



STUDY SESSION
Tuesday, March 15, 2016
AGENDA

1. PUBLIC COMMENT ON AGENDA ITEMS

7:00 PM

2. CITY COUNCIL DISCUSSION

- A.** 7:15 PM Historic Preservation Commission Recommendations:
Suyematsu-Bentryn Family Farms, AB 16-037 - Planning
- B.** 7:45 PM NMTAC Recommendations: Review Island-wide Priorities for
Non-Motorized Projects, AB 16-038 – Public Works
- C.** 8:15 PM Police Station Options, AB 14-008 - Executive
- D.** 8:45 PM Continue Discussion of Next Steps for Suzuki Property, AB
14-119 - City Council

3. ADJOURNMENT

City of Bainbridge Island

City Council Agenda Bill



PROCESS INFORMATION

Subject: 7:15 PM Historic Preservation Commission Recommendations: Suyematsu-Bentryn Family Farms, AB 16-037 - Planning	Date: 3/15/2016
Agenda Item: COUNCIL DISCUSSION	Bill No.: 16-037
Proposed By: Heather Beckmann	Referrals(s): Morgan Smith

BUDGET INFORMATION

Department: Planning	Fund:
Expenditure Req:	Budgeted? Budget Amend. Req? No

REFERRALS/REVIEW

:	Recommendation:
City Manager: Yes	Legal: No Finance: No

DESCRIPTION/BACKGROUND

Japanese-American farmer Akio Suyematsu sold the Suyematsu Farm to the City upon his death in 2012. The farm is managed by Friends of the Farm under a 30 year master lease. Today, the farm is worked by five commercial farmers, many of whom had long term friendships with Akio. The property is an important community asset used not only for farming, but for teaching school children about historical food production and land use. This property has the ability to convey information about both the local Japanese-American experience and the agricultural legacy of our Island.

The City of Bainbridge Island's Historic Preservation Commission (HPC), in cooperation with "Friends of the Farm" (FOF) in their role as the property manager for the City's public farmland, approached the City Council in April 2014 to request to apply for a no-match grant, administered by the Washington State Department of Archaeology and Historic Preservation (DAHP). The grant funds would be used to place the Historic Suyematsu Farmstead on the local, historic register and to create a historic property management plan. Council approved the application from the HPC, and the grant was awarded to the City in October 2014.

The City selected the Sheridan Consulting Group to perform the work in January 2015. Their efforts culminated with a Suyematsu Farm Historic Structure Report and Feasibility Study and filling out of the Nomination Form for the Local Register. Both the study and nomination form were reviewed by the FOF, City Staff and the HPC at multiple combined and independent meetings throughout 2015.

The report articulates the significance of this property and its unique contribution to the community's history. The HPC believes this property represents an important site with strong connections to the island's agriculture history and Japanese-American heritage. The HPC would like the City to formally recognize the site's historical significance and identify a framework for preservation activities by taking two steps:

1. The HPC is requesting that the Council adopt the Suyematsu Farm Historic Structures

Report and Feasibility Study so that it can be used as a tool for guiding future development/redevelopment at the site.

· The HPC also plans to bring to you within the year proposed Design Guidelines to also further this goal.

2. To satisfy the conditions of the grant, and the recommendations of the previous Council, the HPC is also asking that you affirm the nomination for the Historic Suyematsu Farmstead to be placed on the local register. In accordance with the process for designating properties for listing on the local register as provided in BIMC 18.24.030B, the HPC reviewed the register application at their regularly scheduled monthly meeting on January 4, 2016. The meeting was also attended by members of FOF. The HPC unanimously agreed that the Historic Suyematsu Farmstead is eligible for listing the local register. According to the BIMC, the property cannot be listed without consent of the owner.

·
If accepted onto the Register, the HPC would like to support the City in identifying and completing projects to preserve significant structures and landscape at the site. Using the results of the Study, the HPC identified their top three preservation projects for the Historic Suyematsu Farmstead. These projects were also discussed at their January 2016 meeting with FOF members present. The HPC recommends the City consider these priority projects:

- Barn
- Farmhouse
- Worker Sheds

As part of discussions last year related to potential preservation work on the property, City staff, HPC, and FOF have discussed the concept of a community partner to lead efforts to implement preservation projects for the Historic Suyematsu Farmstead. This approach, or some other framework, could help to move these proposed projects forward in a timely way that also emphasizes coordination among the wide range of stakeholders connected to the property.

RECOMMENDED ACTION/MOTION

Approval to schedule the Historic Suyematsu Farmstead nomination to the local register at a future City Council business meeting.

Approval to schedule adoption of the Suyematsu Farm Historic Structures Report and Feasibility Study at a future City Council business meeting.

ATTACHMENTS:

Description	Type
▣ Suyematsu Farm Historic Structure Report & Feasibility Stud	Backup Material
▣ Historic Suyematsu Farmstead Nomination Form Local Register	Backup Material
▣ Alterations to Historic Structures Memo	Backup Material
▣ Friends of the Farm Letter of Support	Backup Material
▣ PowerPoint Presentation	Backup Material

Suyematsu Farm Historic Structure Report and Feasibility Study



Suyematsu Farm circa 1940

(courtesy of Educulture)

Prepared For:
City of Bainbridge Island
280 Madison Avenue N.
Bainbridge Island, WA 98110

Prepared By:
Sheridan Consulting Group
Seattle, WA

August 2015

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Acknowledgements

This study would not have been possible without the participation of many members of the Bainbridge Island community who contributed their knowledge of its agricultural and cultural history. Special thanks are due to Karen Selvar, who shared her unrivaled history of the farm's history and operations, and Jonathan Garfunkel of Educulture, who provided photographs and other information from the Suyematsu family. All current photos were taken in 2015 by James McNett. The Historic Preservation Commission, City staff and Friends of the Farms also made important contributions to the project.

Introduction

In 2014, the Washington Department of Archaeology and Historic Preservation's (DAHP) Certified Local Government (CLG) program awarded the City of Bainbridge Island a grant to conduct a Historic Structure Report and Feasibility Study for the city-owned Suyematsu Farm. A consulting team consisting of two architectural historians (Mimi Sheridan and Marcia Montgomery), an historical architect (James McNett) and an experienced carpenter (Michael Brundige) was selected and began work in February 2015. Team members had previously studied Japanese farms on Bainbridge Island, so were very familiar with the historical and agricultural context and generally familiar with the Suyematsu property. The initial work consisted of archival research, field work and personal interviews to obtain an understanding of how the property had developed over time and the significance of specific buildings and other features.

This historic structure report is a planning document that includes information on the history and uses of Suyematsu Farm, its historical significance and its existing condition. Once completed, it will serve as a guide for restoring and preserving the property and a tool for interpreting its history. It also provides information for a Feasibility Study containing more specific recommendations about future uses of the farm.

A wide variety of sources were used to gain an understanding of the history of the Suyematsu family, the farm and its significance. These included interviews and oral histories, historic photographs and maps and newspaper articles. Histories of Bainbridge Island, Kitsap County and the Japanese community provided insight into the context of the Suyematsu family's experiences and accomplishments.

Study Summary

Yasuji and Mitsuo Suyematsu, who had been farming leased land on Bainbridge Island, purchased 40 acres on NE Day Road in 1928 and established a strawberry farm. The farm was fallow from 1942-1946, when the family was interned. Following internment, the parents and one son, Akio, returned. Over the following decades, they restored the

farm, building necessary structures and facilities and diversifying the crops as economics changed. Akio Suyematsu continued to farm until his death in 2012.

The original 40-acre Suyematsu farm has been divided and now has three owners:

- The City of Bainbridge Island owns approximately 26 acres.
- Gerard and JoAnn Bentryn own approximately 11 acres.
- Betsy Wittick owns 2.5 acres.

The property remains primarily in agricultural use, but has diversified well beyond the original berry farm. The tenants raise a variety of crops including strawberries, raspberries, pumpkins, grapes, vegetables and Christmas trees. A farm stand operates during summer and fall. The privately-owned parcels contain a winery/office building and two residences. The entire farm is used for educational activities.

Most of the buildings and structures built by the Suyematsus remain today, although they are largely unused. Their condition varies considerably; some are in good condition while others are in danger of collapse. The Suyematsu structures are all located on the City-owned parcels. They fall into three categories (see Figure 3, page 12):

- Pre-World War II
The most significant buildings are those built before World War II. Eight of these structures remain, including the house and barn.
- C. 1950-1971 expansion
This period was the most active for the farm, with new facilities built for packing and equipment storage and to accommodate migrant laborers. Seven of these buildings remain. Additional facilities from this period include a loading dock, a gas pump and a house trailer. A large addition and a new foundation were constructed on the farmhouse in 1971.
- Post-1975 structures
Six buildings/shed, primarily for storage, were built between circa 1975 and 2000. Additional buildings from this period are on the privately-owned parcels and are not discussed in this report.

The buildings and facilities in the first two categories (from the initial development of the farm through the expansion of the 1950s) are historically significant for their association with the growth and development of the farm.

Other elements of the farm also evolved as the activities increased and needs changed. Several significant elements from the 1928-1960 period remain. These include:

- The road system in the northern portion of the property
- The ornamental landscape (trees, shrubs and perennials) surrounding the house
- The evergreen trees marking the property boundaries
- Manzanita Creek and the retaining ponds (the ponds are on private property)

Part 1: Developmental History

Early Japanese Settlement and Farming on Bainbridge Island

Japanese immigration to Bainbridge Island began in the 1880s. Until the 1860s, the isolationist policies of the Tokugawa shogunate prohibited Japanese from emigrating; those that did leave could not return. After Emperor Meiji came to power in 1868, Japanese looked to the West for opportunity. Some young men worked on Hawaiian sugar plantations, hoping to earn money and then return to Japan where economic conditions were poor. In the U.S., westward expansion drew laborers from around the world for the development of railroads, mines, lumber mills and fisheries. After passage of the 1882 Chinese Exclusion Act, Chinese laborers were no longer available and American companies hired Japanese workers to fill the void. A history of Seattle's International district summarized the striking increase in the Japanese population, noting that "In 1880. . . there were 148 Japanese on the mainland. Ten years later, there were 2,039. At the turn of the century, the number of Japanese on the mainland was 24,326 and had jumped to 72,157 by 1910." Most Japanese arrived via Seattle or San Francisco. By 1896, a direct steamship route had been developed between Yokohama and Seattle (Chin 2009:27).

Like other ethnic groups, the first Japanese who came to Bainbridge Island sought work in the lumber mills. A history of Bainbridge Island described: "The sawmills" established at Port Madison and Port Blakely were voracious consumers of people. They needed loggers and roustabouts. The mills did a lively trade with countries around the Pacific, and their ships gave cheap transport to potential recruits" (Swanson 2002:187).

Bainbridge Island offered prime conditions for the lumber business due to its plentiful timber and coves suitable for waterfront mills. In 1854, George Meigs opened the island's first mill, in Port Madison. In 1864, Captain William Renton established the Port Blakely Mill, which, by 1882, had the largest capacity of any mill on the West Coast (Swanson 2002:71). A county census from 1883 listed two Japanese men at each of the mills (Brian and Matsuda 1975:23-24).

Initially, the Japanese at Port Blakely were crowded into a single bunkhouse. In 1894, the mill provided them with lumber to build homes and a hillside location on the south side of Blakely Harbor. The community, known as "Yama," had 300 residents by 1903, with a Buddhist church, a Baptist church, three bath houses, two barber shops, a hotel and a restaurant. The houses, although unpainted on the exterior, were well finished inside and had attractive landscaping with numerous fruit trees. Below Yama was "Nagaya," where Japanese gardeners raised crops for the mill town. Residents retained their traditional ways, speaking Japanese, reading Japanese language newspapers from Seattle and eating traditional foods. However, in 1924, the Port Blakely mill was closed permanently, and the Japanese village was burned the following year. Although some Japanese moved away or returned to Japan, many settled elsewhere on the island (Brian and Matsuda 1975:33,50; Swanson 2002:191; Elfendahl 2014).

Some of those who stayed on the island turned to farming. As Seattle historian Doug Chin noted, “The Japanese presence in the development of local farming cannot be over emphasized” (Chin 2009:32). Issei farmers throughout the Northwest realized strawberries offered more profit per acre than other crops because of their easy marketability, low start up costs and minimal land requirement. In his book *Strawberry Days*, David Neiwert quoted one Issei recounting “ All you needed to grow strawberries was one horse, one plow, and lots of kids” (Neiwert 2005:51). Along with Bainbridge Island, Vashon Island, Bellevue, and the White River Valley, became recognized with Japanese strawberry farming in the early 1900s (Neiwert 2005:53).

Bainbridge Island’s first Japanese strawberry farmers--Hyakutaro Moritani, Mr. Torii and Sakakichi Sumiyoshi--began raising strawberries about 1908. The availability of logged-off land for farming and the economic growth due to the shipyards stimulated agricultural development. Property owners hired Japanese laborers to remove trees and stumps from their land and, in return, allowed the Japanese to farm part of their property. All family members helped with strawberry farming. Larger farms also employed Filipino and Canadian First Nations workers, who worked seasonally and lived on the farms in bunkhouses and tents. The use of these employees allowed significantly larger crops to be planted (Brian and Matsuda 1975:51-52).

Beginning in 1921, Japanese in Washington could cultivate only rented or leased land because the new Washington State Alien Land Law prohibited aliens who were ineligible for citizenship (only Asians were ineligible to become naturalized citizens) from owning land (Chin 2009:68). This law dramatically affected the number of Japanese farms in the state, resulting in a decline from 699 Japanese-owned farms in 1920 to only 250 in 1925 (Grant 2014; MacIntosh 2000). Families often dealt with this barrier by purchasing farms in the names of their US-born children who were 18 years of age or older.

By the mid-1930s, many Japanese families had achieved enough financial stability to build new homes (Woodward 2008:35). In 1940, about 30 Japanese families were cultivating an estimated 750 acres of strawberries on the island. An estimated 3,500,000 pounds were produced in that year, virtually all by these farms. (*Bainbridge Island Review* 1942).

Farming was only one part of the strawberry crop's economic impact. In the early days the Japanese farmers would gather after the harvest to can the berries in the home of Sakakichi Sumiyoshi. In 1917, the Winslow Berry Growers’ Association built a cannery at the end of Weaver Road on Eagle Harbor. This cannery, which operated from 1909 to 1941, was an important business. In 1940, it had 200 employees, mostly non-Japanese women. The berries were washed, stemmed and frozen in the cannery and hauled by barge to Seattle in 55 gallon barrels (Elfendahl 2009:9-18).

