

Call to Order (Attendance, Agenda, Ethics)
Moran School/Day Hall/Messenger House Historic Register Nomination
Fort Ward Buildings 15 & 16 Historic Register Nomination
Review/Discuss Draft 2021 Work Plan
Discuss Next Month's Agenda
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Eric Kortum called the meeting to order at 2:04 PM. Historic Preservation Commissioners in attendance were Terri Bumgardner, Christopher Moreno, Brianna Kosowitz, and Rick Chandler. Commissioner Susan Hughes and Sandy Burke were absent and excused. Also present were Senior Planner Kelly Tayara, and City Administrative Specialist Carla Lundgren. The agenda was reviewed, and no conflicts were disclosed.

Review & Approve Minutes – December 3, 2020

Motion: I move to approve the minutes.
Kosowitz/Moreno: 3 yes – 0 no (1 abstained)

Moran School/Day Hall/Messenger House Historic Register Nomination

Motion: I make a motion to approve the nomination to preserve Day Hall, the associated east lawn area, and the Caretakers Cottage.
Bumgardner/Moreno: 4 yes – 0 no

Public Comment: None

Fort Ward Buildings 15 & 16 Historic Register Nomination

Motion: I make a motion to vote to nominate these two buildings and the corresponding courtyards to the local registry.
Moreno/Bumgardner: Passed Unanimously

Public Comment:

Kathy Hansen (citizen) – Expressed concern of the development of the buildings (i.e., traffic)
John Wiens (citizen) – Concerned with the Conditional Use Permit phase of the project. Will there be public notice when that happens? Ellen Fairleigh explained the noticing process and confirmed that the public would be notified when the project moves forward.
Laurel Wilson (citizen) – Why would the commission deny an application for historic registry?

Elizabeth Davidson (citizen) – Does a historic designation open the door to less zoning requirements? Expressed support for the project.

Laurel Wilson (citizen) - Once a property is declined historic designation, can it be reconsidered?

Review/Discuss 2021 Work Plan – *Moved to next month's agenda*

New/Old Business

- “Items to be addressed” email from Chair Kortum to be added to next month's agenda
- Bainbridge Lumber Yard restoration discussion to be added to next month's agenda
- Elect new HPC Chairperson for 2021 to be added to next month's agenda
- Heritage Tree review/discussion with City Arborist Nick Snyder to be added to next month's agenda

Adjourn - The meeting adjourned at 4:43 PM

Attendee Report

Report Generated:

2/24/2021 7:48

Topic

Webinar ID

Actual Start Time

Historic Preservation Commission

931 3837 5561

1/7/2021 13:56

Host Details

Attended

User Name (Original Name)

Email

Yes

Carla Lundgren

clundgren@bainbridgewa.gov

Panelist Details

Attended

User Name (Original Name)

Email

Yes

Rick Chandler

rick.chandler@cobicommittee.e

Yes

Eric Kortum

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Yes

Brianna Kosowitz

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Yes

Adam Alsobrook

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Yes

Ellen Fairleigh

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Yes

Jeff

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Yes

McLennan Design

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Yes

Kelly Tayara

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Yes

Terri Bumgardner

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Yes

Brian Rich @ Richaven

brian@richaven.com

Yes

Christopher Moreno

christopher.moreno@cobicom

Yes

charlie

charlie@wenzlauarchitects.cor

Attendee Details

Attended

User Name (Original Name)

First Name

Yes

Doug Ellison

Doug

Yes

Vicki Clayton

Vicki

Yes

Linda

Linda

Yes

Bob Russell

Bob

Yes

Hoyt Corbett

Hoyt

Yes

JUSTIN YOUNKER

JUSTIN

Yes

Kate Gormley

Kate

Yes

laurel wilson

laurel

Yes

Kathy Hansen

Kathy

Yes

Kathy Hansen

Kathy

Yes

B Jenness

B

Yes

Ted Larson Freeman

Ted

Yes

Adam Alsobrook

Adam

Yes

John Wiens

John

Yes

John Wiens

John

Yes

Andy Wynne

Andy

Yes

Andy Wynne

Andy

Yes

Jeff

Jeff

Yes

stephanie leong

stephanie

Yes

McLennan Design

McLennan

Yes

Brian Rich @ Richaven

Brian

Yes

Mark

Mark

Yes

Mark

Mark

Yes

Laura

Laura

Yes	Anne McNamee Corbett	Anne
Yes	Galen Carlson	Galen
Yes	Sam Davidson	Sam
Yes	Sam Davidson	Sam
Yes	jneils	jneils
Yes	charlie	charlie
Yes	Quientin Sutter	Quientin

Other Attended

User Name	Join Time	Leave Time
12069549915	1/7/2021 14:02	1/7/2021 14:11
12064841421	1/7/2021 14:21	1/7/2021 15:00
15099617942	1/7/2021 14:03	1/7/2021 14:05

