	Building 7, Window detail of south entry
16	Building 7, Detail of north entry
17	Building 60, View to north from Park View Drive
18	Building 60, View to north from Park View Drive (continued)
19	Building 60, View to northwest
20	Building 65, View to northwest
21	Building 65, View to east
23	Building 25, Entry detail on west wall

FORT WARD HISTORIC
DISTRICT EXPANSION
KITSAP CO., WA



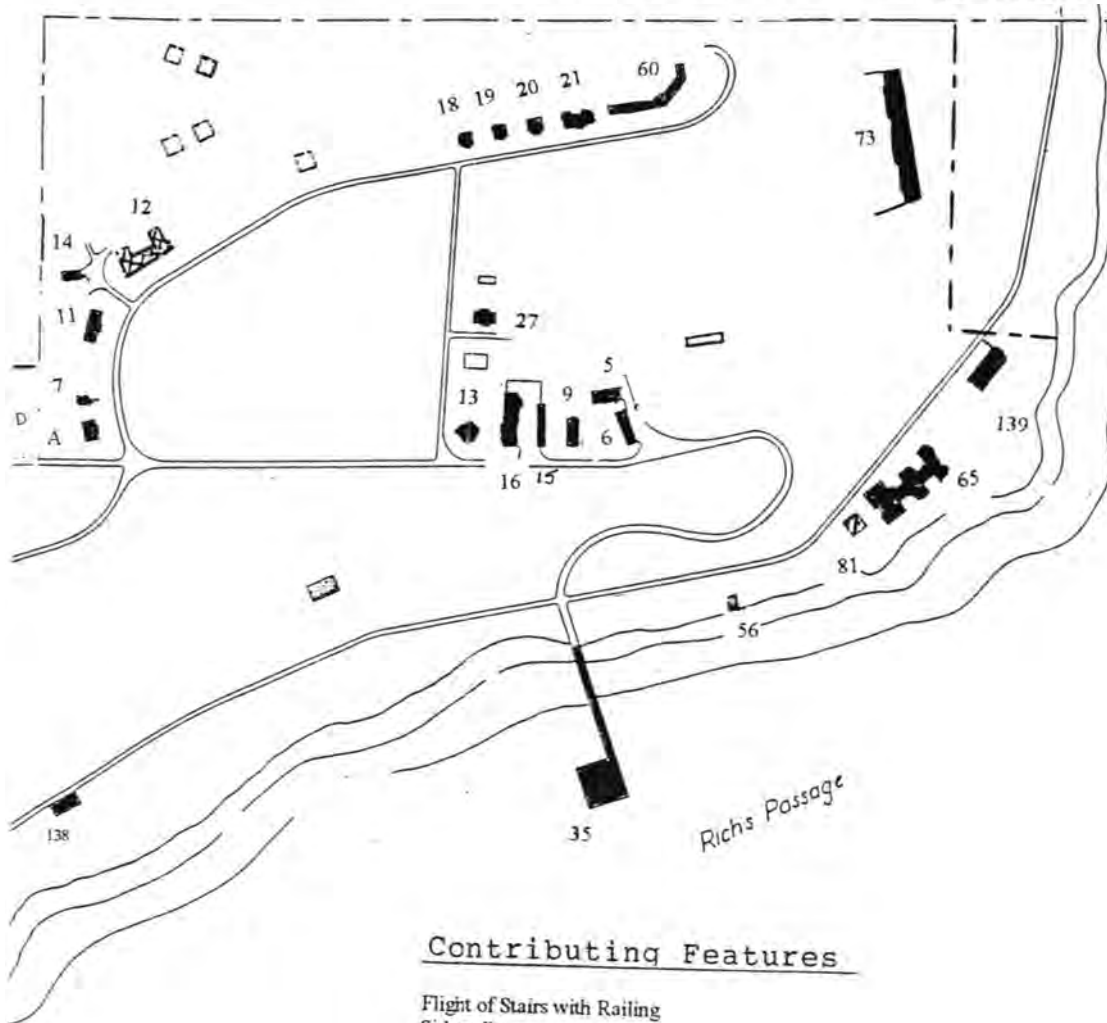
LIST OF CONTRIBUTING RESOURCES 1939 Navy Addition *

- 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 5 1912 General Storehouse
- Building 6 Public Works Maintenance Shops
- * Building 7 1941 Maids Quarters
- Building 9 1912 Storehouse
- Building 11 1910 Radio Receiving Building and Activity Training
- Building 13 1912 Naval Exchange and Post Office
- Building 14 1912 Firehouse
- Building 15 1911 12-Car Garage
- * Building 16 1942 Enlisted Personnel Barracks and Dispensary
- Buildings 18, 19, 20, 21 1910 Two-Family CPO Quarters
- Building 27 1910 Power House/Bakery
- * Building 35 1942 Boathouse & Pier
- * Buildings 45 & 25 Married Enlisted Men's Quarters Acquired 1941 from private sector and moved to present location
- * Buildings 24, 44 & D Married Enlisted Men's Quarters Acquired 1941 from private sector
- * Buildings 46, 47, 48, 49, 50 & 51 1941 Two-Family Duplexes, Married Enlisted Men's Quarters
- * Building 60 1942 Apartment Quarters
- * Building 65 1945 Barracks & Mess Hall
- Building 73 1903 Radio Station, Battery Francis Nash
- * Building 88 1942 Family Housing 4-Car Garage
- * Building 104, 105 1945 4-Apartment Married Enlisted Men's Quarters
- Buildings 138, 139 1903 Old Gun Foundations

CONTRIBUTING RESOURCE	
NONCONTRIBUTING RESOURCE	
INTRUSION	
LOST BUILDING 12	

FORT WARD HISTORIC DISTRICT EXPANSION KITSAP CO., WA

FORT WARD 1939 NAVY ADDITION



Contributing Features

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

NONCONTRIBUTING 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

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

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 16TH DAY: 4/11/96 DATE OF 45TH DAY: 4/28/96
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: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 4.12.96 DATE