This thriving Japanese agricultural economy ended suddenly when the U.S. government interned Japanese families on Bainbridge Island. On March 30, 1942, U.S. Army soldiers

rounded up 227 individuals of Japanese heritage, two-thirds of whom were U.S. citizens (BIJAC 2014). Given only 8 days to prepare, most families were unable to find caretakers for their property and were forced to sell assets at low prices. The farms were left fallow for the duration of the war, or were tended by local residents. In some cases, Filipinos familiar with the farms stepped in to harvest crops. The *Seattle Times* reported “Filipinos have taken all but 2 percent of the land composing 36 Japanese farms on Bainbridge,” a crop that is “worth in normal years about \$300,000” (*Seattle Times* 1943).

Only half of the Japanese that had lived on Bainbridge Island returned after the war (Swanson 2002:197). Having left in haste, many families found their farms untended and overgrown, and picking up the pieces seemed unfeasible. The Hayashidas, owners of the island’s largest pre-war strawberry farm, found the rebuilding task too daunting and Mr. Hayashida took a position with Boeing and moved the family to Seattle (Woodward 2008:120). The Kitamotos, who owned a farm at the head of Fletcher Bay, were fortunate that their lead hand, Philippine-born Felix Narte, cared for the farm in their absence (Woodward 2008:95). Anglo-American Arnold Raber, who sold the Kouras their farm in 1937, stepped up to manage it while they were gone, with the assistance of Filipino farmers (Koura n.d.).

In 1956, a Kitsap County extension report described the county’s berry farming history noting:

Important agricultural developments were made by industrious and skilled specialty farmers. Some Japanese-Americans and Filipino Americans leased and purchased lands on Bainbridge Island and developed an important strawberry, cane berry and bush berry industry. ... Mainly in small fields cultivated by over 100 growers, strawberries are the main cash berry crop. Strawberry acreage [in Kitsap County] reached a peak of 850 acres in 1952-53 and has since gone down to less than 400. Some are sold locally on the fresh market but most of the berries are sold to processors in the immediate urban area of Kitsap, King and Pierce Counties (Dwyer 1956:3, 36)

Another important factor in the success of farms in this period was the fact that hundreds of First Nations people, often entire families, came from British Columbia to harvest for the two months of June and July (Brian and Matsuda 1975:52). The farmers frequently provided transportation for these families. Doreen Rapada, whose family farmed strawberries on Bainbridge Island, recalled some of the larger Japanese farms like the Koura and Suyematsu farms would drive to north of Vancouver and hire First Nations people and drive them back to the Island. The Kouras used an old school bus to maximize the number of people they could transport (Rapada May 20, 2014). Gary Sakuma, whose mother’s family, the Kobas, farmed in Winslow, similarly recounted his uncles driving trucks to British Columbia to hire First Nations laborers (Sakuma 2014). Rapada explained that in the 1940s her Filipino father, Felix Almazan, would hire his sister-in-law, Doreen Desmond, a member of the Squamish Nation living in Mission Inlet, north of Vancouver, to line up laborers before he drove from Bainbridge Island to

pick them up (Doreen May 20, 2014). On the Suyematsu farm, Akio often bought carvings from the pickers, which gave them more money to take home (Selvar 2015).

As social and economic conditions changed in the decades following the war, strawberry farming began a slow decline. Older Japanese farmers continued to farm, although some treated it more as an avocation while taking jobs in the shipyards or and other industries (Sakuma 2014). The younger generation found better paying jobs elsewhere. In 2012, when Akio Suyematsu died, he was the last Japanese to make a livelihood from farming.

The Suyematsu Family

The Suyematsu farm was established in 1928 by Yasuji and Mitsuo Suyematsu. Yasuji (1884-1972) was born in Japan (possibly in Kumamoto Prefecture) on October 17, 1884. His name at birth was Yasuji Wakasugi, but he was adopted by Moto and Sadaji Suyematsu and took their last name. Yasuji and his brother, Mankichi Wakasugi, emigrated from Japan to Tacoma in 1904. Yasuji initially worked in Alaska and later cleaned and cooked in large Seattle homes. About 1919, he returned to Kumamoto to marry Mitsuo Tsuchida (1885-1981), in what was probably a marriage arranged by their families. The couple returned to Bainbridge Island where he worked for his brother clearing land and growing strawberries on property leased from an individual named Mr. Grandy. In about 1921 his brother moved to Oregon where state law allowed him to purchase land (Shibayama n.d.).

Yasuji and Mitsuo stayed on Bainbridge and leased land at Rolling Bay. Their daughter, Kimiko, was born there in 1920. They later moved to a leased 10-acre farm on Sunrise Road at Port Madison. It was here that their oldest son, Akio, was born in 1921. Over the next decade, they had five more children: Isamu (1923), Toshio (1925), Yoshimitsu (1928), and Eiko (1929). Another son, Yasuo, died at the age of 9 (Shibayama n.d.; US Census 1930; Suyematsu 2014: Segment 1).

In 1928, the Suyematsus purchased 40 acres just west of their leased property (Kitsap County 2014). The 1909 county atlas shows William Devereaux as the owner of these 40 acres. The map also shows a house on the land to the east, owned by H.C. Parker, which may have been the leased house occupied by the Suyematsus prior to purchasing the farm (Anderson 1909; Kroll 1940).

The Suyematsus cleared the forested property and grew berries until 1942. On March 30, 1942, the entire family was removed, first to the Puyallup detention facility and then to the Manzanar internment camp in the Southern California desert. They were later transferred to the Minidoka camp in Idaho. In 1945, both Akio and Toshio were drafted and, after the war ended, served as military police in Germany until 1947 (Shibayama n.d.).



Fig. 1. Yasuji and Mitsuo Suyematsu, circa 1960

When the family returned to Bainbridge Island in 1946, they found their house had been looted and the farm was overgrown. With no crops to harvest, they had no income but the mortgage holder allowed them to pay their debt gradually, as the farm returned to production. After returning from his Army service in 1947, Akio remained with his parents to run the farm, but the other five children moved off the island. In 1960, Akio purchased 21 acres at 6781 NE Hidden Cove Road and actively farmed them while retaining involvement with his parents' property (Shibayama n.d.). His father, Yasuji Suyematsu, died in 1972, and his mother, Mitsuo, died in 1981. Akio did not marry and continued to run the farm until his death in 2012, making this the longest continually operated Japanese farm on the island



Fig. 2. Akio, Isamu and Toshio Suyematsu in family strawberry fields pre-WWII

The Suyematsu Farm

History

In 1928, when Yasuji and Mitsuo Suyematsu purchased this property, state law prohibited residents ineligible for citizenship (Asians) from owning land. Therefore, the couple put the farm in the name of their oldest son, Akio, a native-born U.S. citizen. At the time of their purchase, the property was covered with second growth timber, which they had logged. Akio grudgingly recalled the loggers his father hired did not pay him for the timber (Suyematsu 2006: Segment 3). The family cleared the stumps gradually, using horses and dynamite. Another son, Yoshimitsu Suyematsu, recalled other members of the Japanese community helped get the farm started, a common occurrence in the Japanese community (Suyematsu 2014:Segment 2).

The family used a frugal approach in developing the farm complex that exists today, adding buildings as money allowed. Figure 2 shows the location of each Suyematsu farm building and structure. For reference, each one is numbered.

The Suyematsus first built the barn (#2 on Figure 3) to allow them to work the land and store equipment while they continued to live on their leased property. Soon thereafter, they built the house (#1) and moved the family to the new farm. Over the years, fruit trees and ornamental trees and shrubs were planted around the house, and a kitchen

garden was established west of the house. Several other structures were added in the 1930s to make the farm more functional, including a workshop (#4), a woodshed/storage building (#5) and a packing shed (#12). A shower shed (#7) was built near the workshop. A *furo* (#3), or Japanese bath house, was constructed near the house but was later demolished for a storage building (Selvar 2015; Shibayama n.d).

By 1941, approximately 10 acres had been cleared and planted in berries. The Suyematsus raised strawberries primarily for sale to the cannery in Winslow, but they also sold to markets and to individuals. Yoshimitsu recalled that the berries picked with stems on became “market berries,” while those without stems went to the cannery for processing. After harvesting the strawberries, the family continued with “weeding and setting runners or planting a new crop.” To diversify the crops and increase their income, the family also raised peas, boysenberries and Olympic berries, a locally-popular raspberry-blackberry cross. (Suyematsu 2014:Segment 5).

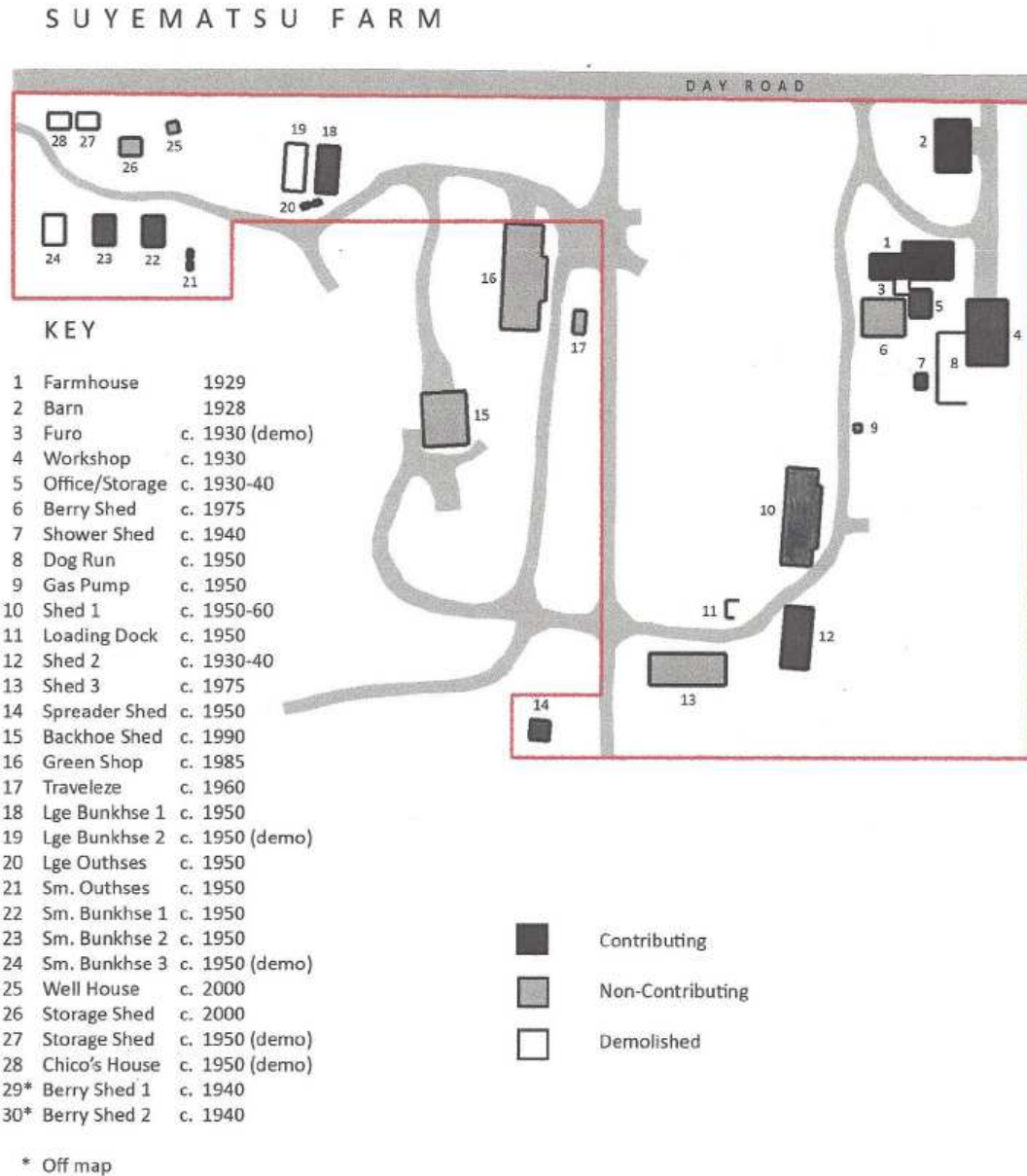


Fig. 3. Suyematsu Farm Complex Map

The late 1940s was a period of rebuilding and struggle to overcome the economic impacts of internment. While the family was interned, the farm had not been maintained and the fields had become overgrown. When the Suyematsus returned, they cleared and replanted the fields, but all their earnings went toward paying off the mortgage interest that had accrued during internment. They could not afford a tractor and continued to plow the fields with a team of two horses until 1953 (Suyematsu 2006:Segment 4). Discrimination also contributed to financial difficulties. After the war, Akio applied to join the grange, which offered farm insurance policies. However, the organization turned down Japanese and Filipino farmers for membership (Suyematsu 2006: Segment 17).



Fig. 4. Pre-WWII view of the Suyematsu strawberry fields facing south

Use of a horse-drawn plow was particularly suitable because the farm had no irrigation system. Cultivating the soil in this manner just scratches the top of the soil to “bring the moisture up” and adding mulch prevents a crust from developing on the soil (Suyematsu 2006:Segment 16). In 1951, Akio dammed Manzanita Creek, which runs down the center of the farm, to form a half-acre retaining pond for irrigation. He was assisted by a federal agency, the Soil Conservation Service (now known as the Natural Resources Conservation Service). He constructed a second pond a few years later.

By the mid-1950s, most of the land had been cleared and planted, and the family hired additional workers for assistance. Many of these were First Nations individuals who came down from British Columbia year after year to work on the harvest. Several bunkhouses (called pickers' cabins) and outhouses were built to accommodate them (#18-24, #28). A loading dock (#11) and additional storage sheds were also built in the 1950s. Although this decade was generally one of growth, freezing weather in 1955 resulted in the total loss of the crop and income for the season. The family again avoided foreclosure through the leniency of their mortgage holder.