Actual Duration (minutes)	# Registered	# Cancelled	
167		26	0

Join Time	Leave Time	Time in Session (minutes)
1/7/2021 13:56	1/7/2021 16:43	167

Join Time	Leave Time	Time in Session (minutes)
1/7/2021 13:59	1/7/2021 16:43	164
1/7/2021 13:56	1/7/2021 16:43	167
1/7/2021 14:04	1/7/2021 15:00	57
1/7/2021 14:40	1/7/2021 15:38	59
1/7/2021 13:57	1/7/2021 16:17	140
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1/7/2021 15:40	1/7/2021 16:17	37
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1/7/2021 14:21	1/7/2021 15:38	78
1/7/2021 13:56	1/7/2021 16:43	167
1/7/2021 14:20	1/7/2021 15:38	78

Last Name	Email	Registration Time
Ellison	Doug@cascadiadevelopment.c	1/7/2021 14:05
Clayton	vclayton43@gmail.com	1/7/2021 14:00
	lnavage@msn.com	1/7/2021 14:03
Russell	bobrussell169@gmail.com	1/7/2021 13:57
Corbett	inventivedevelopment@yahoo	1/7/2021 13:59
YOUNKER	justin@cascadiadevelopment.c	1/7/2021 13:59
Gormley	katehgormley@gmail.com	1/7/2021 11:09
wilson	laurel@arcstudio.com	1/7/2021 14:09
Hansen	kathy.hansen206@gmail.com	1/7/2021 13:53
Hansen	kathy.hansen206@gmail.com	
Jenness	bjenness@gmail.com	1/7/2021 13:48
Larson Freeman	tedlf@protonmail.com	1/7/2021 13:58
Alsobrook	adam@willamettecra.com	1/7/2021 14:28
Wiens	johnlwiens@gmail.com	1/7/2021 13:57
Wiens	johnlwiens@gmail.com	
Wynne	andrew.wynne1@gmail.com	1/7/2021 14:05
Wynne	andrew.wynne1@gmail.com	
	jeff@wenzlauarchitects.com	1/7/2021 14:05
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Design	bonnie.tabb@mclennan-desigr	1/7/2021 13:57
Rich @ Richaven	brian@richaven.com	1/7/2021 14:00
	markf53@msn.com	1/7/2021 13:59
	markf53@msn.com	
	laura.bottger@gmail.com	1/7/2021 14:08

McNamee Corbett	anne@islandfilmworks.com	1/7/2021 13:54
Carlson	galen.carlson@mclennan-desig	1/7/2021 14:03
Davidson	sam@davidsongalleries.com	1/7/2021 13:48
Davidson	sam@davidsongalleries.com	
	jneils@msn.com	1/7/2021 14:48
	charlie@wenzlauarchitects.con	1/7/2021 13:57
Sutter	quentin@carlettiarchitects.cor	1/7/2021 14:01

Time in Session (minutes)	Country/Region Name
9	United States of America
39	United States of America
3	United States of America

Unique Viewers	Total Users	Max Concurrent Views	
	26	47	0

Country/Region Name
United States of America

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Approval Status	Join Time	Leave Time
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approved	1/7/2021 14:02	1/7/2021 15:38

Time in Session (minutes)	Country/Region Name
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130	United States of America

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135 United States of America
133 United States of America
135 United States of America
31 United States of America
19 United States of America
96 United States of America



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

Date: January 5, 2021
To: City of Bainbridge Island Historic Preservation Commission
From: Kelly Tayara, Senior Planner
Project: Moran School / Day Hall / Messenger House
File Number: PLN51840 HPR
Location: 10861 NE Manitou Park Boulevard
Request: The owner nominates the following elements of the property for listing on the Local Historic Register: Principal structure, ancillary buildings, site and historic landscaping / landscaping / fencing / walkways etc.

Background:

The property is located on a wooded bluff overlooking Puget Sound at the eastern end of Skiff Point, which extends eastward into the Sound between Rolling Bay and Murden Cove. The site is a portion of a property which was originally homesteaded by Peter Jacobsen who sold it in 1907 to Manitou Park Development, who built the Manitou Park Hotel / Resort in 1909. The resort fell into disrepair and was purchased in 1914 by Frank Moran who founded the Moran School that same year. The hotel burned down in 1916, and remnants may still be found on the beach.

Two buildings originally constructed for the Moran School remain on the site. The larger of these two buildings is Day Hall, which was completed in 1917 and was the first building on the property specifically constructed for the Moran School; the smaller of the two is the caretaker house which was built in 1920.