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 Wind Mary Addition

Kitsap Co, WA

1/12/96

Mary Dombranski

2412 Sound View Dr NE

BI 98110

View to NE

2



Building 39

Fant Ward Navy Addition

Kitsap Co, WA

1/12/96

Mary Dombrowski

2412 Sound View Dr NE

BI 98110

View to east, of west wall

#3



Building E

Fant Ward Navy Addition

Kitsap Co, WA . 1/12/96

Mary Dombrowski

2412 Sound View Dr NE

BT 98110

View to N

#4



Building E

Fant Ward Navy Addition

Kitsap Co, WA 1/12/96

Mary Dombrowski

2412 Seard View Dr NE

BI 98110

#5 View to East



Building E

Fant Ward Navy Addition

Kitsap Co, WA 1/12/96

Mary Dombrowski

2412 Sound View Dr NE

BI 98110

View to west
#6



Building E

Fort Ward Navy Addition

Kitsap Co, WA 1/12/96

Mary Dombrowski

2412 Sound View Dr NE

BI 98110

View to west

#7



Building 51

Fairview Navy Addition

Kitsap Co, WA 1/12/96

Mary Dombrowski

2412 Sound View Dr NE

BI 98110

View to East

#9



Building 51

Fair Ward Navy Additions

Kitsap Co WA 1/12/96

Mary Dombrowski

2412 Sound View Rd NE

BT

98110

View to NW

#10



Building 49

Fair Ward Navy Additions

Kitap Co, WA

1/12/96

Mary Dombrowski

2412 Sound View Dr NE

BI 98110

View to NW

#11



Building 7

Fast Ward Many Additions

Kitsap Co, WA 1/12/96

Mary Dombrowski

2412 Sound View Dr NE

BI 98110

View to NW

#14



Building 7

Fant Ward Navy Additions

Kitsap Co, WA 1/12/96

Mary Dombrowski

2412 Sound View Dr NE

BE 98110

View to N

#15



Building #7

Fast Ward Many Additions

Kitsap Co, WA 1/12/96

Many Dombrowski

2412 Sound View Dr NE

BI 98110

View to SW
#16



Building #60

Fant Ward Navy Addition

Kitsap Co, WA 1/12/96

Mary Dombrowski

2412 Sound View Dr NE

BF 98110

View to N

#17



Building #60

Fort Ward Navy Additions

Kitsap Co, WA 1/12/96

Mary Dombrowski

2412 Sound View Dr NE

BI 98110

View to N

#18



Building #60

Fair Ward Many Additions

Kitsap Co, WA 1/12/96

Many Domiorowski

2412 Sound View Dr NE

BI 98110

View to NW

#19



Building 65

Fant Ward Navy Additions

Kitsap Co, WA 1/12/96

Mary Dombrowski

2412 Sound View Dr NE

BT 98110

View to NW
#20



Building 65

Fort Ward Navy Additions

Kitap Co, WA

1/12/96

Wlany Dombrowski

2412 Sound View Dr NE

BI 98110

View to E

#21



2426

Building #25

Fair Wind Navy Additions

Kitsap Co, WA 1/12/96

Mary Dombrowski

2412 Sound View Dr NE

BI 98110

View to E

#23

Missing Core Documentation

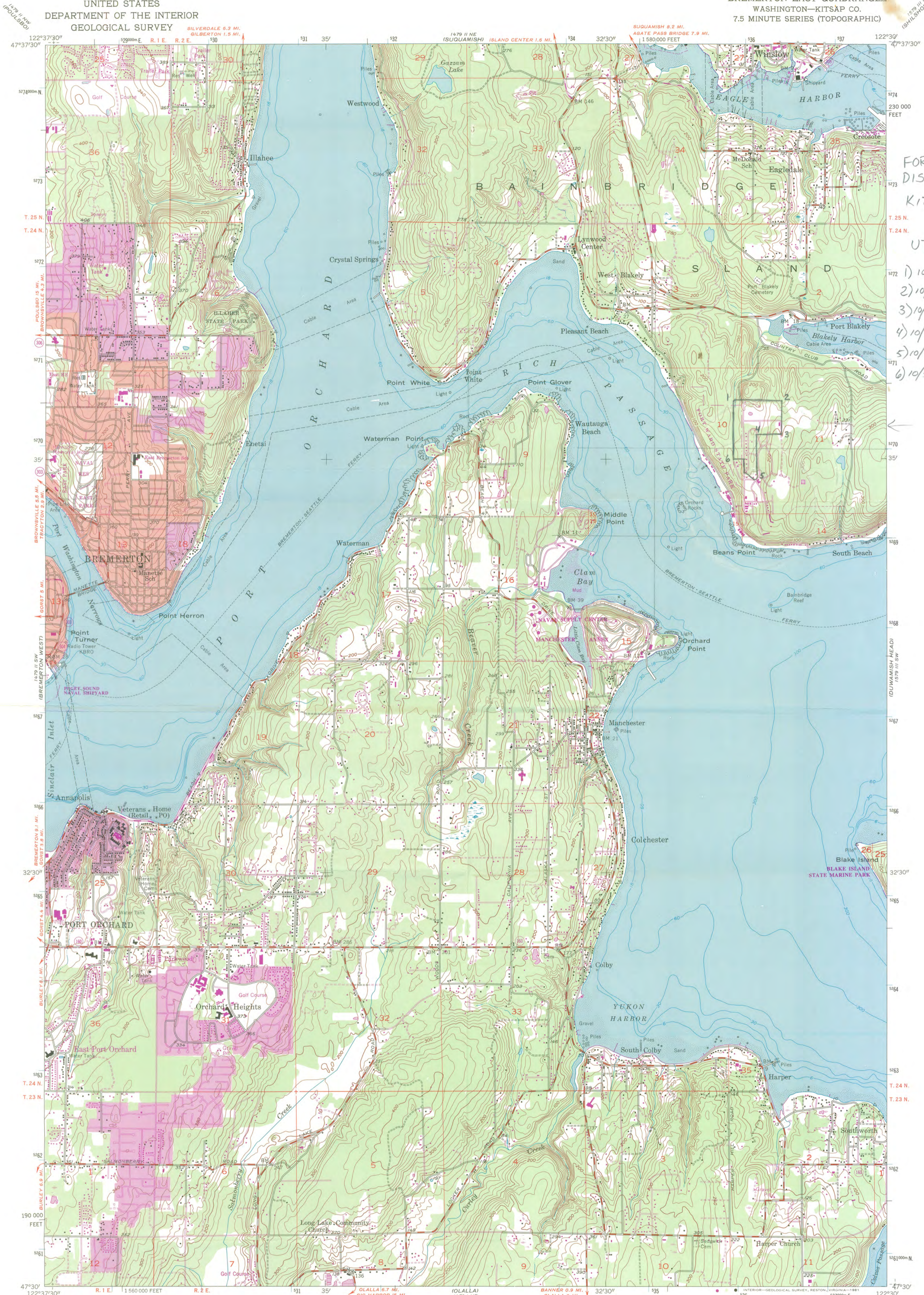
Property Name	County, State	Reference Number
Fort Ward Historic District (Boundary Increase)	Kitsap County, WA	96000415