Through the 1950s-1960s, the farm continued to focus on strawberries. However, in the 1970s, Akio planted raspberries and non-berry crops, including Christmas trees, ornamental nursery stock and a two-acre vineyard. Akio recalled learning to raise raspberries from Felix Narte, a Filipino farmer who had previously worked with Shigeko Kitamoto, one of the first local farmers to begin farming raspberries. She began planting raspberries because they ripened later than strawberries, making it easier to find laborers to work the fields (Suyematsu 2006: Segment 10).

In the late 1970s, Gerard and Jo Ann Bentryn leased the western portion of the property and expanded the vineyard. They later purchased half of the property, and built a house and winery. Akio planted pumpkins on the west part of the property, hosting a U-pick pumpkin operation each fall. He stopped raising strawberries himself in the 1990s, although other farmers on the property continued to grow them (Suyematsu 2006: Segment 10).

In 1997, one of the farmers, Betsy Wittick, purchased 2.5 acres in the center of the farm from Akio. She built a house and continues to raise vegetables and to operate the winery since the Bentryns have retired.

In 2000, the City of Bainbridge Island entered into an agreement to purchase 14.76 acres from Akio Suyematsu upon his death. This parcel contains most of the historic farm structures. In 2004, the city purchased approximately 10 acres of the Bentryn property (west of the Suyematsu parcel) as well.



Fig. 5. Akio Suyematsu, 2010

Existing Conditions



Fig. 6. Aerial view of Suyematsu Farm.

(Google Earth 2014)

Location

The original 40-acre property is almost square, measuring approximately 1300 feet on each side. It runs along the south side of NE Day Road (originally known as Road 261), approximately a half mile east of SR 305, the island's primary north-south route. It is bordered on the west by the wooded properties of Grace Episcopal Church and the Island

School. On the east is a residential subdivision with 27 lots (.4 acres each). To the south are two other city-owned farms, the M&E Tree Farm and the Crawford Farm.

Ownership

The 40-acre parcel is currently composed of 5 irregular parcels. The northern portion, owned by the City of Bainbridge Island, is two parcels totaling approximately 26 acres. These parcels are leased to, and managed by, Friends of the Farms, a local non-profit organization. The southern section, also two parcels, is approximately 11 acres, owned by Gerard and JoAnn Bentryn. Near the center is a 2.5-acre parcel owned by Betsy Wittick.

Uses

Land (both public and private) is leased to several farmers who grow a variety of crops. The shared farmland has numerous cultivated fields that sometimes overlap, with no fences separating them. Currently, the major crops are strawberries, pumpkins, squash, ornamental corn, grapes, raspberries and various other fruits and vegetables, as well as a tree farm. Agricultural support activities, such as a seasonal farm stand and large-scale composting, also take place. The privately-owned parcels include a winery with office space and two residences. The older buildings and structures are largely unused except for storage. The property as a whole is also used for educational purposes.

Water

The property is bisected by Manzanita Creek, which runs on a relatively straight north-south path approximately in the middle of the 40 acres. Toward the south end of the property the creek has been dammed to form two retaining ponds. At the southwest corner of the property is a third pond, fed by a spring. The farm slopes down from north to south and from east to west.

Circulation

The major activity centers are connected by a simple system of unpaved roads, basically in the shape of an H. Two main north-south roads divide the property roughly into thirds. Each road has an entry on NE Day Road. The original road, located approximately 300 feet west of the eastern property boundary, now extends the entire length of the property to the winery and its small parking lot near the south boundary. Approximately 400 feet south of the Day Road entry, a secondary road curves east and north, past the tractor sheds, house and barn to a third gate on Day Road. Another secondary road curves to the northwest at the center of the property. The western road, about 320 feet east of western boundary, runs most of the length of the property, parallel to the eastern

road. An east-west road connects these two main roads about 480 feet south of Day Road.

Landscape

The farm's landscape has evolved continually as uses and crops have changed over the past eight decades. When the Suyematsus purchased the property it was covered with second-growth timber. Under their cultivation it became strawberry fields, later supplemented by cane berries and other crops. Today, it is a tapestry with strawberry fields, row crops, pumpkins, Christmas trees, vineyards, pasture and farm support uses. Some farms are certified as organic, and others farm organically. More than 144,000 pounds of produce are grown each year. At least two important historic features remain: the ornamental landscape (trees, shrubs and perennials) surrounding the house, and the evergreen trees marking the property boundaries. The privately-owned southeast section has been altered with the winery, other newer buildings and parking areas.

Buildings and Other Elements

Most of the original farm buildings are clustered in the northeast corner, where the soil is inferior, leaving the better soil to the south open for crops. These buildings (shown and numbered on Figure 3) include:

- Barn (#2, 1928)
- House (#1, 1929)
- Workshop (#4, c. 1930)
- Woodshed/storage (#5, c. 1930-40)
- Shower shed (#7, c. 1940)
- Shed (#10, c. 1950-60)
- Shed (#12, c. 1930-40)
- Spreader shed (#14, c. 1950)

The bunkhouses and outhouses built in the 1950s to accommodate the migrant workers are clustered in the north central part of the property, west of the house and barn and close to NE Day Road.

- Large bunkhouse (#17, c. 1950)
- Two small bunkhouses (#21-22, c. 1950)
- Outhouses (#19-20, c. 1950)

As the farmed area expanded and harvest activity intensified, two additional berry sheds (#29-30, c. 1960) were built farther west on the property. Recent farm-related buildings include:

- Large sheds (#6, #13, c. 1975)
- Backhoe shed (#15, c. 1990)

Other elements related to the agricultural use, including a composting area, a manure slab, a gas pump, a loading dock and a dog run are also located in the northwest section.

Several buildings have been added more recently. These include:

- Well house in the north central section (#24, c. 2000)
- Small storage shed (#25, c. 2000)
- A farm stand near the northwest corner
- A water tower south of the farm stand, moved from another property

Two residences, garages, sheds and a winery have been built on the privately owned parcels on the south part of the property.

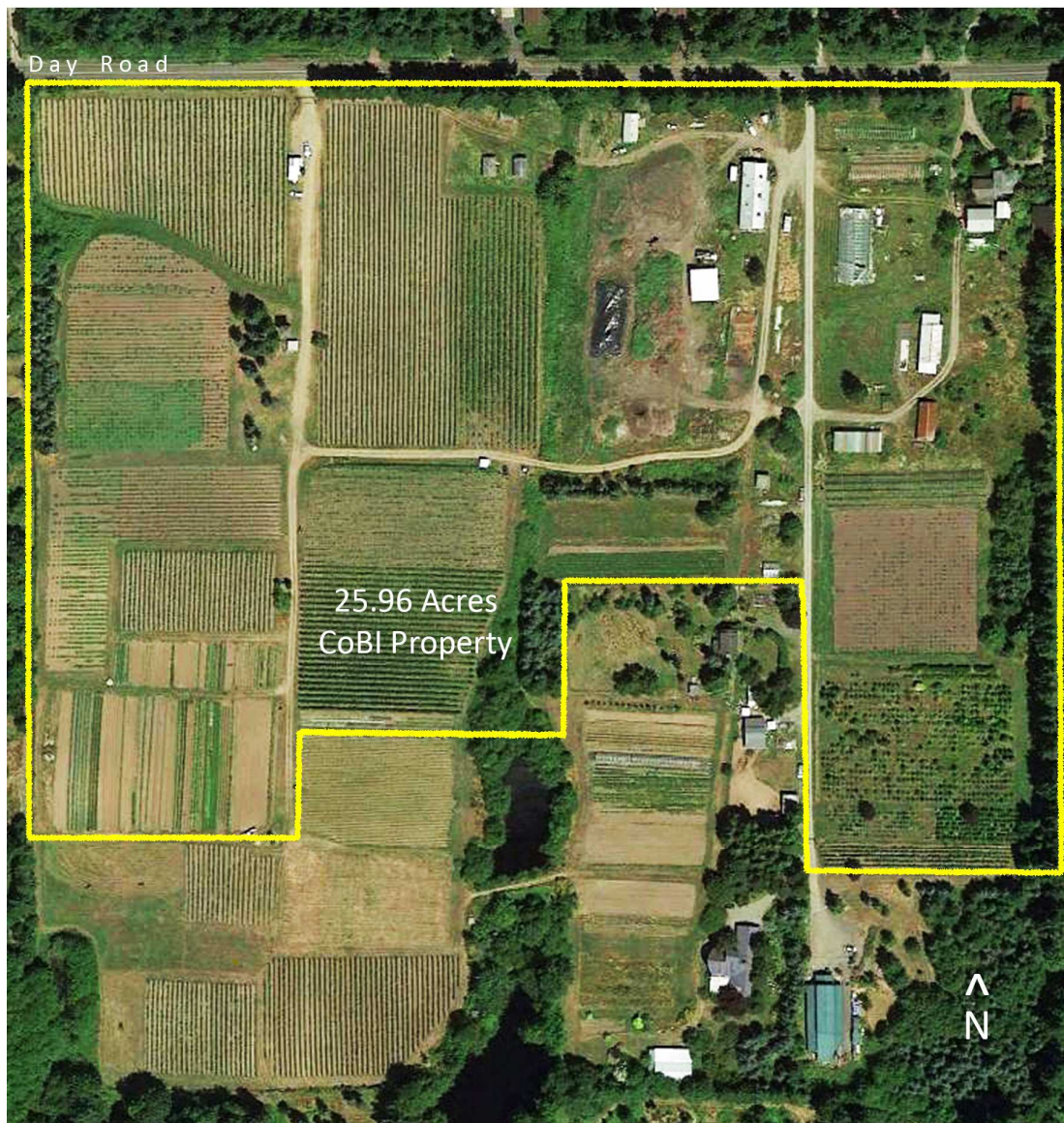


Fig. 7. Farm property owned by the City of Bainbridge Island

PART 2: Building Descriptions and Significance



No. 1



No. 2



No. 3



No. 4



No. 5



No. 6



No. 7



No. 8



No. 9



No. 10



No. 11



No. 12



No. 13



No. 14



No. 15



No. 16



No. 17



No. 18



No. 20/21



No. 22/23



No. 25



No. 26



No. 29



No. 30

No. 1 Farmhouse



Fig.8a 1970s Addition.



Fig. 8b. NW elevation with mixed siding.



Fig.8c. Window types.

Chronology of Development and Use

The farmhouse was the second building constructed (circa 1928), shortly after the barn was completed. Yasuji and Mitsuo Suyematsu and their two daughters and five sons lived in this house until March 30, 1942, when the family was interned during World War II. The house was unoccupied during the war. After the war, Akio, their eldest son, lived with them until the 1960s, when he purchased another property. In 1971, the family put a one-story plus basement addition on the west elevation (Kitsap County 2014). The elder Suyematsus lived here until their deaths (in 1972 and 1981). In recent years, the house has been used as a temporary residence by farming interns.

Physical Description: Exterior

The house is a 1.5 story rectangular plan, with a simple 12:12 slope gable roof oriented north south. The east side of the house has a covered deck with a hip roof. The total enclosed area is 1680 sft including a 300 sft area in the basement. A later addition, still incomplete, was begun on the west side of the house. The current exterior materials of the house include asphalt shingles on the porch and main roofs, and a combination of original horizontal painted wood shiplap siding and plywood exterior siding. The windows are a combination of original wood double hung windows and aluminum sliding window added in the 1970s. The entire structure has a new grouted CMU foundation. The western addition has plywood siding, horizontal aluminum sliding doors and windows with bronze anodized aluminum frames.

Physical Description: Interior

The interior of the house has been renovated numerous times but is consistent with wood frame construction. The first floor plan has been altered and a large space, probably the former living room, has had original windows and doors removed. The ground floor has a reconfigured kitchen, the only bathroom and a bed room. A passageway on the west end leads to the new addition which supplanted the old living room. This is essentially a great room with a deck on the north and structural joists in place for a future deck on the south. The second floor has three bedrooms that have

closets placed within the steep roof slopes on the east and west sides. The construction materials vary but are essentially drywall or lath and plaster.

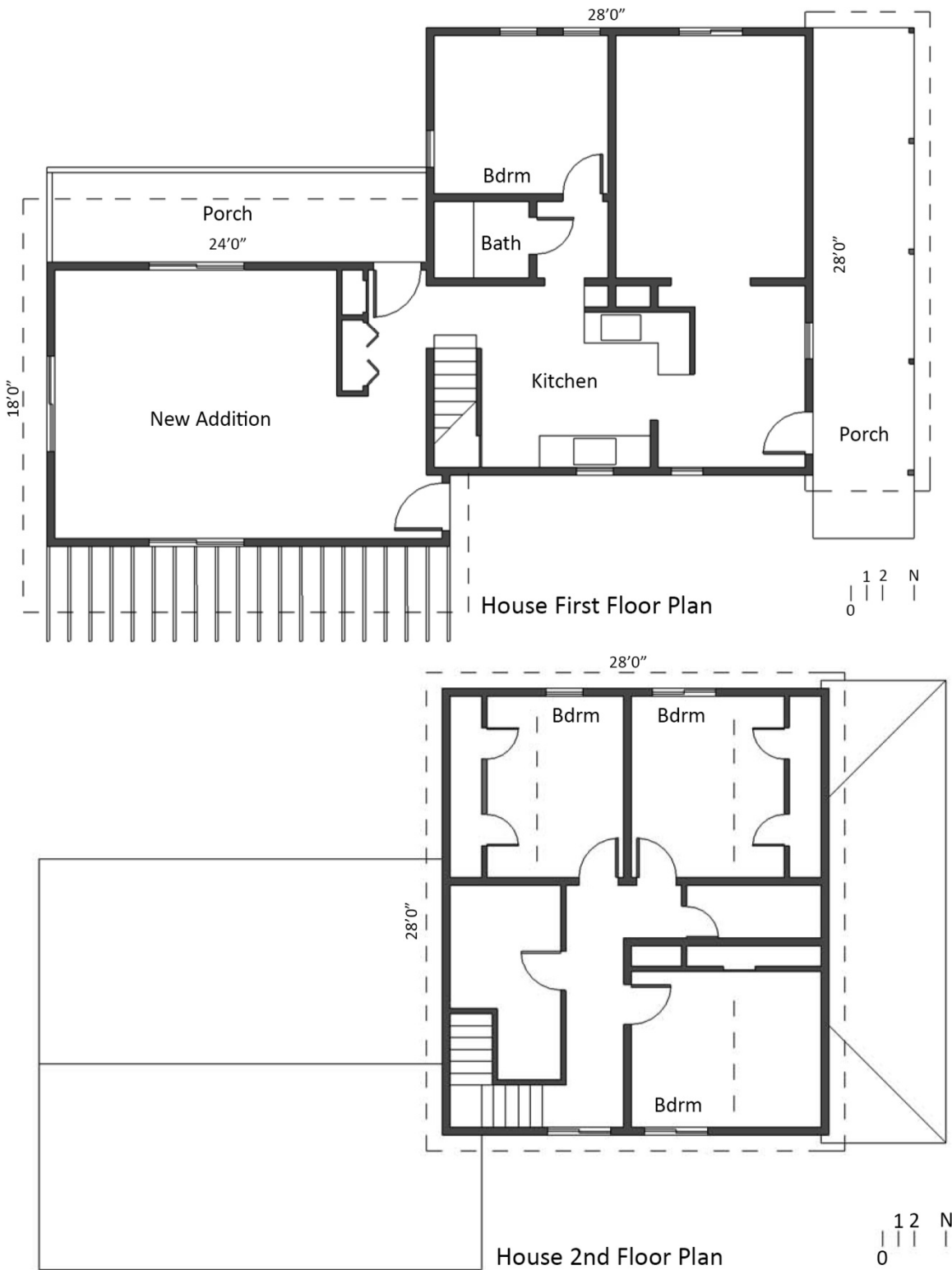


Fig.8d. Floor Plans



Fig. 8e. Kitchen cabinets and stairway.