Day Hall was designed by Seattle architect Harlan Thomas and originally contained the dining hall, kitchen, and dormitories. It is a three-story, wood frame building, with exterior walls covered with stucco plaster. Each façade is asymmetrical, and the massing of the building, complete with colonnades, balconies, and areas of clay tile roofs, suggests a building that has been altered and expanded over time. The architectural style of this building may be described as Mediterranean or Italian Renaissance.

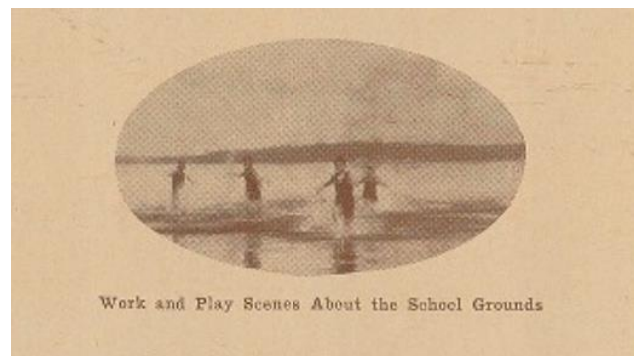
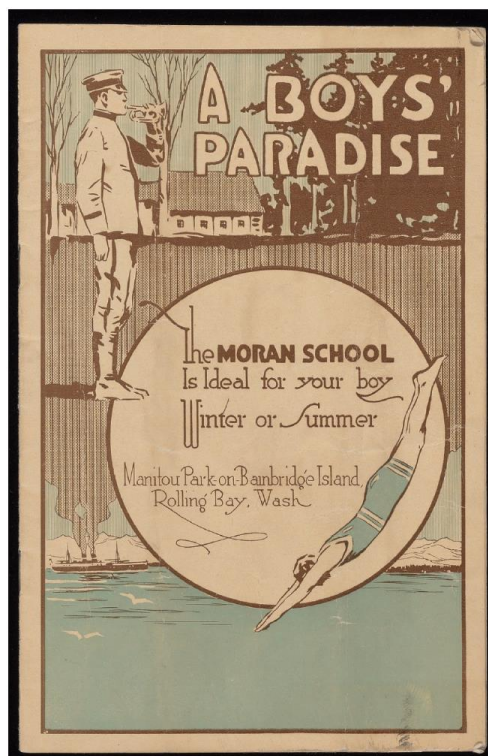
The architect / builder of the small, two-story caretaker house is unknown. With the exception of the north façade which is clad in stucco plaster, the building is clad in painted T1-11 plywood. Some windows are covered with plywood, but those that are visible appear to be original painted wood. A covered columned porch leads to the entry door. A saddlebag addition to the north façade is supported by four curved brackets covered in stucco plaster; the shed roof of the addition has exposed rafter tails.



Day Hall, 1917
Source: Photograph submitted by applicant



Class Photo on Day Hall Steps
Source: Photograph submitted by applicant; date unknown



Source: Yale University Library / Beinecke Rare Book and Manuscript Library

Staff Analyses

I. Findings of Fact

A. Site Characteristics

1. Tax Assessor Information:

- a. Owner of Record: Cascadia Holdings Bainbridge, LLC
- b. Tax Lot Number: 4156-002-005-0203
- c. Lot Size: 6.37 acres

2. Zoning and Comprehensive Plan Designation:

The site is zoned R-2 and the Comprehensive Plan designation is Residential District.

3. Existing Site Development and Land Use:

The property has been most recently used as Messenger Care House, a health care facility.



2018 aerial photo



B. Comprehensive Plan Goals and Policies:

The following goals and policies are applicable to this proposal:

1. Land Use Element

a. Historic Preservation

- 1) Policy LU 20.5: Define and identify “iconic” structures and sites (those intended for permanent preservation) which are deemed essential elements of the community’s character, history and identity.
- 2) Policy LU 21.1: Encourage preservation of existing historic structures and sites as an important tool in building a sustainable and unique community.
- 3) Policy LU 21.6: Engage in cooperative efforts with owners to encourage the preservation of historic resources.
- 4) Policy LU 22.3: Collaborate with interested stakeholders to promote historic preservation on the Island

2. Economic Element

a. Services Sector

- 1) Policy EC 9.4: Promote on-Island access to healthcare facilities and medical services, particularly those addressing the needs of the Island’s increasing older population.

3. Housing Element

Goal HO-8: Facilitate the siting and development of housing opportunities for special needs populations.

4. Cultural Element

a. History and Heritage

- 1) Goal CUL-3: Preserve places where the Island's history can be experienced, interpreted, and shared with the general public, in order to deepen an understanding of our heritage and the relationship of the past to our present and future.
- 2) Policy CUL-3.3: Support adequate space to collect, preserve and interpret the Island's history.
- 3) Policy HS 3.2 Promote the creation of a mix of housing alternatives and services for people at different levels of independence.