The following Core Documentation is missing from this entry:

Nomination Form

Photographs (#s: 1, 8, 12-13, 22)

USGS Map

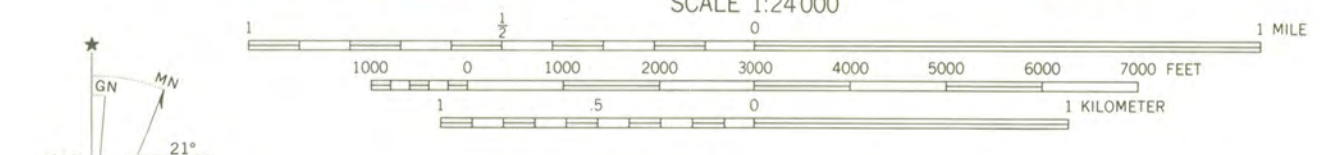


FORT WARD HISTORIC
DISTRICT EXPANSION
KITSAP CO., WA

- UTM:
- 1) 10/535870/5270540
 - 2) 10/536420/5270540
 - 3) 10/536420/5270160
 - 4) 10/536120/5270160
 - 5) 10/536120/5269650
 - 6) 10/535870/5269880

Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs taken 1951. Field checked 1953
Selected hydrography data compiled from NOS charts 6440 and 6446. This information is not intended for navigational purposes
Polyconic projection. 10,000-foot grid ticks based on Washington coordinate system, north zone. 1,000-meter Universal Transverse Mercator grid ticks, zone 10, shown in blue
1927 North American Datum. To place on the predicted North American Datum 1983 move the projection lines 23 meters north and 94 meters east as shown by dashed corner ticks
Red tint indicates areas in which only landmark buildings are shown
There may be private inholdings within the boundaries of the National or State reservations shown on this map



CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES IN FEET—DATUM IS MEAN LOWER LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 8 FEET

FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Medium-duty ——— Light-duty ———
Unimproved dirt ———
State Route ○

BREMERTON EAST, WASH.
N4730—W12230/7.5

Revisions shown in purple and woodland compiled from aerial photographs taken 1978 and other sources
This information not field checked. Map edited 1981
Purple tint indicates extension of urban areas

1953
PHOTOREVISED 1981
DMA 1479 II SE—SERIES V891

FORT WARD 1959 NAVY ADD.
KITSAP COUNTY, WA
MAP # 3
CAPTAIN'S NAUTICAL SUPPLIES
1914-4th Ave., Seattle, WA 98101
USA, (206) 448-2278

FORT WARD 1939 NAVY ADD.
KITSAP CO, WA
MAP #3



STATE OF WASHINGTON

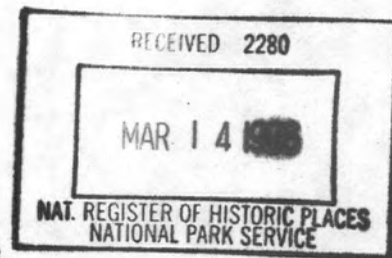
DEPARTMENT OF COMMUNITY, TRADE AND ECONOMIC DEVELOPMENT

OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

111 21st Avenue S.W. • P.O. Box 48343 • Olympia, Washington 98504-8343 • (206) 753-4011 • SCAN 234-4011

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:

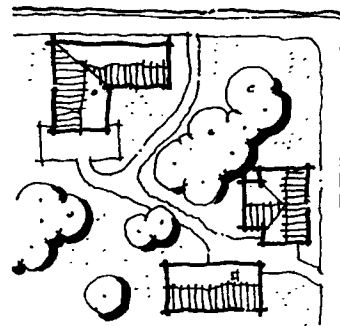
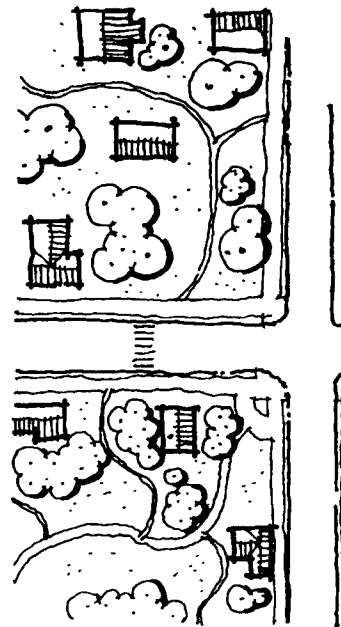
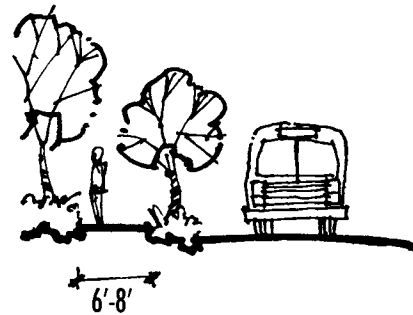
To minimize the impact on the natural environment.