Fig. 8f. 1970s great room addition.

Evaluation of Significance

The interior of the house retains much of its original unembellished character, including kitchen cabinets built by Akio and his brother at the school wood shop as a Mother's Day gift to their mother (Garfunkel 2013). In 1971, the family put a one-story addition plus basement on the west elevation (Kitsap County 2014). The addition expresses the frugality of the farmer's use of readily available materials of a more modern design. The economy used to build and repair buildings within the complex exhibits the practical approach to farm management.

Condition Assessment

The house itself is good condition primarily due to the grouted concrete block foundation installed in the 1970s, which stabilized and united the two structures. There is little evidence of water leakage except through a masonry chimney flue. The newer aluminum windows invariably have gaps around the openings and should be replaced with the original double-hung wood windows stored in the sheds. The stairway needs to be braced and repaired for code conformance. The electrical and water systems should be checked for life safety and health code conformance.

No. 2 Barn



Fig.9a. Gap at ridge.



Fig. 9b. West elevation.



Fig. 9c. Log column.



Fig.9d. Pole rafters and corrugated roof.



Fig. 9e. Imbedded pole columns.

Chronology of Development and Use

After purchasing this farmland in 1928, the Suyematsu family first built the barn for horses and equipment necessary to work the land. The barn has continued to be used for equipment storage until recently.

Physical Description

The gable roof barn is 24 x 30 feet long, oriented north-south, and is broken into three 10 x 24 feet long bays on the east elevation. The foundation consists of imbedded 16 inch diameter treated poles (that vary in length) one on each corner, one at each exterior midpoint and one in the middle for a total of nine column supports. Three large half-round 18 inch diameter pole beams connect the columns in the north-south direction. Logs ranging from 6 to 8 inches in diameter are placed at approximately 2 feet on center and connect the half-round beams in the east-west direction. The logs support 2 x 8 inch and 2 x 12 inch planks which make up the floor of the barn.

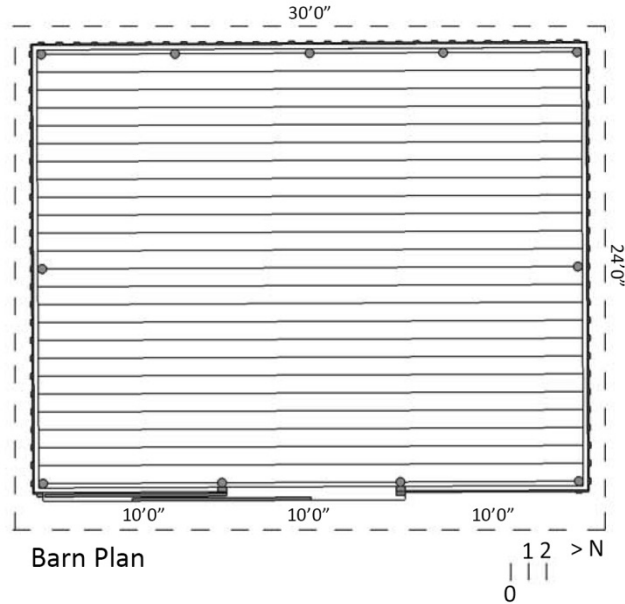


Fig.9f. Floor plan

The north, west and south walls have no openings, but the east side of the barn has two 8'6" x 8'6" feet high sliding wood board doors that can open up two thirds of the eastern wall of the barn. The sliding doors are supported by a 2 x 16 inch by 20 feet long header that spans between 3 columns. The entry to the barn is 8'4" clear to the underside of the 2 x 16 inch beam. The sliding doors are fabricated from 1 x 8 inch shiplap boards and the remaining 10 foot panel is made of the same boards laid up horizontally. The walls and roof of the barn are supported by 9 log columns that vary from 6 to 10 inches in diameter. The columns are connected horizontally by 4 inch diameter logs which also serve as supports for the exterior wall assembly. The north, west and south walls of the barn are vertical 1 x 12 inch boards with 1 x 4 inch battens. The rafters are 4 inch diameter logs spaced at 4 feet on center. There are 4 log crossties, located 10 feet clear from the floor that stabilize the roof structure and provide a storage space. The 2 foot wide galvanized corrugated steel roof panels are attached to the rafters.

Evaluation of Significance

This is a rare example of a pole barn on Bainbridge Island. The round treated logs, half logs and poles are original and intact. The exterior cladding also appears to be original. The corrugated steel sheet roofing has been in place for many years and is in good condition.

Condition Assessment

The barn has shifted on its foundation over time and some of the pole structures are consequently twisted and deformed. Some of the original foundation pole columns and beams need to be replaced due to rot. However, the original basic structural system is intact and only needs some replacement pieces and adjustment. The walls and roof supported by the foundation have deflected and need to be replaced and braced. This is

especially true on the north wall (Fig.9a) where the roof is floating free of the wall. When the foundation is leveled and reinforced, the walls and roof structure will be reconfigured to their original design. The poles or any other members that have deflected over time need to be replaced. Almost all of the existing siding, skirting, floor planks and barn doors can be reused.

No. 4 Workshop/Garage



Fig. 10a. Shed Area.



Fig. 10b. West Elevation.



Fig.10c. Workshop.

Chronology of Development and Use

Constructed in the 1930s, this building served two purposes: providing workshop space in the south half of the building and a garage to the north. In recent years it has been used for storage of infrequently used tools and equipment.

Physical Description

The combination shed workshop structure is located 100 feet southeast of the original barn. It is 30 x 44 feet long, oriented north-south, and is broken into two parts, the 20 x 30 feet wide northern shed and the 24 x 30 feet wide workshop area.

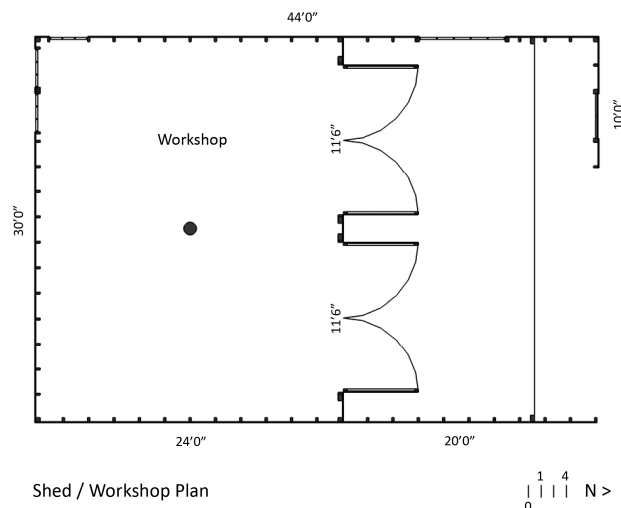


Fig. 10d. Floor Plan.

The shed portion is covered by a roof that slopes down at 3:12 from north to south. The roof is supported by 2 x 10 inch rafters spaced 2 feet on center which are covered by 1 x 6 inch boards laid horizontally and nailed to the rafters. The north end of the structure is an open area and is 11 feet clear under the (3)2 x 12 inch members nailed together to form the built up beam that spans the 20 foot opening. The east and west walls and 10 foot long fin wall are typical 2 x 4 inch at 2 feet on center framing that sit on a 14 x 16 inch beam resting on the concrete floor. The south side of the shed has two pairs of 5'9" x 8'0" feet high doors that open onto the covered shed area to the workshop behind. The east, west and partial north walls are clad with 1 x 8 shiplap boards. The western wall has a 8'0" x 5'0" feet fixed 18-light wood window that brings light into the garage area.



Fig. 10e. NW shed corner.



Fig. 10f. Tractor in the workshop.



Fig. 10g. Workshop.

The workshop portion is a 24 x 30 foot space covered by a roof that slopes down at 1:12 from north to south. The roof is supported by 2 x 8 inch rafters spaced 2 feet on center which are covered by 1 x 8 inch boards nailed to the rafters. The roof has a single ply membrane installed within the last ten years. The walls are 2 x 4 inch studs at 24 inches on center and covered on the exterior with 1 x 8 inch painted horizontal lap siding. The north wall of the structure has the only access door and two pairs of 5'9" x 8'0" feet high doors that open onto the open shed area. The workshop space is bisected in the middle by a single one foot diameter post creating four 12 x 15 foot rectangular areas. There is one 2 x 3 feet long 3-light wood window on the southern corner of the west wall and two 2 x 3 feet long 3-light wood windows on the west corner of the south wall.

Evaluation of Significance

The workshop area contains farm vehicles, shop materials, tools, constructs and vehicles that have accumulated since the building was constructed c. 1930. This is an intact example of a working shop from an era when many tools and devices had to be repaired and even created by the farmer. It is unlikely there are many equivalents on Bainbridge Island.

Condition Assessment

The workshop is a simple frame building with modest spans that is in fundamentally sound condition. The roof and foundation should be examined for intrusions by animals and plant life which have prospered due to neglect by the current owners to regularly maintain the structure.

No. 5 Office and Storage Building



Fig. 11a. Northeast elevation.



Fig. 11b. Office area.



Fig. 11c. Storage area.

Chronology of Development and Use

Based on available information, this building was probably constructed before World War II, in the late 1930s. It was and is used for storage of equipment and wood.

Physical Description

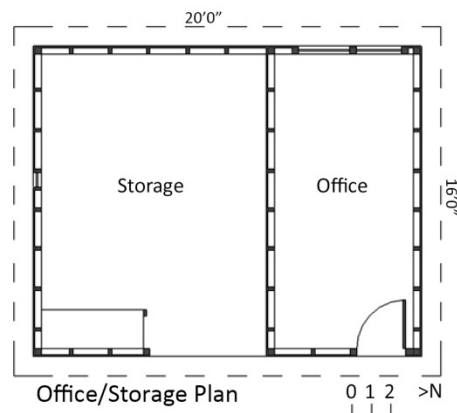


Fig. 11d. Floor Plan

The office and storage building is located 15 feet south of the house. The structure is 16 x 20 feet long, is oriented north-south and has a 2:12 slope gable sheet metal roof. The walls are constructed with 2 x 4 inch studs at 2 feet on center. The roof is supported by 2 x 4 inch built up trusses spaced 2 feet on center and covered with 1 x 6 inch boards laid up horizontally. The exterior walls are clad with 1 x 6 inch shiplap wood siding. The east elevation has a 12 x 16 feet deep open storage area with a dirt floor and a 6 x 8 feet high

opening on the east. The north third of the structure is an enclosed office space with a wood plank floor. It is accessed on the east by a 2'6" x 6'8" 18-lite wood door. The west wall of the office has two 2'4" six light windows.

Evaluation of Significance

This building is significant as one of the farm's older buildings and for its role expanding and maintaining the farming operations. It is a contributing structure.

Condition Assessment

The structure is in good condition and only requires regular maintenance.

No. 6 Berry Shed



Fig. 12a. SW elevation.



Fig. 12b. SE corner.



Fig. 12c. West elevation.

Chronology of Development and Use

The berry shed was constructed c. 1975 and is used for storage and packing activities.

Physical Description

The berry shed is located 15 feet from the farmhouse and is oriented east-west. The rectangular building is 24 x 30 feet. The structure is typical wood frame with 2 x 4 studs at 24 inches on center. The walls are clad with painted 4 x 8 feet sheets of exterior plywood siding on the north west and south sides and 1 x 8 vertical boards on the east side. The 5:12 slope gable roof is supported by built up 2 x 4 trusses which are covered by plywood and clad with sheet metal roofing. The building is supported by 1 foot diameter treated poles spaced 7.5 feet apart in the long direction and 12 feet apart in the short direction. The columns are connected with 2- 2 x 10 floor beams. The floor level is approximately 3 feet above grade on the west side and is accessible by a ramp that leads to a pair of 2'6" doors, the only entry. A large refrigeration unit is located in the northwest corner of the building, next to the entry.

Evaluation of Significance

The shed was built after the period of significance,

Condition Assessment

The structure is in good condition and only requires regular maintenance.

No. 7 Shower Shed



Fig. 13a. SW elevation.



Fig. 13b. Plan.



Fig. 13c. West elevation.

Chronology of Development and Use

Based on available information, the shower shed was built before World War II, about 1940, and was used by both seasonal and regular workers.

Physical Description

The shower shed is a simple wood frame structure feet 8 x 10 feet long. It is oriented north-south and has a 4:12 slope gable roof clad with asphalt shingles. It is constructed with 2 x 4 inch studs at 2 feet on center. The roof is supported by 2 x 4 inch rafters and cross ties spaced 2 feet on center and covered with horizontal 1 x 6 inch boards. The exterior walls are clad with 1 x 6 inch shi lap wood siding. The door on the north side opens to a room with a 2'8" x 2'8" metal shower enclosure and water heater. The foundation is not imbedded into the ground and sits one foot above grade.

Evaluation of Significance

The shower shed is a relatively unusual structure that was important to the operation of the farm and the lives of the workers.

Condition Assessment

The unstable foundation has caused the building to rack and has jammed the door in an open position. Simple restoration of the foundation and leveling will ensure years of use.