5. Human Services Element

a. Housing and Human Services

- 1) Policy HS 3.2: Promote the creation of a mix of housing alternatives and services for people at different levels of independence.

b. Continuum of Services

- 1) Policy HS 2.2: Support programs that meet the critical needs of vulnerable populations, particularly those most at risk of homelessness.

Staff Comprehensive Plan Consistency Analysis:

The Messenger House property has contributed to local culture for over 100 years, and Day Hall holds is considered an icon to many Islanders. The property owners are in the process of redeveloping the property to return it to use as a health care facility, and listing on the Local Historic Register provides opportunity for redevelopment which is consistent with the property's historic character while providing for the special needs of vulnerable populations.

C. Environmental Review / Public Notice

A decision to include a property in the Local Historic Register is a procedural action which is exempt from State Environmental Policy Act (SEPA) review as provided in WAC 197-11-800(19). The applicant submitted the nomination form and supporting documents on October 16, 2020. Public notice of the January 7, 2021 meeting to consider local register nomination was published on December 25, 2020 in accordance with BIMC 18.24.040.C; no public comments were received.

D. Criteria for Local Register

BIMC 18.24.040 provides that any building may be designated for listing on the Local Register if: It is significantly associated with the history, architecture, archaeology, engineering or cultural heritage of the community; it has physical integrity; it is at least 50 years old or is of lesser age but has exceptional importance; and it qualifies as at least one of the following criteria.

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

The property was used as a college preparatory school from 1914 to 1932, and then as a junior college from 1932 to 1934. From 1938 to 1951 it housed the Puget Sound Naval Academy, a preparatory school for the U.S. Navy and Coast Guard.

“That’s where I courted my wife,” Charles Lindenberg, renowned aviator, military officer, author and inventor, said of the Moran School. “I learned how to use the phone there without having to put in a nickel, and I’d spend hours talking to Nancy. There was no chair, and the damn cord wasn’t long enough so you could sit down on the floor. You really had to love a girl to stand there that long.” Lindenberg also recounts a tale of his trip to Portland aboard the school’s 136-foot minesweeper: Stripped of radio and navigation equipment and crewed by cadets, the ship nearly ran aground as it fumbled through the treacherous mouth of the Columbia River. “We scraped some paint off on those sandbars, but we did make it down to Portland,” Lindenberg said. On the foggy return trip, the cadets overshot their destination, ending up on the west side of Vancouver Island rather than the east side of Bainbridge.

Nobel laureate Walter Brattain graduated from Moran in 1920. Brattain went on to coinvent the transistor, which revolutionized the field of electronics and paved the way for computers.

Another noted Moran alumnus was architect John Yeon. Seeking refuge from the school’s rigid structure, Yeon spent much of time in the theater, building sets with wood and paper. Yeon went on to design the iconic Watzek House in Portland: Built in 1936, the house is regarded as one of the earliest manifestations of the Pacific Northwest style of architecture.

The school's founder, Frank Moran, founded another school in Seattle to become a feeder for his Bainbridge school. It was launched in 1919 in Denny-Blaine and named the Moran-Lakeside School; now referred to as the Lakeside School, this preparatory academy is the alma mater of billionaires, including Bill Gates and Paul Allen of Microsoft fame. So, if it weren't for Frank Moran and the Moran School, there would have been no Lakeside, and maybe no Microsoft.

The site is directly associated with educational movements in the United States during the first fifty years of the twentieth century. Specifically, the site is an example of an all-male boarding school, which were popular among upper-middle-class and upper-class families as an educational and social training alternative to the public schools of the era.

2. Embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction;

Despite the changes that have been made to Day Hall over the past several decades, it retains the distinctive characteristics of a Mediterranean Revival style building. The asymmetrical massing and composition of the building, with its colonnades, balconies, and roof forms are character-defining features specifically related to the architectural

style of the building. The materiality of the building, including the stucco plaster exterior wall finish, wood casement windows, wood French doors, painted wood brackets and trims, and clay tile roof cladding are also important character-defining features which allow the original building to remain easily distinguishable despite alterations.

3. Is an outstanding work of a designer, builder, or architect who has made a substantial contribution to the art;

Day Hall was designed by Harlan Thomas (1870-1953), who practiced architecture in Seattle from 1906 until his retirement in 1949. Day Hall is an example of Thomas' unique architectural design vocabulary and one of the larger institutional works of his early career. Some of his best-known early works include the Chelsea Family Hotel on Seattle's Queen Anne Hill (1907, extant) and the Sorrento Hotel on Seattle's First Hill (1908), both known for their eclectic composition and detailing.

The massing of Thomas' main building for the Moran School is strikingly similar to the overall asymmetrical composition of his own personal residence on Queen Anne Hill (1907-1908), and he also used many of the same features, details, and materials from his earlier projects in his 1917 design for the Moran School campus.