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.

Figure 14. Design Guideline Diagrams



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.

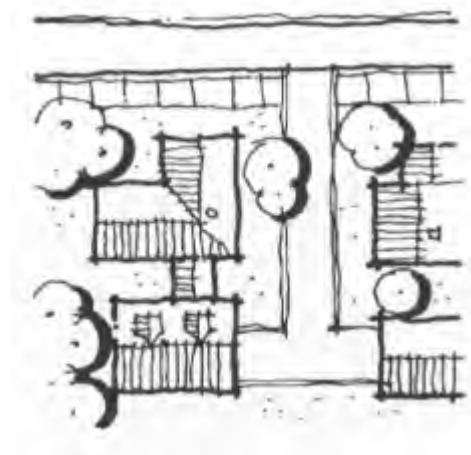
A reduction to a minimum of a 5' rear setback for a detached garage that is consistent with these guidelines.

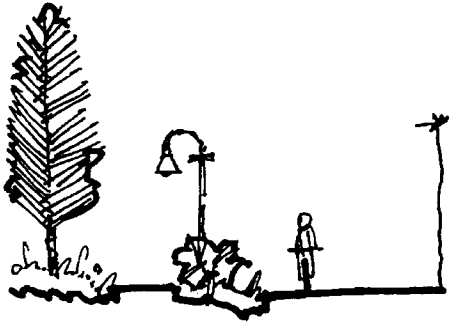
Intent:

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.)

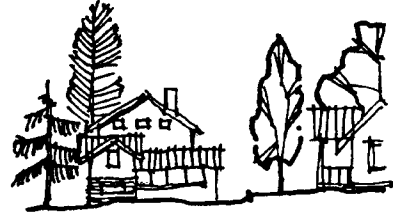
Building Design

Intent:

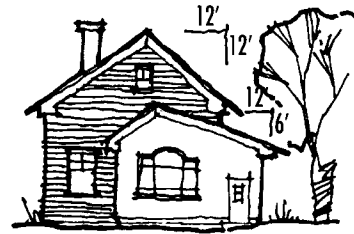
To maintain the historic character of the community.

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.

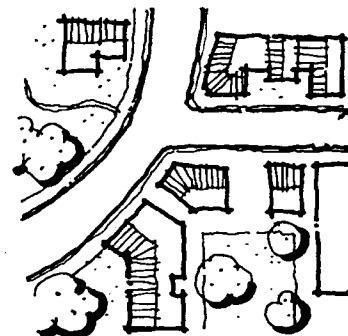


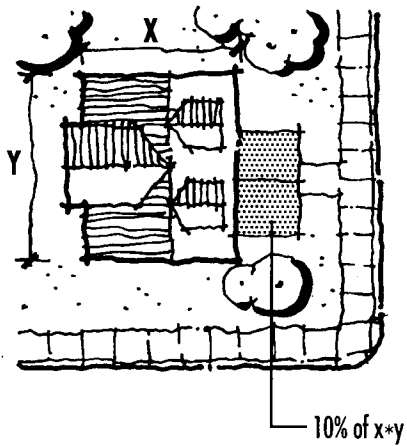
Intent:

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

Situate in
SW.1/4 SW.1/4 SEC. 11, TWP. 24N., RG. 2E., W.M.
City of Bainbridge Island, Kitsap County, Washington

DEDICATION

Know all men by these presents, that we the undersigned, owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets shown on the plat and the use thereof for public highway purposes, also the right to make all necessary slopes for cuts and fills upon the lots shown on this plat in the reasonable original grading of all streets, roads and alleys shown hereon; also the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are graded. Dimensions and uses of all lots embraced in the plat and subject to and shall be in conformance with the City of Bainbridge Island Zoning Regulations. The owners hereof and their successors and assigns hereby waive all claims for damages against any governmental authority arising from the construction and maintenance of public property within this plat.

Tracts A and B (Open Space) is hereby dedicated to the City of Bainbridge Island.

In witness whereof we have set our hands and seals this _____ day of _____, 20____.

Kitsap County Consolidated Housing Authority,
a Washington Municipal Corporation

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF _____ } ss.

On this _____ day of _____, 20____, before me personally appeared _____, to me known (or proven on the basis of satisfactory evidence) to be the _____ of KITSAP COUNTY CONSOLIDATED a Washington Municipal Corporation, the individual that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said limited partnership for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS THEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

NOTARY PUBLIC in and for the State of
Washington, residing at _____
My commission expires _____
Print Name: _____

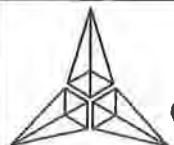
LEGAL DESCRIPTION

PARCEL A:
Lots 1-17, inclusive, and Lots 20 and 21, Millennium Replat of Fort Ward Estates, according to plat recorded in Volume 30 of Plats, Pages 30 and 31, in Kitsap County, Washington, Being a replat of Lots 15 through 26, inclusive, Block 2 and Lots 12 through 17, inclusive, Block 1, Fort Ward Estates, Division No. 5 according to plat recorded in volume 11 of Plats, Page 20, in Kitsap County, Washington;

PARCEL B:
Lots 2 and 3, Block 3, Fort Ward Estates Division No. 2, according to plat recorded in Volume 9 of Plats, Page 52, in Kitsap County, Washington.