No. 9 Gas Pump

Chronology of Development and Use

When tractors began to be used on the farm in the 1950s, there were no nearby gas stations, so it was necessary to install a gas pump. This one was installed at a later date, possibly in the 1970s.



Fig. 14 . West elevation.

Chronology of Development and Use

When tractors began to be used on the farm in the 1950s, there were no nearby gas stations, so it was necessary to install a gas pump. This one was installed at a later date, possibly in the 1970s.

Physical Description

The gas pump sits on a concrete 2 x 3 foot platform one foot tall. The pump is 2'3" x 1'6" x 4'0" tall and is clad in enameled sheet metal and clear acrylic. There are two pumps for two types of fuel. Two one-foot diameter treated poles protect the pumps.

Evaluation of Significance

The gas pump was an important part of farm operations, allowing workers to easily and conveniently re-fuel the farm equipment.

Condition Assessment

The pump has not been used for many years, but appears to be in good condition.

No. 10 Shed 1



Fig. 15a. East elevation.



Fig. 15b. End bay storage.

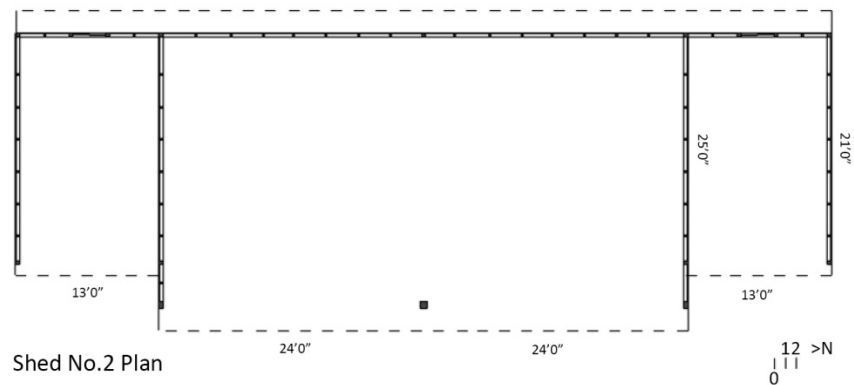


Fig. 15c. South elevation.

Chronology of Development and Use

This half-open storage shed was built in the 1950s to store the increasing amount of equipment needed as farm operations expanded.

Physical Description



Shed No.2 Plan

Fig. 15d. Floor Plan.

The northernmost shed (shed 1) is a half open structure, oriented north-south. The main 2-bay central space is 48 x 25 feet deep, has a 3:12 gable roof and a dirt floor. The south, west and north walls are made of 1 x 10 inch boards and 1 x 3 inch battens attached to 2 x 4 studs at 4 feet on center. The three walls sit on 6 x 6 inch beams supported by footings. The gable roof is supported by 2 x 4 inch built up trusses spaced at 4 feet on center. The trusses are supported by (2)2 x 12 inch members nailed together to form built up beams on both sides. The central bays are flanked on the north and south sides by identical shed structures, 13 x 21 feet deep, which slope down away from the central structure. The 3:12 shed roofs are supported by 2 x 4 inch rafters at 3 feet on center. The metal roofing and the end and side walls of both sheds are similar construction to the central two-bay structure.

Evaluation of Significance

This structure was built during the farm's most active period to support increased planting and harvesting activities.

Condition Assessment

The structure is in good condition and only requires regular maintenance.

No. 11 Loading Dock



Fig. 16a. Suyematsu loading dock.



Fig. 16b. Manzanita loading dock.

Chronology of Development and Use

This loading dock was constructed in the 1960s to facilitate moving equipment and supplies between this farm and Akio's other farm at Manzanita, where there is a similar structure.

Physical Description

The Suyematsu dock has two imbedded one foot diameter treated poles set 11 feet apart. The poles support a combination structure of four stacked logs with (2) 4 x 12s on top to hold back a four-foot high ramp of compacted earth.

Evaluation of Significance

This is an early farm structure and reflects the frugality and ingenuity of Akio Suyematsu.

Condition Assessment

The structure is in good condition.

No. 12 Shed 2



Fig. 17a. West elevation.



Fig. 17b. Storage



Fig. 17c. Roof trusses.

Chronology of Development and Use

This open shed was built in the 1930s and has been used for storage of equipment since that time.

Physical Description

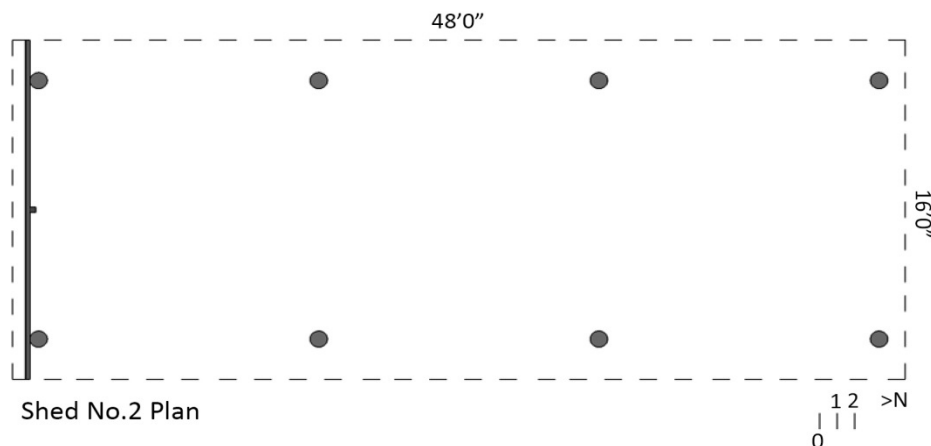


Fig. 17d. Floor Plan.

The southeastern shed (shed 2) is an open structure, oriented north-south, 20 x 48 feet long, has a 6:12 gable roof and a dirt floor. The south shear wall is made of 1 x 10 inch boards and 1 x 3 inch battens. The main structural members are eight assorted poles, each on a separate footing, that create three 16 x 20 foot bays. The gable roof is supported by 2 x 3 inch built up trusses spaced 2 feet on center. The trusses are supported by (2)2 x 12 inch beams. The roof is a palimpsest of historic layers including the original 1 x 6 inch boards, covered with asphalt sheeting, the occasional plywood panel and the most recent corrugated sheet metal roofing.

Evaluation of Significance

This is an early farm structure, c. 1930-40, has been added onto and repaired over time creating a unique mixture of materials and patinas. It is a contributing structure.

Condition Assessment

The shed will last another 75 years with regular maintenance.

No. 13 Shed 3



Fig. 18a. North elevation.



Fig. 18b. West elevation.

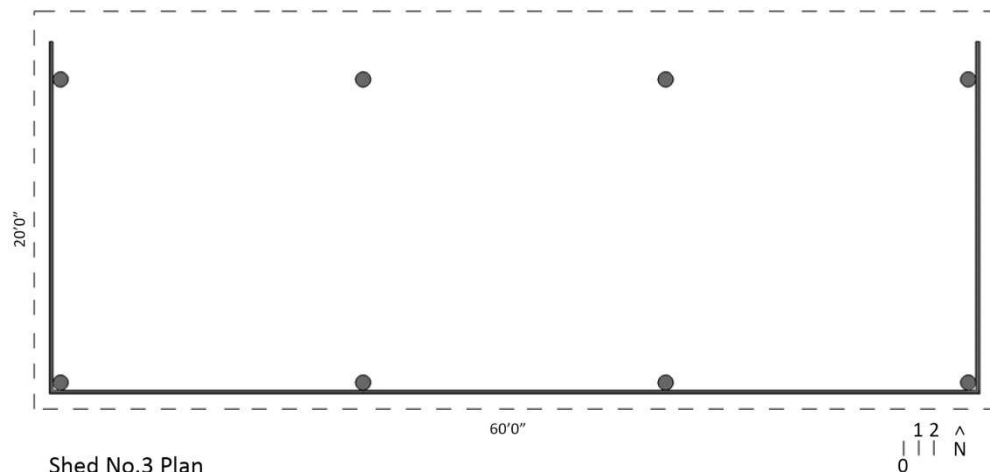


Fig. 18c. SW elevation.

Chronology of Development and Use

This half-open shed was built about 1975 and has been used for equipment storage since that time.

Physical Description



The southernmost shed (Shed 3) is a half open structure oriented east-west that measures 20 x 60 feet with a 3:12 shed roof and a dirt floor. The south, east and west walls are made of 1 x 10 inch boards and 1 x 3 inch battens. The main structural members are eight treated poles that create three open 20 x 20 foot bays. The corrugated sheet metal roof is supported by 4 x 6 inch roof rafters at 4 feet on center which are supported by continuous 6 x 12 inch beams. Separate footings support the one foot diameter poles and the 4 x 4 inch vertical posts that support the horizontal structure for the board and batten walls.

Evaluation of Significance

This structure was built after the period of significance.

Condition Assessment

The structure is in good condition and only requires regular maintenance.

No. 14 Spreader Shed



Fig. 19a. NE elevation.



Fig. 19b. NW elevation.

Chronology of Development and Use

This half-open storage shed was built in the 1950s to store the increasing amount of equipment needed as farm operations expanded.

Physical Description

The spreader shed is a 14 x 14 foot square structure open on the north side. The structure consists of four one foot diameter treated poles at each corner and 6 inch poles at the mid points of the three enclosed walls. The cladding is 4 x 8 foot sheets of painted particle board attached to horizontal members. The corrugated sheet metal roof is supported by 5 inch diameter rafter poles spaced at 3 feet on center.

Evaluation of Significance

The spreader shed was built during the farm's most active period. This building and the original barn are the only pole structures on the farm.

Condition Assessment

The structure is in good condition and only requires regular maintenance.

No. 15 Backhoe Shed



Fig. 20a. NW elevation.



Fig. 20b. SE elevation.

Chronology of Development and Use

This shed was built in the 1990s to store equipment.

Physical Description

The backhoe shed is a 28 x 40 foot rectangular structure open on three sides with the south side board and batten providing shear. The structure consists of nine one foot diameter treated poles at each corner. The 2:12 slope metal shed roof sits on 2 x 8 rafters spaced at 2 feet on center.

Evaluation of Significance

This structure was built c.1990 and is not in the period of significance.

Condition Assessment

The structure is in good condition and only requires regular maintenance.

No. 16 Green Shop



Fig. 21a. SE elevation.



Fig. 21b. NW corner.



Fig. 21c. NE elevation.

Chronology of Development and Use

This shed was built in the 1985 and is used as a shop and for storage.

Physical Description

The green shop is a 28 x 84 foot rectangular structure. The north short end has a 14 foot rollup metal door. The east elevation has two entries and three 11 foot roll up doors. The west and south walls have no openings and all the walls are clad in sheet metal panels. Three large acrylic skylights provide natural interior lighting. The structure is eight steel truss bents at 12 feet on center. The walls are horizontal 2 x 8 inch members spaced two feet on center with 2 x 8 verticals at 6 feet on center. The exterior metal wall panels attach to the structure through a layer of insulation. The 4:12 gable roof is supported by steel truss roof bents with 2 x 8 inch purlins at 20 inches on center. The metal roof panels attached through a layer of insulation.

Evaluation of Significance

This structure was built in 1985 and is not in the period of significance.

Condition Assessment

The structure is in good condition and only requires regular maintenance.

No. 17 Traveleze Trailer



Fig. 22a. Entry elevation.



Fig. 22b. End Elevation.



Fig. 22c. Louver windows.

Chronology of Development and Use

This trailer was purchased about 1960 for use as workers' housing. It has been vacant for many years.

Physical Description

The Traveleze Trailer is a factory-fabricated aluminum trailer that is designed to be carried over the highway or stored in place. The fitted aluminum body is 20 feet long by 8 feet wide and 7 feet 6 inches high. There is a trailer hitch attached to the structural

chassis that extends in front of the front face of the trailer. The trailer has louvered windows as well as utility hookups.

Evaluation of Significance

The use of trailers for temporary worker housing was typical for farms on Bainbridge Island. This trailer is privately owned and is not part of the City's property.

Condition Assessment

The aluminum frame is in good condition, but the interior is in need of a complete renovation.

No. 18 Large Bunkhouse



Fig. 23a. East elevation.



Fig. 23b. Outhouses



Fig. 23c. West elevation

Chronology of Development and Use

The bunkhouses (known as pickers' cabins) and the accompanying outhouses were built in the 1950s to accommodate temporary laborers who enabled the farm to expand its operations. Many of those who came each year were First Nations workers from Canada. The buildings have been unused for many years. There were originally two large bunkhouses, one of which has been demolished.

Physical Description: Bunkhouse

The large bunkhouse or pickers' cabin is located in the northwest of the developed farm structures. The north-south oriented gable roof cabin is 16 x 36 feet long and divided into four roughly equal rooms. It uses typical western framing with 2 x 4 inch studs at 2 feet on center. The roof framing is 2 x 4 inch rafters and 2 x 4 tie members also spaced at 2 feet on center. The exterior walls are made of 4 x 8 feet sheets of particle board nailed on top of continuous horizontal 1 x 8 inch boards. The cabins sit on individual 6 x 6 inch footings, three on the short sides and four on the long sides and one down the middle. The walls and 2 x 6 inch floor joists, sit on two 2 x 6 inch members nailed together to form beams on both sides. The cabin has four rooms, three of which have 2'6" x 6'6" high door on the east side and all four rooms have 4 x 4 foot two light sliding aluminum windows on the west side. The north and south end walls have no openings. The gable

roof has a 6:12 slope and has sheet metal roofing on top of asphalt sheeting which is attached to continuous 1x6 inch boards attached to the roof rafters. The cabin has two 16 x 16 x 8 inch concrete block chimney flue stacks located seven feet above the floor.