4. Exemplifies or reflects special elements of the city's cultural, economic, political, aesthetic, engineering, or architectural history;

The property has contributed to local culture for over 100 years. Day Hall has been a landmark in the community since it was built in 1917 on the hillside that overlooks Puget Sound. The Moran School and the subsequent institutions which occupied this site were important to the local economy of Bainbridge Island throughout much of the twentieth century. Day Hall's distinctive architecture has been the subject of numerous photographs and artworks since it was constructed and is commonly referred to as a landmark by local residents. Day Hall is also an example of a larger institutional building constructed on Bainbridge Island during the first two decades of the twentieth century.

5. Is associated with the lives of persons significant in national, state, or local history;

The Moran School was founded in 1914 by Frank G. Moran (1885-1950), who was the son of Robert Moran, noted Seattle shipbuilder and a former mayor of the City of Seattle. Frank Moran was educated at Princeton University and Washington State University. He worked as secretary of the Young Men's Christian Association until 1914 when he resigned and established the Moran School for Boys.

Frank Moran founded another school in Seattle in 1919 that became a feeder for his the Moran school. The Moran-Lakeside School; now referred to as the Lakeside School, is a preparatory academy that is the alma mater of billionaires, including Bill Gates and Paul Allen of Microsoft fame. So, if it weren't for Frank Moran and the Moran School, there would have been no Lakeside, and maybe no Microsoft.

This site is also associated with Joseph A. Hill (1880-1959), president of the Hill Military Academy in Portland, Oregon. Hill purchased the Moran School site in 1938 and operated the Puget Sound Naval Academy there from 1938 until 1949.

“That’s where I courted my wife,” Charles Lindenberg, renowned aviator, military officer, author and inventor, said of the Moran School. “I learned how to use the phone there without having to put in a nickel, and I’d spend hours talking to Nancy. There was no chair, and the damn cord wasn’t long enough so you could sit down on the floor. You really had to love a girl to stand there that long.” Lindenberg also recounts a tale of his trip to Portland aboard the school’s 136-foot minesweeper: Stripped of radio and navigation equipment and crewed by cadets, the ship nearly ran aground as it fumbled through the treacherous mouth of the Columbia River. “We scraped some paint off on those sandbars, but we did make it down to Portland,” Lindenberg said. On the foggy return trip, the cadets overshot their destination, ending up on the west side of Vancouver Island rather than the east side of Bainbridge.

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Originally referred to as the Main Building, Day Hall was renamed in 1930 in memory of 17-year-old student Jerome Day, Junior. On February 19, 1929, Day was sailing Puget Sound with one of his instructors, Raymond W. Richards, when a sudden squall capsized their small boat. Both Day and Richards drowned, and their bodies were never recovered.

6. Has yielded or may be likely to yield important archaeological information related to history or prehistory;

This criterion is not applicable.

7. Is a building or structure removed from its original location but that is significant primarily for architectural value, or that is the only surviving structure significantly associated with an historic person or event;

This criterion is not applicable.

8. Is a birthplace or grave of an historical figure of outstanding importance;

This criterion is not applicable.

9. Is a cemetery that derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns;

This criterion is not applicable.

10. Is a reconstructed building that has been executed in a historically accurate manner on the original site;

This criterion is not applicable.

11. Is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and that does not fit into formal architectural or historical categories;

This criterion is not applicable.

12. Is listed on the National Register or the State Register.

This criterion is not applicable.

II. Conclusion

This application for nomination to the local historic register is evaluated for consistency with the Comprehensive Plan and is consistent with the Historic Preservation Program standards. Appropriate notice of the public meeting was published. The nomination is properly before the Historic Preservation Commission for decision.

III. Appeal Procedures

Any decision on the register status of a register eligible property may be appealed by the applicant to the City's Planning and Community Development Director within 14 days of the date of the decision (BIMC 18.24.090).



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

Date: December 31, 2020
To: City of Bainbridge Island Historic Preservation Commission (HPC)
From: Ellen Fairleigh, Associate Planner
Project: Fort Ward Building 15 & 16
File Number: PLN51760 HPR
Location: 1584 Fort Ward Hill Road NE
Request: The owner requests listing the property located at 1584 Fort Ward Hill Road NE on the Bainbridge Island local register of historic places.

Background:

Construction began on Fort Ward in 1901 as a United States Army coastal defense post to protect the naval shipyard in Bremerton. Fort Ward was named for Brigadier General George H. Ward of the 15th Massachusetts Volunteer Infantry who was killed in the Civil War battle at Gettysburg in 1863 (Denfeld, 2011). The fort closed in 1928 and was a summer camp for disadvantaged youth before being transferred to the Navy in 1938 (Denfeld, 2011).