PARCEL C:
Lots 1, 2 and 3, Block 2, Fort Ward Estates division No. 2, according to plat recorded in Volume 9 of Plats, Page 52, in Kitsap County, Washington.

TOTAL AREA: 4.99 Acres
TOTAL LOT AREA: 2.02 Acres
TOTAL OPEN SPACE: 2.55 Acres
TOTAL ROADWAY: 0.42 Acres



AES
CONSULTANTS, INC.
P.O. BOX 630 · SILVERDALE, WA 98283 · (360)862-6400

Drawn By:	R.L.J.
Date:	5/23/02
Checked By:	S.E.O.
Job No.	3014

EASEMENT PROVISIONS

The undersigned hereby grants, conveys and quit claims to Puget Sound Energy Company, U.S. West, City of Bainbridge Island, Kitsap County Sewer District No. 7, The Fort Ward Parade Grounds Homeowners Association and any cable television company providing cable television to the Plat of Fort Ward Parade Grounds, their respective successors and assigns, a non-exclusive easement under, across, through and upon the areas depicted and labeled as "Utility Easement" for the purpose of installation, placement, construction, renewal, operation, use and maintenance of underground conduits, cable, pipeline and wires, together with the necessary facilities and other equipment appurtenant thereto, for the purpose of providing service to the Plat of Fort Ward Parade Grounds with electric, water, sewer, telephone, drainage, gas and cable television service, together with the right of reasonable access to said property and to enter upon all tracts and lots located within the Plat of Fort Ward Parade Grounds to facilitate the purposes set forth herein, to the extent reasonable and practical. Any such utility shall be required, as a condition of the easement granted herein to restore the easement areas following installation, maintenance or repair to the condition existing prior to said activity. Within the "Utility Easement" no structure, planting or other material shall be placed or permitted to remain which may damage existing facilities or interfere with the purpose herein stated.

All storm drain easements shall favor the City of Bainbridge Island.

HOMEOWNER'S ASSOCIATION

The Homeowner's Association for this plat is a Washington nonprofit corporation known as the Fort Ward Parade Grounds Homeowner's Association Inc., incorporated under the Washington Unified Business I.D. No. _____

COVENANTS

The "Declaration of Easements, Covenants, Conditions and Restrictions on the Plat of Fort Ward Parade Grounds" is recorded under Auditor's File Number _____ records of Kitsap County, Washington.

SURVEYOR'S CERTIFICATE

I, Steven E. Ottmar, registered as a professional land surveyor by the state of Washington certify that this plat is based on an actual survey of the land herein described conducted by me or under my supervision, during the period _____ through _____ that the distances, courses, and angles are shown hereon correctly; and that monuments other than those monuments approved for setting at a later date, have been set and the lot corners staked on the ground as depicted on the Plat.



APPROVALS

ENGINEER
Approved by the City Engineer this _____ day of _____ 2002.

City Engineer, City of Bainbridge Island

DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT
Approved by the Director of Planning and Community Development this _____ day of _____, 20____.

Director of Planning and Community Development
City of Bainbridge Island

CITY COUNCIL
Approved by the City Council this _____ day of _____ 2002.

City Council, City of Bainbridge Island

HEALTH DEPARTMENT
Approved by the Health Department of Kitsap County this _____ day of _____, 20____.

Director of Health, Kitsap County Health Department

TREASURER'S CERTIFICATE

I, _____, Treasurer of Kitsap County, Washington, hereby certify that all taxes on the herein described property are fully paid to and including the year 20____.

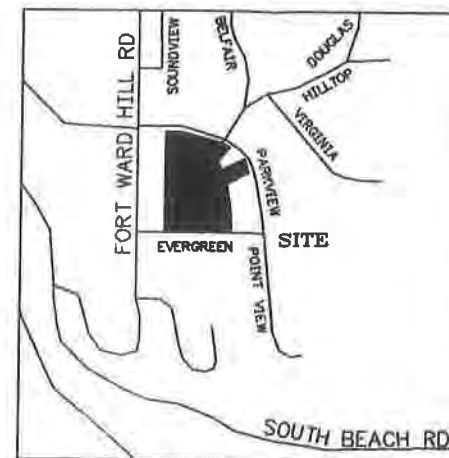
Kitsap County Treasurer

RECORDING CERTIFICATE

Filed for record at the request of _____, at _____ minutes past _____ day of _____, 20____, at _____ o'clock _____ M., and recorded in volume _____ of plats, pages _____, records of Kitsap County, Washington.