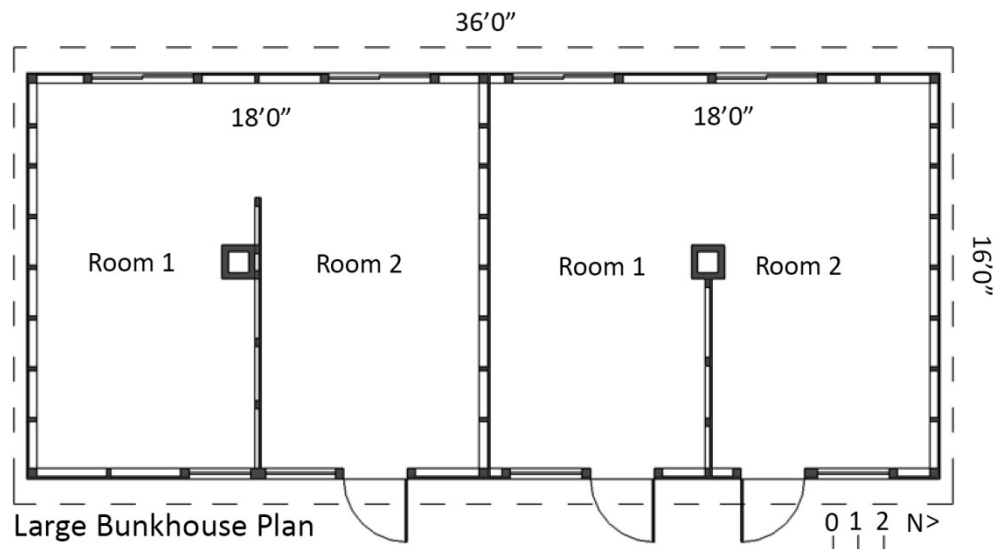


Fig. 23d. Floor Plan

Physical Description: Outhouses

Two sets of double outdoor toilets, each with a pair of 2'0" x 6'0" high doors are located near the large bunkhouse. The toilet sets are 4 x 6 x 7 feet high and made of simple wood framing. The exterior walls are 1 x 8 inch boards and 1 x 2 inch battens and the roofs are made of sheet metal. Two diamond shaped holes for a pole have been cut in the walls for easy relocation.

Evaluation of Significance

The bunkhouses are among the most significant contributing structures on the Suyematsu farm. They were constructed for First Nation workers that came from Canada to harvest crops on Bainbridge Island. There are few discrete bunkhouses remaining and the two types on the farm have maintained a high level of integrity.

Condition Assessment

The large bunkhouse is in danger of demolition by neglect. With minor replacement of failing structural members and appropriate replacement of siding and roofing, the bunkhouse could once again be used for housing.

No. 22+23 Small Bunkhouses



Fig. 24a. SW elevation No.23



Fig. 24b. Interior.



Fig. 24c. NE elevation No.22.

Chronology of Development and Use

Like the large bunkhouses, these structures were built about 1950 to house temporary workers. They have been vacant for many years.

Physical Description: Small Bunkhouses 22 and 23

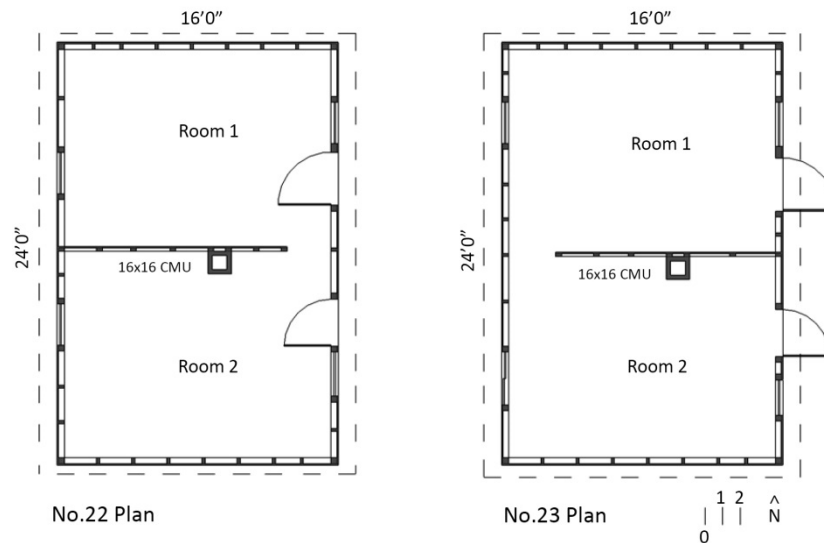


Fig. 24d. Floor Plans.

Bunkhouses 22 and 23 are located in the far northwest corner of the developed farm structures. The north-south oriented gable roof cabins are each 16 x 24 feet long and divided into two equal rooms. They use typical framing with 2 x 4 inch studs at 2 feet on center. The roof framing is 2 x 4 inch rafters and 2 x 4 tie members also spaced at 2 feet on center. The exterior walls are made of 4 x 8 feet sheets of particle board nailed on top of continuous horizontal 1 x 8 inch boards. The cabins sit on individual 6 x 6 inch footings, three on the short sides and three on the long sides and down the middle. The walls and 2 x 6 inch floor joists, sit on (2) 2 x 6 inch members nailed together to form beams on both sides. Each cabin has two 2'6" x 6'6" doors and two windows on the east side. Bunkhouse 22 has one fixed 2 x 2 foot four light window and one 2 x 3 foot aluminum slider on the west side. Bunkhouse 23 has two 2 x 2 foot four light windows on the west side. The north and south end walls have no openings. The gable roofs have a 6:12 slope.

and have asphalt shingles on top of continuous 1 x 6 inch boards attached to the roof rafters. The cabins also have 16 x 16 x 8 concrete block chimney flue located seven feet above the floor.

Physical Description: Outhouses

Two sets of double outdoor toilets, each with a pair of 2'0" x 6'0" high doors, are located near the large bunkhouse. The toilet sets are 4 x 6 x 7 feet high and made of simple wood framing. The exterior walls are 1 x 8 inch boards and 1 x 2 inch battens and the roofs are made of corrugated metal. Two diamond-shaped holes for a pole have been cut in the walls for easy relocation.



Fig. 24e. Outhouses.



Fig. 24f. South elevation.



Fig. 24g. Stove.

Evaluation of Significance

The bunkhouses are among the most significant contributing structures on the Suyematsu farm. They were created for First Nation workers that came from Canada to harvest crops on Bainbridge Island. There are few discrete bunkhouses remaining and the two types on the farm have maintained a high level of integrity.

Condition Assessment

The small bunkhouses are in danger of demolition by neglect. With minor replacement of failing structural members and replacement of weather protection in the form of new siding and roofing the bunkhouses can once again house visiting farm workers.

No. 25 Well House + No. 26 Shed

Chronology of Development and Use

Both the well house and the nearby storage shed were built c. 2000.



Fig. 25. SW elevation No.25.



Fig. 26. SW elevation. No.26.

Physical Description: Well house

The well house is 8 x 8 feet, walled on three sides and provides cover for the well head. The building has a concrete floor and is made of 2 x 4 studs 2 feet on center. It is clad with vertical ½" plywood panels and the joints are covered with 1 x 2 inch battens. The shed roof has a 6:12 slope and is covered with asphalt shingles.

Physical Description: Shed

The shed is 12 x 12 feet and walled on three sides with vertical spaced 1 x 6 slats on the south and mixed sizes of board and batten on the north and west. The shed roof is supported by four 4 x 4 posts that support 4 x 4 rafters at 4 feet on center. The sheet metal clad shed roof has a 2:12 slope.

Evaluation of Significance

The well house and shed fall outside of the period of significance and are not contributing structures.

No. 29 Berry Shed + No.30 Berry Shed



Fig. 27. NW elevation No.29.



Fig. 28. SW elevation. No.30.

Chronology of Development and Use

These sheds, located some distance from the primary farm buildings, were built c. 1940 to accommodate planting and harvesting activities.

Physical Description: Berry Shed No. 29

Berry Shed 29 is 10 x 10 feet and walled on three sides with vertical 1 x 6 boards and battens attached to 3 x 6 horizontal members located at the top bottom and middle of the wall. The 2:12 metal panel shed roof slopes up west to east and is held up by four quarter log portion posts set in each corner which support a structure of 2 x 4 joists spaced 2 feet on center.

Physical Description: Berry Shed No.30

Berry Shed 30 is 10 x 10 feet and walled on all sides with vertical 1 x 10 boards and 1 x 4 battens attached to 3 x 6 horizontal members located at the top bottom and middle of the wall. The north wall has a 5 foot opening at the mid-point of the wall. The 2:12 metal panel shed roof slopes up west to east and is held up by four quarter log portion posts set in each corner which support a structure of 2 x 4 joists spaced 2 feet on center.

Evaluation of Significance

Built before World War II, these are among the earlier structures on the farm.

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Part 3: Feasibility Study

The first section of the Suyematsu Farm Historic Structure Report tells the history of the Suyematsu family and their farm in the context of Japanese farming on Bainbridge island. The second section looks at the history, significance and condition of each remaining building. This third section discusses potential uses for the historic buildings and a framework for managing the property as both a working farm and an historic resource.

Objectives and Management

Since the City of Bainbridge Island purchased the Suyematsu Farm in 2000, it has continued to function successfully as a farm, managed by a 501(c)3 non-profit organization, Friends of the Farms (FOF). FOF manages the land and buildings, leasing specific areas to farmers for various crops. Some farmers sell their produce at a seasonal farm stand on the site. The property is also used for agricultural/heritage education programs for school groups, organized by another non-profit organization, Educulture.

Designating part of the farm as an historic area will involve new activities and management responsibilities. The primary objectives are:

- Continue to maintain an active, sustainable farm.
- Restore/rehabilitate and maintain the historically significant buildings and features and interpret their history for the benefit of and enjoyment by the general public.

The specific activities, both existing and new, fall into these same two categories:

Farming:

- Sustainable farming
- Farm support activities
- Agricultural sales and related activities
- Agricultural and environmental education
- Management of non-leased buildings and areas outside the historic area
- Construction of selected new structures in the historic area
- Recreation and public access (trails)

Historic Preservation and Interpretation:

- Preservation, restoration or rehabilitation of the historic buildings in accordance with the Secretary of the Interior's Standards
- Management of the historic area and maintenance of its buildings
- Historical interpretive exhibits and activities and heritage education

The increased breadth of activities requires an updated management framework, with a team of individuals and organizations with various skills who can work together to meet the objectives. Key components of this framework are:

- Oversight and coordination
- Management and leasing of farmlands
- Coordination of farm support activities, agricultural sales and related activities
- Management of non-leased areas outside the historic district
- Agricultural and environmental education
- Oversight of the preservation, restoration, rehabilitation and maintenance of the buildings in accordance with the Secretary of the Interior's Standards

Historical interpretation and education organizations that are already involved in the farm (FOF and Educulture) would be logical parties to continue their activities. Other local groups, such as the Housing Resources Board, the Bainbridge Island Metropolitan Park and Recreation District, or the Bainbridge Island School District, may also be appropriate partners for various activities.

The Historic Preservation Commission would review the building restoration/rehabilitation and the construction of new buildings. It would also provide guidance for the interpretive program. The Bainbridge Island Historical Society has demonstrated expertise in historical interpretation and education. Technical expertise in building restoration and rehabilitation would most likely be obtained through a contract with an experienced architect or builder.

Given the number and range of activities and organizations potentially involved, close monitoring and coordination by the City of Bainbridge Island will be necessary for a successful project.

Historic Resource Funding

While some revenue may be earned as the historic area develops, the initial work will probably be supported through grants and individual donations. Placing the farm on the local historic register may open up some funding opportunities, and listing some buildings in the National Register of Historic Places may provide more options. The barn is already listed in the Washington State Heritage Barn Register. Grant programs that may be appropriate for this purpose include:

- The Heritage Barn Rehabilitation Program, administered by the Washington Trust for Historic Preservation, provides competitive matching grants for the restoration of designated heritage barns such as the Suyematsu Barn.
- The Heritage Capital Projects Fund, administered by the Washington State Historical Society, provides grants to capital projects that preserve or interpret

Washington State's history. Funding is allocated by the state legislature and is very competitive. A match (cash and in-kind) is required.

- The Valerie Sivinski Washington Preserves Fund, administered by the Washington Trust for Historic Preservation, provides small grants for preservation of historic resources.
- The National Trust Preservation Fund, administered by the National Trust for Historic Preservation, provides grants for preservation planning and education/outreach. It does not include capital expenditures or repairs, but could cover interpretive planning or activities, especially innovative approaches or new audiences.

Foundations and other private sources, both local and national, , are also potential funding sources. The farm's close connection with Japanese-American history and its proximity to the Japanese American Exclusion Memorial give it a level of importance that may attract national publicity. The history of Filipino and Indian farmers and of First Nations workers may also bring broader attention to the restoration project.

Next Steps

- Develop a community-driven common vision for uses and activities at the Suyematsu property.
- Develop an overall management framework, identifying partners and roles.
- Develop agreements with appropriate partners.
- Develop a plan and timetable for restoration, rehabilitation and maintenance of the buildings, with possible funding sources.
- Amend the current lease held by FOF, particularly regarding maintenance of existing buildings and construction of additional buildings.
- Develop an interpretive plan, with possible funding sources.
- Consider seeking listing of some buildings in the National Register of Historic Places.

Potential Preservation Treatments

The National Park Service recognizes four treatment approaches for historic properties. The most appropriate and feasible approach is selected based on the property's significance, condition and future use.

- **Preservation** generally focuses on the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. Limited and sensitive upgrading of systems and other code-required work to make properties functional is appropriate.

- **Rehabilitation** also emphasizes the retention and repair of historic materials, but provides more freedom for replacement of materials if needed. It makes possible a compatible use for a property through repair, alterations, system upgrades and additions while preserving the features that convey its historical, cultural, or architectural values.
- **Restoration** focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate.
- **Reconstruction** is depicting, through new construction, the form, features, and detailing of an historic property that no longer exists, replicating its appearance at a specific period of time and in its historic location.

The National Park Service has published standards and guidelines for each treatment approach. These encourage responsible preservation practices and provide guidance and consistency to the work.

Below are recommendations regarding preservation approaches and future uses of buildings and other farm features. Building numbers are keyed to the attached map. The uses are summarized in the attached matrix.

Proposed Preservation Treatments and Building Uses

No. 1 Farmhouse

Potential Uses

The house lends itself well to several possible uses:

- Intern housing (until other housing is built)
- Interpretive exhibits about the farm, the house itself and the Suyematsu family
- Office space (living room addition)
- Classroom space (basement)

Preservation Treatment: Rehabilitation

The house is in generally good condition and can be rehabilitated for uses beyond the original residential use. Work has already begun on bringing it up to code to allow it to be used for housing for farm interns.

- Replace the aluminum windows in the original section of the house with the original wood windows (restored).
- Replace newer doors with original doors.