The Navy used Fort Ward as a listening post called Communications Support Activities (COMSUPACT) (Denfeld, 2011). Notably, Fort Ward was used as a listening post during World War II known as “Station S” to intercept messages from Japan in Morse code (Denfeld, 2011). In 1940, a Naval Reserve Radio School opened at Fort Ward to train students in Morse code, typewriting, naval communications operations, and elementary seamanship (Denfeld, 2011). The school provided cover for “Station S”, which was a top-secret operation (Denfeld, 2011).

Located in the Fort Ward Historic overlay district, the property located at 1584 Fort Ward Hill Rd. NE. is developed with two structures commonly referred to as Building 15 and Building 16. Building 15 was built in 1911 as a coal shed (*Fortwiki*, 2019), but is also identified as being used as a twelve-car garage and as stables. Building 16 was built in 1912 as a Quartermaster and Commissary Storehouse (*Fortwiki*, 2019), and was later converted to an enlisted personnel barracks in the 1940s. In 1944, Women Accepted for Voluntary Emergency Services, known as WAVES, came to work at “Station S” (Denfeld, 2011). The first WAVES dormitory was Building 16.

Many of the buildings within Fort Ward were constructed with brick in the early 1900s. Although lumber was readily available, bricks were regarded as being cost effective and could be obtained from local sources (Denfeld, 2011). The masonry exterior of Building 16 is representative of this dominant method of construction from the original buildings in Fort Ward. Building 15 is a wood framed structure with painted wood siding.

Building 15 and Building 16 are both vacant and in need of repair. The interior of Building 15 is a dirt floor as the building was constructed on a shallow footing without a concrete slab on grade. The structure and exterior framing have been significantly altered with the removal of a structural column and there is a large opening on one side for access to the interior. Building 16 is a riveted steel post frame with structural wood joist flooring and wood roof framing. The exterior walls are unreinforced masonry and support the perimeter of the floor and roof framing. The roof height of Building 16 was modified during a remodel to increase the number of rooms, and a fireplace and chimney were added. Wood framing and painted wood siding were added to the north and south exterior walls to increase the height. These renovations most likely occurred when Building 16 was converted from a Quartermaster and Commissary Storehouse to barracks in the 1940s.



Source: Fort Ward (2), [www.fortwiki.com/Fort_Ward_\(2\)](http://www.fortwiki.com/Fort_Ward_(2))



Building 16

Source: Photograph submitted by applicant; date unknown



EXTERIOR, 2015

Building 16

Source: Photograph submitted by applicant



Source: Photograph submitted by applicant



Source: Photograph submitted by applicant

Staff Analysis

I. Findings of Fact

A. Site Characteristics

1. Tax Assessor Information:
 - a. Owner of Record: Green Warrior Holdings, LLC
 - b. Tax Lot Number: 112402-3-004-2003
 - c. Lot Size: 0.71 acres (approximately 30,928 square feet)
2. Zoning and Comprehensive Plan Designation:

The site is zoned R-2 and the Comprehensive Plan designation is Residential District.



3. Existing Site Development and Land Use:

The property is developed with two buildings commonly referred to as Building 15 and Building 16. There is no current use on the property. Both buildings are vacant and in need of repair.

4. Access: The site is accessed from Fort Ward Hill Road NE.

5. Public Services:

- a. Police: City of Bainbridge Island Police Department
- b. Fire: Bainbridge Island Fire District
- c. Schools: Bainbridge Island School District
- d. Water: KPUD- South Bainbridge Water
- e. Sewer / Septic: Kitsap County Sewer District No. 7

B. Comprehensive Plan Goals and Policies:

1. The following goals and policies apply to this nomination:

Land Use Element – Historic Preservation: Policy LU 20.3

Support and expand the Local Historic Register program.

Land Use Element – Historic Preservation: Policy LU 21.1

Encourage preservation of existing historic structures and sites as an important tool in building a sustainable and unique community.

Land Use Element – Historic Preservation: Policy LU 21.6

Engage in cooperative efforts with owners to encourage the preservation of historic resources.

Land Use Element – Historic Preservation: Policy LU 22.5

Maintain and enhance the unique character of Fort Ward Study Area to recognize the history and natural landscape of the area and the sense of community that exists including an open space system made up of wetlands, a neighborhood park, the historic marching fields, unbuildable slopes and the Fort Ward Park.

Cultural Element – History and Heritage: Goal CUL-3

Preserve places where the Island's history can be experienced, interpreted, and shared with the general public, in order to deepen an understanding of our heritage and the relationship of the past to our present and future.

Cultural Element – History and Heritage: Policy CUL-3.2

Support the City's Historic Preservation program to identify and preserve historic and cultural resources, including historic farms and heritage trees

Cultural Element – History and Heritage: Policy CUL-3.3

Support adequate space to collect, preserve and interpret the Island's history.