Kitsap County Auditor

By: Deputy



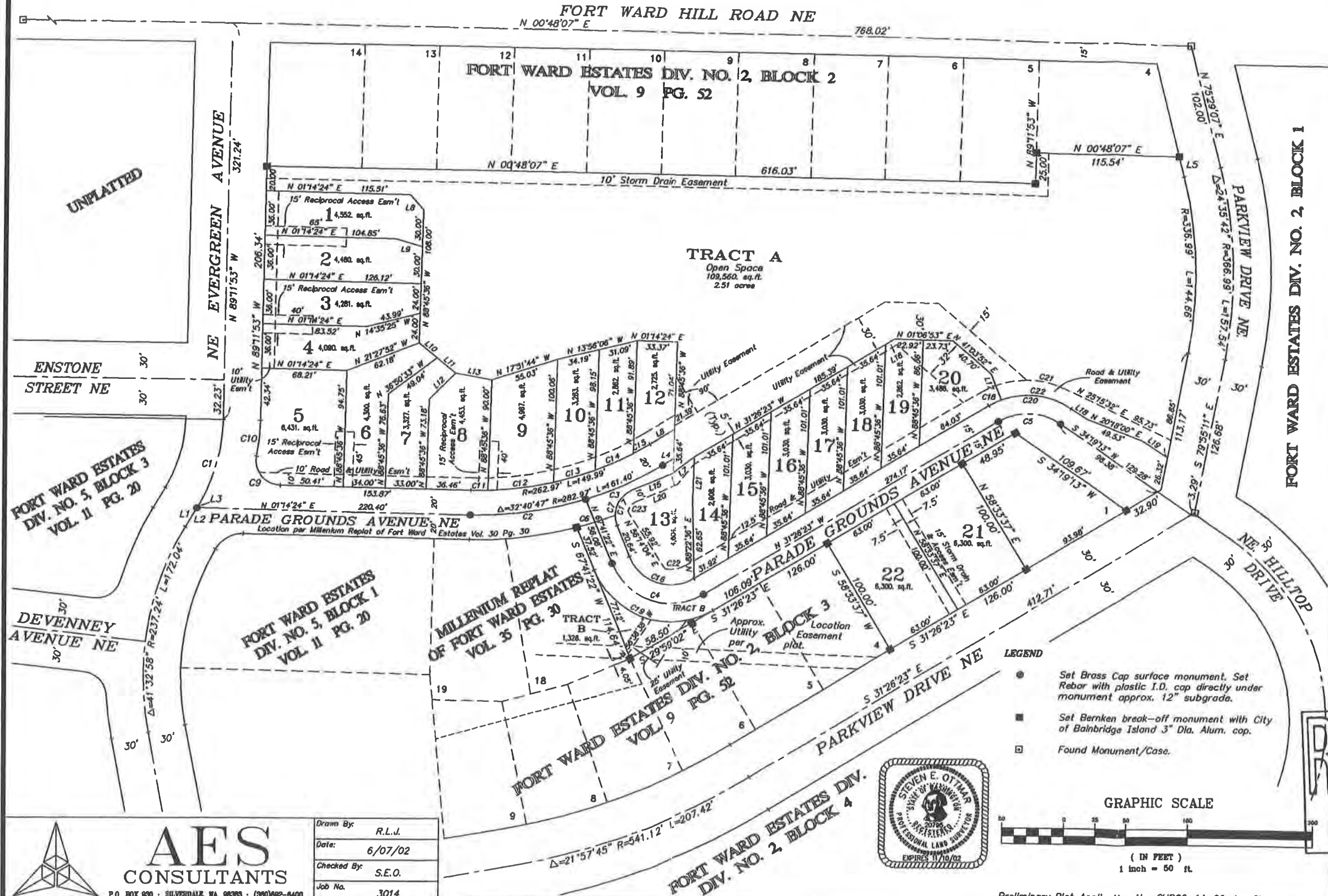
VICINITY MAP
NTS



FORT WARD PARADE GROUNDS

Situate in
 SW.1/4 SW.1/4 SEC. 11, TWP. 24N., RG. 2E., W.M.
 City of Bainbridge Island, Kitsap County, Washington

NORTH: NAD 83 (1991)

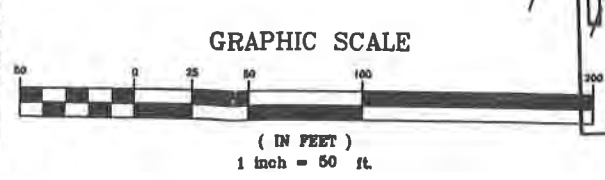


AES
 CONSULTANTS
 P.O. BOX 630 • SILVERDALE, WA 98383 • (360)692-6400

Drawn By:	R.L.J.
Date:	6/07/02
Checked By:	S.E.O.
Job No.	3014



- LEGEND**
- Set Brass Cap surface monument. Set Rebar with plastic I.D. cap directly under monument approx. 12" subgrade.
 - Set Bernken break-off monument with City of Bainbridge Island 3" Dia. Alum. cap.
 - Found Monument/Case.



R E C E I V E D

AUG - 2 002

DEPT. OF PLANNING & COMMUNITY DEVELOPMENT

FORT WARD PARADE GROUNDS

Situate in
SW.1/4 SW.1/4 SEC. 11, TWP. 24N., RG. 2E., W.M.
City of Bainbridge Island, Kitsap County, Washington

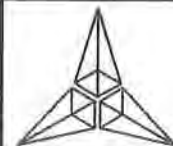
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 59°23'40" W	19.31'
L2	N 59°23'40" W	17.78'
L3	N 59°23'40" W	1.52'
L4	N 31°26'23" W	10.84'
L5	S 75°29'07" W	16.90'
L6	N 31°26'23" W	4.45'
L7	N 37°57'48" W	21.83'
L8	S 48°19'35" W	16.38'
L9	S 16°48'07" W	22.36'
L10	S 39°09'31" W	19.32'
L11	S 39°09'31" W	19.32'
L12	N 45°04'55" W	30.18'
L13	S 10°19'17" W	29.53'
L14	N 37°36'50" W	23.06'
L15	N 22°48'22" W	36.73'
L16	N 31°26'23" W	8.42'
L17	S 68°48'02" W	22.44'
L18	S 34°19'13" W	14.66'
L19	S 34°19'13" W	24.21'
L20	N 22°48'22" W	36.73'
L21	N 88°45'36" W	36.43'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	142.51'	74.13'	29°48'08"
C2	282.97'	93.80'	18°57'06"
C3	282.97'	67.80'	13°43'41"
C4	52.00'	89.97'	99°07'45"
C5	46.00'	52.80'	65°45'36"
C6	302.97'	31.59'	5°58'57"
C7	22.00'	26.21'	68°16'18"
C9	20.00'	34.66'	99°17'47"
C10	172.50'	29.31'	9°44'04"
C11	262.97'	13.54'	2°57'04"
C12	262.97'	52.69'	11°28'49"
C13	262.97'	34.77'	7°34'31"
C14	262.97'	33.30'	7°15'17"
C15	262.97'	15.69'	3°25'05"
C16	37.00'	64.01'	99°07'45"
C17	22.00'	34.37'	89°30'16"
C18	61.00'	10.90'	10°14'25"
C19	67.00'	115.92'	99°07'45"
C20	61.00'	70.01'	65°45'36"
C21	70.50'	32.14'	26°07'11"
C22	24.50'	18.26'	42°42'40"
C23	12.00'	11.12'	53°05'19"