- Brace the stairway and bring it up to code.
- Inspect electrical and plumbing systems and bring up to code.
- Install insulation as needed.
- Complete deck on the south elevation with stairs to provide direct access to the rear addition.

The trees and other landscaping around the house, which are important to its historic character, would also be restored as appropriate.

No. 2 Barn

Potential Uses

Once it is restored, the barn will be a very suitable site for interpretive exhibits (including historic equipment) and presentations.

Preservation Treatment: Preservation

The barn is an important structure that is in very poor condition. The building has shifted on its foundation over time and has consequently twisted and deformed some of the pole structures. However, the original basic structural system is intact.

- Replace rotten foundation pole columns and beams need.
- Replace walls and framing as needed and install bracing.
- Reuse materials (such as existing siding, skirting, floor planks and barn doors) whenever possible.

No. 3 Furo (Japanese-style Bathhouse)

Potential Uses

The Suyematsu family had a *furo*, or Japanese-style bathhouse, which was probably built shortly after the construction of the house. It was demolished by 1975, when a packing shed was built on the site. A *furo* is an important feature of a Japanese home and an interpretive exhibit explaining its use and role in the culture could be developed in the vicinity.

Preservation Treatment: Interpretation

The use and meaning of the *furo* can be included in interpretive exhibits on the house.

No. 4 Workshop/Garage

Potential Uses

This unique building can be used for interpretation of farming activities and equipment, while continuing to be used as a workshop and storage area if needed.

Preservation Treatment: Preservation

This building is in good condition and needs only minimal repairs and maintenance.

No. 5 Woodshed/Storage Building

Potential Uses

This building can be used for interpretive displays and/or storage.

Preservation Treatment: Preservation

This building is in good condition and needs only regular maintenance.

No. 7 Shower Shed

Potential Uses

The shower shed is in good condition and could be used as a shower room again.

Preservation Treatment: Preservation

- Repair and level the foundation.
- Update plumbing and heating if needed.

No. 8 Dog Run

Potential Uses

Akio Suyematsu was well known to always have at least one dog on the farm, with a fenced dog run adjoining the house. Rebuilding this feature would be part of interpreting the house and farm activities.

Preservation Treatment: Reconstruction

- Reconstruct the fenced area.

No. 9 Gas Pump

Potential Uses

Once the Suyematsu began using tractors in the 1950s, the farm had its own gas tank and pump. It can be part of the interpretation of farming activities and equipment.

Preservation Treatment: Preservation

- Maintain as needed.

No. 10 Shed 1

Potential Uses

This building can be used for equipment storage, as it has been in the past.

Preservation Treatment: Preservation

- Maintain as needed.

No. 11 Loading Dock

Potential Uses

This earthen loading dock can be part of the interpretation of farming activities and equipment.

Preservation Treatment: Preservation

- Maintain as needed.

No. 12 Shed 2

Potential Uses

This building can be used for equipment storage, as it has been in the past.

Preservation Treatment: Preservation

- Maintain as needed.

No. 14 Spreader Shed

Potential Uses

This building can be used for equipment storage, as it has been in the past.

Preservation Treatment: Restoration

- Maintain as needed.

No. 17 Large Bunkhouse 1

Potential Uses

The bunkhouse, originally used for migrant work housing, would be rehabilitated to serve once again as housing.

Preservation Treatment: Rehabilitation

- Replace failing structural members.
- Replace siding and roofing as needed.
- Update as needed to meet codes.
- Re-use original materials where possible.

No. 18 Large Bunkhouse 2

Potential Uses

A second large bunkhouse, also built around 1950, has been demolished and would be rebuilt to be used as housing.

Treatment: Rebuilding

The new structure would not necessarily be a detailed reconstruction of the original bunkhouse, but would be compatible with the remaining bunkhouses.

Nos. 19 & 20 Outhouses

Potential Uses

One outhouse would be used in an interpretive exhibit about migrant housing on the farm. The other structures would be demolished.

Preservation Treatment: Restoration

- Restore to original appearance.

No. 21 Small Bunkhouse 1

Potential Uses

One of the small bunkhouses would be restored to its original condition to be used in an interpretive exhibit about migrant laborers on the farm.

Preservation Treatment: Restoration

- Restore to original appearance.

No. 22 Small Bunkhouse 2

Potential Uses

The bunkhouse would be rehabilitated to serve once again as housing.

Preservation Treatment: Rehabilitation

- Replace failing structural members.
- Replace siding and roofing as needed.
- Update as needed to meet codes.
- Re-use original materials where possible.

No. 23 Small Bunkhouse 3

Potential Uses

A third small bunkhouse, also built around 1950, has been demolished and would be rebuilt to be used as housing.

Treatment: Rebuilding

The new structure would not necessarily be a detailed reconstruction of the original bunkhouse, but would be compatible with the remaining bunkhouses.

No. 26 Storage Shed

Potential Uses

This shed, built about 1950, has been demolished, but a new building could be constructed to accommodate toilet facilities for the rehabilitated bunkhouses.

Preservation Treatment: Rebuilding

A detailed reconstruction may not be possible, since there may not be sufficient information about the original building and it may not be suitable for the new use. However, the new structure would be compatible with the bunkhouses.

No. 27 "Chico's" House

Potential Uses

This single-family house, built for one of the First Nations workers about 1950, has been demolished, but a new building would be constructed to accommodate shower facilities for the rehabilitated bunkhouses.

Preservation Treatment: Rebuilding

A detailed reconstruction may not be possible, since there may not be sufficient information about the original building and it may not be suitable for the new use.

However, the new structure would be in the same location and generally similar in appearance to the original.

No. 28 Berry Shed 1

Potential Uses

This building can be used for an interpretive display and/or storage.

Preservation Treatment: Preservation

- Repair and maintain as needed.

No. 29 Berry Shed 2

Potential Uses

This building can be used for storage.

Preservation Treatment: Preservation

- Repair and maintain as needed.

Structure	Name	Date	Condition	Eligible BIHR	Contributing	Original Use	Proposed Use
1	Farmhouse	1929	Needs Updating	Yes	Yes	Residence	Intern Residence/Office/Education
2	Barn	1928	Needs Repair	Yes	Yes	Barn	Interpretive Display
3	Furo	c.1930	Demolished	No	No	Bath	Interpretive Display
4	Shed/Workshop	c.1930	Needs Repair	Yes	Yes	Workshop	Interpretive Display
5	Office/Storage	c.1930-40	Good	Yes	Yes	Office/Storage	Storage/Interpretive Display
6	Berry Shed/Cooler	c.1975	Good	No	No	Berry Packing	Relocation
7	Shower Shed	c.1940	Needs Repair	Yes	Yes	Shower Room	Shower Room
8	Dog Run	c.1950	Demolished	No	No	Dog Run	Rebuild
9	Gas Pump	c.1960	Dormant	No	Yes	Gas Pump	Interpretive Display
10	Shed 1	c.1950-60	Good	Yes	Yes	Shed/Storage	Shed/Storage
11	Loading Dock	c.1960	Good	Yes	Yes	Loading Dock	Interpretive Display
12	Shed 2	c.1930-40	Good	Yes	Yes	Shed/Storage	Shed/Storage
13	Shed 3	c.1975	Good	No	No	Shed/Storage	Shed/Storage
14	Spreader Shed	c.1950	Good	Yes	Yes	Shed/Storage	Shed/Storage
15	Backhoe Shed	c.1990	Good	No	No	Shed/Storage	Shed/Storage
16	Green Shop	c.1985	Good	No	No	Workshop	Workshop
17	Large Bunkhouse 1	c.1950	Needs Repair	Yes	Yes	Residence	Intern Residence
18	Large Bunkhouse 2	c.1950	Demolished	No	No	Residence	Rebuild/Intern Residence
19	Large Outhouses	c.1950	Needs Repair	No	No	Outhouses	Demolish
20	Small Outhouses	c.1950	Needs Repair	Yes	Yes	Outhouses	Stabilize One/Interpretive Display
21	Small Bunkhouse 1	c.1950	Needs Repair	Yes	Yes	Residence	Repair/Interpretive Display
22	Small Bunkhouse 2	c.1950	Needs Repair	Yes	Yes	Residence	Repair/Intern Residence
23	Small Bunkhouse 3	c.1950	Demolished	No	No	Residence	Rebuild/Intern Residence
24	Well House	c.2000	Good	No	No	Well House	Well House
25	Storage Shed	c.2000	Good	No	No	Storage Shed	Storage Shed
26	Storage Shed	c.1950	Demolished	No	No	Storage Shed	Rebuild/Intern Toilets
27	Chico's House	c.1950	Demolished	No	No	Residence	Rebuild/Intern Showers
28	Berry Shed 1	c.1940	Needs Repair	Yes	Yes	Storage	Storage/Interpretive Display
29	Berry Shed 2	c.1940	Needs Repair	Yes	Yes	Storage	Storage

Historic Preservation Commission

City of Bainbridge Island

2 8 0 Madison Avenue N ., Bainbridge Island, W A 9 8 2 2 0 — 2 0 6 . 7 8 0 . 3 7 5 0

BAINBRIDGE ISLAND REGISTER OF HISTORIC PLACES NOMINATION FORM

This form is required to nominate properties to the Bainbridge Island Register of Historic Places per Bainbridge Municipal Code 18.76.040. Type all entries and complete all applicable sections. Contact the Historic Preservation Commission with any questions at 780-3750.

PART 1: PROPERTY INFORMATION

Property Name			
Historic: Historic Suyematsu Farmstead		Common: Suyematsu/Bentryn Farm	
Location			
Street Address 9229 NE Day Road, Bainbridge Island		Zip 98110	
Parcel No(s).	Legal Description and Plat or Addition:		
102502-1-052-2008 (portions of)			
Nominated Elements			
Please indicate below significant elements of the property that are included in the nomination by checking the appropriate box(es) below. These elements should be described specifically in the narrative section of this form.			
Principal Structure	X	Site	X
Historic Additions	X	Historic Landscaping, Fencing, Walkways, etc.	X
Ancillary Buildings/Outbuildings	X	Interior Spaces/Other (inventory in narrative)	X
Owner of Property			
Name City of Bainbridge Island		Signature	
Address 280 Madison Avenue N.		City BI	State WA Zip 98220
Is the owner the sponsor of this nomination?		Yes X	No (include owner/agent agreement)
Form Preparer			
Name/Title: Mimi Sheridan		Company/Organization: Sheridan Consulting Group	
Address: 3630 37th Avenue W.		City: Seattle	State: WA Zip: 98199
Phone: 206-270-8727		Email: mimisheridan@msn.com	
Updated by Bainbridge Island Historic Preservation Commission, February 2016			
Nomination Checklist—Attachments			
Owner/agent agreement (if applicable)		Continuation Sheets	
Site Map (REQUIRED)		Historical Plans	
Photographs (REQUIRED): <i>please label or caption photographs and include a photography index</i>		Other (please indicate):	
Last Deed of Title (If available): <i>this document can usually be obtained for little or no cost from a titling company</i>			
		FOR OFFICE USE	
		Date Received	
11/2008			

PART 2: PHYSICAL DESCRIPTION

Extent of Changes

Please summarize the changes to plan, original cladding, windows, interior and other significant elements by selecting the choices below. If the property has been previously documented, these may be indicated on the Washington State Historic Property Inventory Form. These changes should be described specifically in the narrative section of this form.

Most of the buildings are very intact, retaining the original materials and details. The house has a rear addition and some replacement siding and windows, which are described below.

Physical Description Narrative

*Describe in detail the present and original (if known) physical appearance, condition and architectural characteristics (use continuation sheets if necessary). Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.*

Summary

The 40-acre parcel that comprised the original Suyematsu Farm has been divided into 5 irregular parcels, which now have three owners. The northern portion, owned by the City of Bainbridge Island, has two parcels totaling approximately 26 acres. The nominated property, within the City's eastern parcel, consists of two groups of buildings and the surrounding land, totaling approximately 5 acres (see attached map). It has an irregular L shape, with the larger eastern section extending 327 feet along the south side of NE Day Road and 527 feet along the eastern property boundary. The narrow arm extends 473 feet farther west on Day Road and 170 feet to the south. (All measurements are approximate.)

There are two groups of buildings and other agriculture-related features on this property. The first group includes the original farm buildings, clustered in the northeast corner (numbered on the attached map).

- Barn (#2, 1928)
- House and surrounding landscaping (#1, 1929)
- Workshop (#4, c. 1930)
- Office/storage (#5, c. 1930-40)
- Shower shed (#7, c. 1940)
- Shed (#10, c. 1950-60)
- Shed (#12, c. 1930-40)
- Spreader shed (#14, c. 1950)

Also in this vicinity are these historic features:

- Gas pump (#9, c. 1950)
- Dog run (c. 1950)
- Earthen loading dock (#11, c. 1950)
- Evergreen trees along the north and east boundaries of the property
- A short segment of Manzanita Creek
- Roads

The second group of buildings includes the bunkhouses and outhouses built in the 1950s to accommodate the migrant workers. These are clustered in the north central part of the property, west of the house and barn and close to NE Day Road:

- Large bunkhouse (#18, c. 1950)
- Two small bunkhouses (#22-23, c. 1950)
- Outhouses (#20-21, c. 1950)

This nomination also includes two berry sheds (#29-30, C. 1940) that are located on the western part of the property, outside the boundaries of the historic area.

Several more recent buildings and a Traveleze trailer on the property are not included in the nomination.

- Large sheds (#6, #13, c. 1975)
- Backhoe shed ((#15, c. 1990)
- Traveleze trailer (#17)
- Well house (#25, c. 2000)
- Small storage shed (#26, c. 2000)

Property Description

The farm's landscape has evolved continually as uses and crops have changed over the past eight decades. Currently, most of the land is leased to several farmers who grow a variety of crops. Much of the land in the historic area is vacant, but the area west of the house is under cultivation with hoop houses.

Access to the various buildings is on a system of unpaved roads. Within the historic area is the northern portion of the easternmost north-south road and the center entry on NE Day Road. Near the entry, a very rough side road, with a gate, leads west to the bunkhouses. Approximately 400 feet south of the entry, a secondary road curves east and north, past the tractor sheds, house and barn to a gate on Day Road.