2. Staff consistency analysis:

Preservation of Building 15 and Building 16 will allow the structures to maintain their historic integrity and thereby preserving a prominent element of the history of Fort Ward. The buildings are located on a property within the Fort Ward Historic overlay district. Building 15 and Building 16 are listed as contributing resources as part of the Fort Ward Historic District listing on the National Register of Historic Places.

Building 15 and Building 16 contribute to Bainbridge Island's, and specifically Fort Ward's, rich history as a military installation before and during World War II. The buildings were used to support Naval personnel working at "Station S". These personnel made significant contributions before and during World War II by gathering critical intelligence. Notably, Building 16 was used as a dormitory for the Women Accepted for Voluntary Emergency Services, known as WAVES, when they came to work at Fort Ward in 1944.

Several other buildings within Fort Ward are listed on the local register including Fort Ward Hastings House, Married Enlisted Quarters, Reese Duplex, Fort Ward Post Exchange, and the Fort Ward Bakery Building. The inclusion of the subject property on the local register will contribute to the effort to preserve this historically significant area of Bainbridge Island.



Source: Kitsap Sun, June 15, 2017 courtesy of Bainbridge Island Historical Museum

C. Environmental Review / Public Notice

A decision to include a property in the Local Historic Register is a procedural action which is exempt from State Environmental Policy Act (SEPA) review as provided in WAC 197-11-800(19). The applicant submitted the nomination form and supporting documents on August 25, 2020. Public notice of the January 7, 2021 meeting to consider local register nomination was published on December 25, 2020 in accordance with Bainbridge Island Municipal Code (BIMC) 18.24.040.C; no public comments were received.

D. Criteria for Local Register

BIMC 18.24.040 provides that any building may be designated for listing on the Local Register if: It is significantly associated with the history, architecture, archaeology, engineering or cultural heritage of the community; it has physical integrity; it is at least 50 years old or is of lesser age but has exceptional importance; and it qualifies as at least one of the following criteria.

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

The subject property is associated with the Navy's efforts before and during World War II as a radio operators' school and as a critical military intelligence gathering post known as "Station S". Navy personnel assigned to "Station S" intercepted critical messages from Japan, aiding the U.S. war effort during this time period.

2. Embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction;

Many of the buildings within Fort Ward were constructed with brick in the early 1900s. Although lumber was readily available, bricks were regarded as being cost effective and could be obtained from local sources (Denfeld, 2011). The masonry exterior of Building 16 is representative of this dominant method of construction from the original buildings in Fort Ward. Building 15 is a wood framed structure with painted wood siding.

Building 16 is identified as a building of historic interest in BIMC 18.24.110, and both Building 15 and Building 16 are within the Fort Ward historic overlay district. Any changes or alterations to the exterior of a building listed on the local register requires a certificate of appropriateness from the HPC.

3. Is an outstanding work of a designer, builder, or architect who has made a substantial contribution to the art;

This criterion is not applicable.

4. Exemplifies or reflects special elements of the city's cultural, economic, political, aesthetic, engineering, or architectural history;

Building 15 was built in 1911 and Building 16 was built in 1912. As part of historic Fort Ward, the property is representative of the city's political and architectural history. Fort Ward was a critical military installation linking Bainbridge Island to the United States' war effort before and during World War II. The masonry exterior of Building 16 is representative of one of the methods of construction for many of the original buildings constructed in Fort Ward by the Army in the early 1900s.

5. Is associated with the lives of persons significant in national, state, or local history;

Building 15 and Building 16 contribute to national, state, and local history as part of a military installation that was a critical national asset before and during World War II. The buildings were used to support Naval personnel working at "Station S". These personnel made significant contributions before and during World War II by gathering critical intelligence. Notably, Building 16 was used as a dormitory for the Women Accepted for Voluntary Emergency Services, known as WAVES, when they came to work at Fort Ward in 1944 in support of the war effort.

6. Has yielded or may be likely to yield important archaeological information related to history or prehistory;

This criterion is not applicable.

7. Is a building or structure removed from its original location but that is significant primarily for architectural value, or that is the only surviving structure significantly associated with an historic person or event;

This criterion is not applicable.

8. Is a birthplace or grave of an historical figure of outstanding importance;

This criterion is not applicable.

9. Is a cemetery that derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns;

This criterion is not applicable.

10. Is a reconstructed building that has been executed in a historically accurate manner on the original site;

This criterion is not applicable.

11. Is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and that does not fit into formal architectural or historical categories;

This criterion is not applicable.

12. Is listed on the National Register or the State Register.

Building 15 and Building 16 are listed as contributing resources as part of the Fort Ward Historic District on the National Register of Historic Places. BIMC 18.24.110 identifies Building 16 as a building of historical interest.