NOTES:

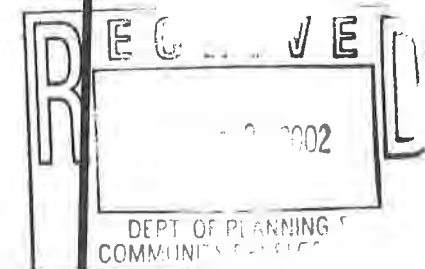
- The maintenance of roof and yard drains and associated piping and appurtenances shall be the responsibility of the individual homeowners.
- The property owners within the plat shall be responsible for maintenance of all landscaping within the existing and proposed right-of-way including any structures other than roadway, sidewalks, storm drainage facilities and signage.
- 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 the construction of fences, landscaping, or other barriers. For aesthetic and safety reasons, the corridor shall be landscaped with grass, groundcover, and shrubs not exceeding four feet in height. For aesthetic and safety reasons, the portion of lot 1 situated between the residence and the open space corridor shall not contain fencing and/or landscaping exceeding four feet in height. These provisions shall appear as notes on the final plat.
- As no new residential lots are being created by this plat reconfiguration, subdivision approval is not dependent on payment of school impact fees. However, as with any existing lot of record, school impact fees will be assessed in accordance with the school impact fee ordinance in effect at the time of building permit issuance. The applicant may request exemption from payment of the school impact fee for any of the affordable housing units.
- Tandem parking shall be permitted where necessary to provide a minimum of two on-site parking spaces for each residential lot.
- Each residence shall provide at least two on-site parking spaces. Each space shall be at least 8' x 20'.
- Building plans for the residences shall be provided to the "State Office of Archaeology and Historic Preservation" for review in order to assess 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.
- Pitched roofs between 6:12 up to 12:12 are encouraged for all new development. Roof overhangs of at least 18 inches should be incorporated. Pitched roofs for porches between 3:12 up to 12:12 are encouraged. Long buildings facing the street, unbroken facades, and large blank walls are discouraged. Large panes of glass and picture windows are also discouraged.
- If a subdivision sign is desired, the applicants shall discuss the matter with the Bainbridge Island Historical Society prior to filing a sign permit application with the city.
- Open space—A shall be limited to informal recreation such as bird watching, walking, photograph, picnicking, 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 retained as an area of lawns and gardens.
- Lot setbacks, buffers, and dimensional requirements:

Building to building	Minimum 10 feet separation
Building to exterior property lines	Minimum 15 feet
Building to roadways	Minimum 15 feet from all streets
Building to trail or open space	Minimum 5 feet
Building height	Two stories and/or 30 feet, whichever is lower
Maximum lot coverage	35 percent
- At least six of the lots shall be developed with affordable housing units in compliance with the provisions of BIMC 18.90, as amended by Ordinance 2000-40. The affordable units shall be under construction prior to construction of the second nine-market rate units. The affordable units shall be dispersed among the market rate units so that no more than two affordable units adjoin each other.
- F.E.M.A. designation: Zone C.



AES
CONSULTANTS
P.O. BOX 930 · SILVERDALE, WA 98383 · (360)992-6400

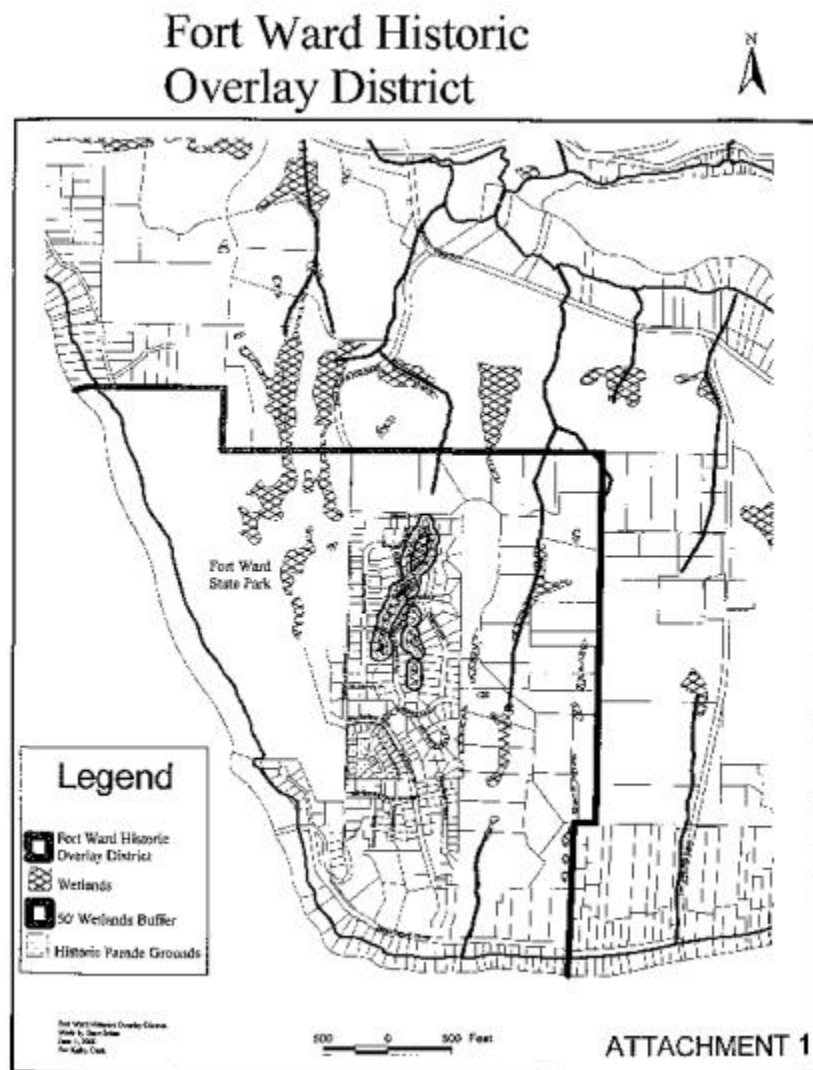
Drawn By:	R.L.J.
Date:	6/07/02
Checked By:	S.E.O.
Job No.	3014



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.

Table 18.24.110-1: Fort Ward Historic Overlay District Additional Densities

Building Number	Tax Parcel Number	Density
Building 13	11240230022005	Up to 3 units
Building 18	41470050010004	2 units

Table 18.24.110-1: Fort Ward Historic Overlay District Additional Densities

Building Number	Tax Parcel Number	Density
Building 19	41470050020102	2 units
Building 20	41470050030002	2 units
Building 21	41470050040001	2 units

C. Maintenance and Rehabilitation of Buildings of Historic Interest.

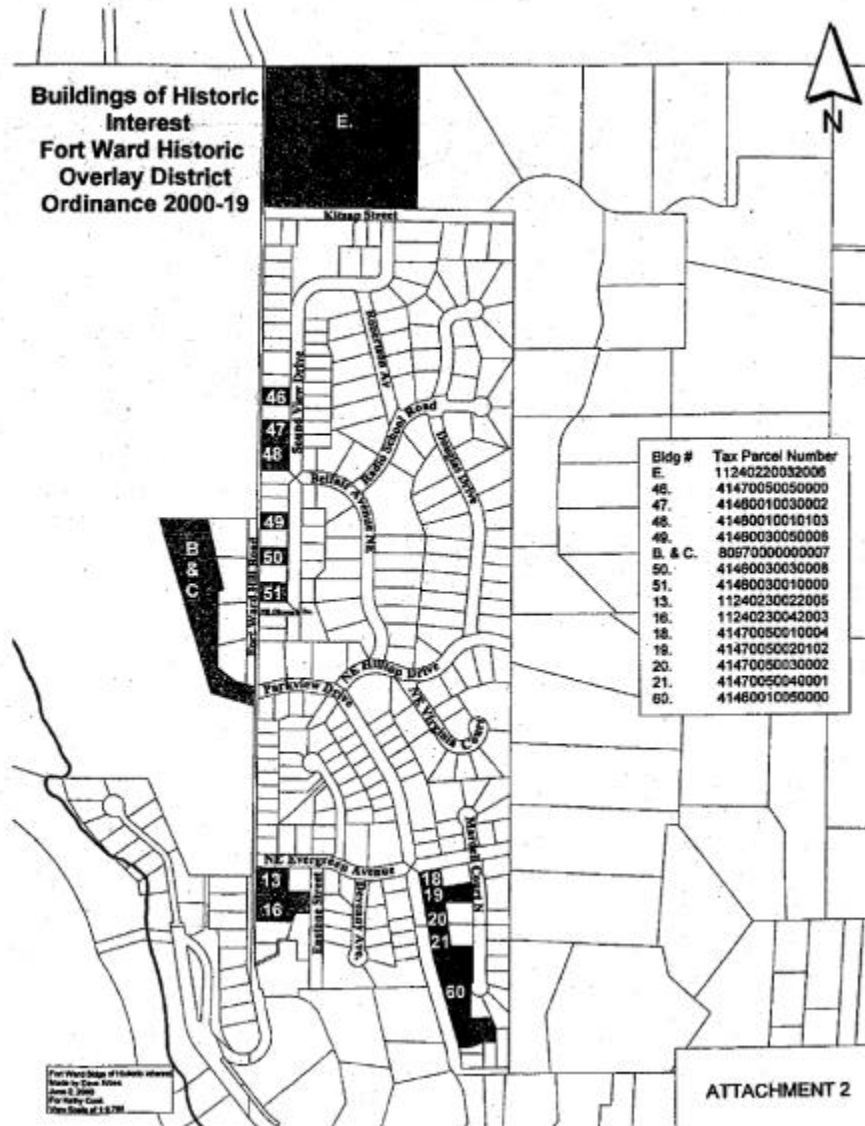
1. Buildings B and C. Buildings B and C (tax parcel number 80970000000007, a total of 10 units), as identified on Attachment 2, are buildings of historic interest that contribute to the character of the Fort Ward historic overlay district. Any project to alter, reconstruct, remodel, or restore the exterior 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**

Building Number	Tax Parcel Number
Building E	11240220032006
Building 46	41470050050000
Building 47	41460010030002
Building 48	41460010010103
Building 49	41460030050006
Building 50	41460030030008
Building 51	41460030010000
Building 60	41460010050000

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.

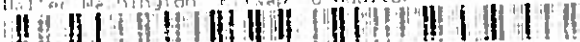
F. Notice on Title. Prior to issuance of building permit, the owner of any property seeking an increase in density pursuant to subsection B of this section shall record with the Kitsap County auditor a restrictive covenant in a form approved by the city. Such document shall provide notice in the public 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)

AFTER RECORDING RETURN TO:

City of Bainbridge Island, Washington
Attn: City Manager
280 Madison Avenue North
Bainbridge Island, Washington 98110

PACIFIC NW TITLE 201112190179
Agreement Rec Fee \$ 71.00
12/19/2011 01:37 PM Date 1 of 10
Batter: Washington, Kitsap Co Auditor



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").

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 Lande, Director

STATE OF WASHINGTON)
) ss
COUNTY OF KITSAP)

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)
) ss
COUNTY OF KITSAP)

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

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;

AND ALSO EXCEPT THE EAST 208 FEET OF THE NORTH 416 FEET OF THE
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M.;

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.