II. Conclusion

This application for nomination to the local historic register is evaluated for consistency with the Comprehensive Plan and is consistent with the Historic Preservation Program standards. Appropriate notice of the public meeting was published. The nomination is properly before the Historic Preservation Commission for decision.

III. Appeal Procedures

Any decision on the register status of a register eligible property may be appealed by the applicant to the City's Planning and Community Development Director within 14 days of the date of the decision (BIMC 18.24.090).

Sources:

Denfeld, D.C. (2011, January 27). *Fort Ward on Bainbridge Island is officially named on June 12, 1903*. Hlstorylink.org. <https://www.historylink.org/File/9699>.

Denfeld, D.C. (2011, January 27). *Station S (Fort Ward, Bainbridge Island)*. Historylink.org. <https://www.historylink.org/File/9648>.

Fort Ward (2) (2019, January 7). In *Fortwiki*. [http://www.fortwiki.com/Fort_Ward_\(2\)](http://www.fortwiki.com/Fort_Ward_(2)).

National Register of Historic Places Registration Form for the Fort Ward Historic District Expansion signed and dtd April 12, 1996. <https://npgallery.nps.gov/NRHP/AssetDetail?assetID=922329c5-acec-4006-bfff-3c2c2492ace9>

Pilling, N. (2017, June 15). Fort Ward bakery getting new life as community hall. *Kitsap Sun*. <https://www.kitsapsun.com/story/news/local/communities/bainbridge-islander/2017/06/15/fort-ward-bakery-getting-new-life-community-hall/397175001/>

Historic Preservation Commission 2021 Proposed Work Plan

❖ Continue Ongoing Duties:

- Maintain and periodically update the local historic properties inventory and Local Historic Register
- Review nominations to the Local, State and National Historic Registers, Heritage Tree Register, and recognition of heritage properties
- Review permit applications for alterations to Local Historic Register and Register-eligible properties
- Provide resources and advocacy for historic preservation consistent with the Comprehensive Plan:
 - Participate in or promote public educational programs
 - Foster historic preservation through recognition of excellence in restoration of historic buildings, structures or sites
 - Advise the City Council or the Planning Commission as requested on matters of City history and historic preservation or actions affecting the historic resources of the City
 - Maintain information on federal or state historic preservation programs, funding sources or incentives.

❖ Identify Register Eligible properties in Winslow, Rolling Bay and other communities

- Use Arc GIS Collector App to generate a database of potential Local Register-eligible properties

❖ Contact potential Register-eligible properties Island-wide (e.g. mailing)

❖ Update Local Register (Listed and Register-eligible) inventory with parcel numbers; properly flag parcels in permitting database and attach appropriate standard conditions (suggested by Staff Liaison)

❖ Identify potential grant applications for 2021 / verify whether Commissioners can write grants

❖ Review BIMC 18.24 (Historic Preservation Program) regulations / process / standards

❖ Suyematsu Farm

- Identify volunteer parameters and volunteer organizations for stabilization work on the picker sheds, brush-clearing, and identification of historic plants / heritage trees
- Research options with DAHP and other state agencies for local register status and possible funding
- Solicit or write a news story for a local newspaper about the farm and its potential
- Put together a list of potential grants that the BIHPC could apply for
- Put together a list of local potential partners in rehabilitation; reach out to them
- Approach city about cost sharing options or providing some materials if we found labor
- Lay out the groundwork or come to an agreement with the City about the structure/process the commission is to follow for soliciting donations/organizations/volunteers.

From: Eric Kortum <eric.kortum@cobicommittee.email>

Sent: Monday, January 4, 2021 6:33 AM

To: Kelly Tayara <ktayara@bainbridgewa.gov>; Kirsten Hytopoulos <khytopoulos@bainbridgewa.gov>; Susan Hughes <susan.hughes@cobicommittee.email>; Rick Chandler <rikchandler44@gmail.com>; Carla Lundgren <clundgren@bainbridgewa.gov>

Cc: kortumfamily@msn.com

Subject: Agenda Items

To All,

Items that need to be addressed.

- 1) **Suyematsu** Alternate funding, Specific plan for the Farm. COBI News on the status of the farm, etc.
- 2) Ways we can become a better committee. **More communication!** Requesting more information from property owners. Visit sites. Establish stricter rules for existing Local Historic Properties. Providing minutes after meetings. Spread the workload. Attend City Council meetings. Provide more news items in COBI paper and local paper. Criteria for Moran property coming up. Become more educated on what our duties are.
- 3) Tree Preservation/Rick Chandler
- 4) Nominations coming up. Moran School, **Oliver House (local eligible property) Submit to City Council immediately!** Downtown Historic District, West Port Blakely Historic District , Port Madison Historic District, Rolling Bay Historic District.
- 5) Changes/Additions to BIMC 18.24.

Sincerely,
Eric Kortum
Chair