Aerial view of entire farm, 2015 (Google Earth)



Aerial view of historic area, 2015 (Google Earth)

Building Descriptions

(These descriptions include only the historic buildings, not the more recent ones. All building photos by James McNett, 2015)

No. 1 House (c. 1929)

The house is 1.5 stories and rectangular in plan, with a simple 12:12 slope gable roof oriented north-south. The east side of the house has a covered deck with a hip roof. The total enclosed area is 1680 feet including 300 square feet in the basement. The exterior materials are painted wood shiplap siding, asphalt shingles on the roofs, and wood double-hung windows. In 1971, a concrete block foundation was constructed and the living room windows were replaced with aluminum sliders. At the same time, an addition was built on the west side, with vertical plywood siding, horizontal sliding windows with bronze anodized aluminum frames and a concrete block foundation.

The house is surrounded by remnants of domestic landscaping, dating back at least to the 1950s and perhaps to before World War II. To the east are several heritage fruit trees with evidence of grafting, as well as a large yew, a weeping willow, shrubs and perennials. North and west of the house are a monkey puzzle tree, a large Japanese maple, lilacs, rhododendrons and other shrubs.

The interior of the house has been remodeled to meet changing needs but it retains its basic character. The first floor plan has been altered slightly and the kitchen has been reconfigured. A passageway on the west end leads to the rear addition, which is essentially a great room with a deck on the north and structural joists in place for an unfinished deck on the south. The second floor has three bedrooms with closets placed within the steep roof slopes on the east and west sides. The construction materials vary but are primarily drywall or lath and plaster. Due to the sloping site, the west half of the basement is above grade, with sliding glass doors on the southwest.



South elevation of house



Front porch; east & north elevations



North elevation

No. 2 Barn (1928)

The gable roof barn is 24 wide by 30 feet long, oriented north-south, and is divided into three 10 x 24 feet long bays on the east elevation. The foundation consists of embedded 16-inch diameter treated poles, of various lengths, placed with one on each corner, one at each exterior midpoint and one in the middle for a total of nine column supports. Three large half-round 18-inch diameter pole beams connect the columns in the north-south direction. Logs ranging from 6 to 8 inches in diameter are placed at approximately 2 feet on center and connect the half-round beams in the east-west direction. The logs support 2 x 8 inch and 2 x 12 inch planks which make up the floor of the barn. The north, west and south walls have no openings, but the east side of the barn has two 8.5 x 8.5 feet high sliding wood board doors that can open up two thirds of the eastern wall of the barn. The sliding doors are supported by a 2 x 16 inch by 20 feet long header that spans between 3 columns. The entry to the barn is 8 feet 4 inches clear to the underside of the 2 x 16 inch beam. The sliding doors are fabricated from 1 x 8 inch shiplit boards and the remaining 10-foot panel is made of the same boards laid up horizontally. The walls and roof of the barn are supported by 9 log columns that vary from 6 to 10 inches in diameter. The columns are connected horizontally by 4-inch diameter logs which also serve as supports for the exterior wall assembly. The north, west and south walls of the barn are vertical 1 x 12 inch boards with a 1 x 4 inch batten. The roof rafters are 4 inch diameter logs spaced at 4 feet on center. There are 4 log crossies, located 10 feet clear from the floor that stabilize the roof structure and provide a storage space. The 2-foot wide galvanized corrugated steel roof panels are attached to the rafters.



Wall & ceiling of barn



West elevation



Interior detail

No. 4 Workshop/Garage (c. 1930)

The combination garage/workshop/office structure is located 100 feet southeast of the barn. It is 30 x 44 feet long, oriented north-south, and is divided into two parts, the 20 x 30 feet wide northern garage and the 24 x 30 feet wide workshop area. The garage portion is covered by a shed roof that slopes down at 3:12

from north to south. The roof is supported by 2 x 10 inch rafters spaced 2 feet on center which are covered by 1 x 6 inch boards laid horizontally and nailed to the rafters. The north end of the structure is an open garage area and is 11 feet clear under the three 2 x 12 inch members nailed together to form the built-up beam that spans the 20-foot opening. The east and west walls and the 10-foot long fin wall are typical 2 x 4 inch at 2 feet on center framing that sit on a 14 x 16 inch beam resting on the concrete floor. The south side of the garage has two pairs of 6 x 8 feet high doors that open into the workshop area behind. The east, west and partial north walls are clad with 1 x 8 shiplap boards. The western wall has a 5.5 x 8 feet long fixed window with 18 lights and wood muntins which brings light into the garage area.



West elevation of workshop



Footing



Tractor storage area

No. 5 Woodshed/Storage Building (c. 1930-40)

This storage building is located 15 feet south of the house. The structure is 16 x 20 feet long, is oriented north-south and has a 2:12 slope gable sheet metal roof. It is constructed with 2 x 4 inch studs at 2 feet on center. The roof is supported by 2 x 4 inch built-up trusses spaced 2 feet on center and covered with 1 x 6 inch boards laid up horizontally. The exterior walls are clad with 1 x 6 inch shiplap wood siding. The east elevation has a 12 x 16 feet deep open storage area with a dirt floor and a 6 x 8 feet high opening on the east. The north third of the structure is an enclosed space with a wood plank floor. The east wall has an 18-light wood door measuring 2 feet 6 inches wide x 6 feet 8 inches high.



Northeast elevation



Office area



Storage area

No. 7 Shower Shed (c. 1940)

The shower shed is a simple wood frame structure feet 8 x 10 feet long. It is oriented north-south and has a 4:12 slope gable roof clad with asphalt shingles. It is constructed with 2 x 4 inch studs at 2 feet on center. The roof is supported by 2 x 4 inch rafters and cross ties spaced 2 feet on center and covered with horizontal 1 x 6 inch boards. The exterior walls are clad with 1 x 6 inch shiplap wood siding. The door on the north side opens to a room with a 2'8"x2'8" metal shower enclosure and a water heater. The foundation is not embedded into the ground and sits one foot above grade.



Southwest elevation of shower shed

No.10 Shed 1 (c. 1950-60)

The northernmost shed (shed 1) is a half-open structure, oriented north-south. The main 2-bay central space is 48 x 25 feet deep, has a 3:12 gable roof and a dirt floor. The south, west and north walls are made of 1 x 10 inch boards and 1 x 3 inch batten attached to 2 x 4 inch studs at 4 feet on center. The three walls sit on 6 x 6 inch beams supported by regular footings. The gable roof is supported by 2 x 4 inch built up trusses spaced at 4 feet on center. The trusses are supported by two 2 x 12 inch members nailed together to form the built up beams on both sides. The metal roof is attached to 1 x 6 inch boards. The main central bays are flanked on the north and south sides by two identical shed structures (13 x 21 feet deep) that slope to the north and to the south. The 3:12 shed roofs are supported by 2 x 4 inch rafters at 3 feet on center. The metal roofing and the end and side walls of both sheds are similar construction to the central two-bay structure.



West elevation of Shed 1

No. 12 Shed 2 (c. 1930-40)

The southeastern shed (shed 2) is an open structure, oriented north-south, It is 20 x 48 feet long with a 6:12 gable roof and a dirt floor. The south wall is made of 1 x 10 inch boards and 1 x 3 inch battens. The main structural members are eight assorted poles that create three 16 x 20 foot bays. The gable roof is supported by 2 x 3 inch built up trusses spaced at 2 feet on center. The trusses are supported by two 2 x 12 inch members nailed together to form the built up beams on both sides. Separate footings support the poles. The roof is a palimpsest of historic layers including the original 1 x 6 inch boards, covered with asphalt sheeting, the occasional plywood panel and the most recent corrugated steel roofing.



West elevation of Shed 2



Storage area



Roof trusses

No. 18 Large Bunkhouse + No. 20 Outhouses (c. 1950)

The large bunkhouse or pickers' cabin is located in the northwest of the developed farm structures. The north-south oriented gable roof cabin is 16 x 36 feet long and divided into four roughly equal rooms. It uses typical western framing with 2 x 4 inch studs at 2 feet on center. The roof framing is 2 x 4 inch rafters and 2 x 4 tie members also spaced at 2 feet on center. The exterior walls are made of 4 x 8 feet sheets of particle board nailed on top of continuous horizontal 1 x 8 inch boards. The cabin sits on individual 6 x 6 inch footings, three on the short sides and four on the long sides and down the middle. The walls and the 2 x 6 inch floor joists spaced at one foot on center, sit on two 2 x 6 inch members nailed together to form the built-up beams on both sides. Three of the rooms have a 2 feet 6 inch x 6 feet 6 inch door on the east side. All four rooms have a 4 x 4 foot two-light sliding aluminum window on the west side. The north and south end walls have no openings. The gable roof has a 6:12 slope and has metal roofing on top of asphalt sheeting which is attached to continuous 1 x 6 inch boards attached to the roof rafters. The cabin has two 16 x 16 x 8 inch concrete block chimney stacks located seven feet above the floor.

Near the large bunkhouse are two sets of double outdoor toilets, each with a pair of 2 feet x 6 feet doors. The toilet sets are 4 x 6 x 7 feet high and made of simple wood framing. The exterior walls are 1 x 8 inch boards and 1 x 2 inch battens and the roofs are made of corrugated metal. Two diamond shaped holes have been cut in the walls for easy relocation.



East elevation of bunkhouse



Outhouses



West elevation

Nos. 22 + 23 Small Bunkhouses (c. 1950)

The small bunkhouses (No. 22, 23) are located in the far northwest corner of the developed farm structures. The north-south oriented gable roof cabins are each 16 x 24 feet long and divided into two equal rooms. They have typical framing with 2 x 4 inch studs at 2 feet on center. The roof framing is 2 x 4 inch rafters and 2 x 4 tie members also spaced at 2 feet on center. The exterior walls are made of 4 x 8 feet sheets of particle board nailed on top of continuous horizontal 1 x 8 inch boards. The cabins sit on individual 6 x 6 inch footings, three on the short sides and three on the long sides and down the middle. The walls and the 2 x 6 inch floor joists, spaced at one foot on center, sit on two 2 x 6 inch members nailed together to form the built up beams on both

sides. Each cabin has two 2 feet 6 inch wide x 6 feet 6 inch high doors on the east side and two 2x2 foot four light fixed windows (No.22 has one fixed and one aluminum 2x3 slider). The north and south end walls have no openings. The gable roofs have a 6:12 slope and have asphalt shingles on top of the continuous 1 x 6 inch boards attached to the roof rafters. There is a 16 x 16 x 8 concrete block chimney stack.

Near the small bunkhouses (#No. 21) are two sets of double outdoor toilets, each with a pair of 2 feet wide by 6 feet high doors. The toilet sets are 4 x 6 x 7 feet high and made of simple wood framing. The exterior walls are 1 x 8 inch boards and 1 x 2 inch battens and the roofs are made of corrugated metal. Two diamond-shaped holes have been cut in the walls for easy relocation.



Southwest elevation of bunkhouse



Interior



Northeast elevation

No. 29 Berry Shed (c. 1940)

This Berry Shed (No. 29) is 10 x 10 feet and walled on three sides with vertical 1 x 6 boards and battens attached to 3 x 6 horizontal members located at the top bottom and middle of the wall. The 2:12 metal panel shed roof slopes up west to east and is held up by four quarter log portion posts set in each corner which support a structure of 2 x 4 joists spaced 2 feet on center.



Front and side of berry shed

No. 30 Berry Shed (c. 1940)

This Berry Shed (No. 30) is 10 x 10 feet and walled on all sides with vertical 1 x 10 boards and 1 x 4 battens attached to 3 x 6 horizontal members located at the top bottom and middle of the wall. The north wall has a 5 foot opening at the mid-point of the wall. The 2:12 metal panel shed roof slopes up west to east and is held up by four quarter log portion posts set in each corner which support a structure of 2 x 4 joists spaced 2 feet on center.



SW elevation

PART 3: HISTORICAL OR CULTURAL SIGNIFICANCE

Criteria for Designation

Bainbridge Island Municipal Code recognizes twelve criteria of eligibility for inclusion on the Bainbridge Island Register of Historic Places. Please select any that apply to this property, for which there is documentary evidence included with this nomination form. Though properties can meet more than one criterion only one criterion is necessary to be eligible for the Bainbridge Island historic register. The property must retain integrity or its ability to convey its significance and be at least 50 years of age, or if of a lesser age possess exceptional importance.

The Suyematsu Farm is more than 50 years of age, has a very high degree of integrity, and meets the following five criteria:

- *Is associated with events that have made a significant contribution to the broad patterns of history; or,*

The Suyematsu Farm, established in 1928, is closely associated with the establishment and expansion of berry farming in Kitsap County and the Puget Sound region. Agriculture, especially berry farming, was a major economic activity on Bainbridge Island before World War II. Kitsap County estimated that 3,500,000 pounds of strawberries were produced on the island in 1940, and the Suyematsus were a major part of this effort. The farm is also associated with First Nations workers and the use of migrant labor.

- *Exemplifies or reflects special elements of the city's cultural, special, economic, political, aesthetic or architectural history; or*

The Suyematsu Farm depicts the resilience of the Japanese families on Bainbridge Island who succeeded despite numerous obstacles. To establish the farm, the family had to face alien land laws and difficult financial conditions. In 1942, they were forced to abandon the farm they had spent 14 years cultivating. After returning from internment, the Suyematsus were among the few families who chose to restore and replant their fields, finally achieving prosperity despite economic setbacks.

The farm's connection with Japanese-American history is reinforced by the fact that Bainbridge Island is also the location of the Japanese American Exclusion Memorial, a national recognition of wartime internment.

- *Is associated with the lives of persons significant in our past; or*

Akio Suyematsu, a key figure in Bainbridge Island's Japanese community, was born nearby at Port Madison and moved to this farm with his family at the age of 7. He worked on the farm continuously, except for the period in the 1940s when he was interned and serving in the U. S. Army. When he died in 2012, this was the longest continually operated Japanese-owned farm on Bainbridge Island, and he was the last active Japanese farmer on the island.

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

The historic buildings on the Suyematsu Farm were built by family members, assisted by laborers and members of the local Japanese community. The barn, and possibly other buildings, were built using timber harvested on the property. The economy used to build and repair the buildings over time exhibits the practical approach to farm management that was crucial to the success of the enterprise in challenging times. The house (1929) and its 1971 addition particularly express this practicality and frugality in using readily available materials to improve their living conditions.

- *Is listed on the National or State register.*

The Suyematsu Barn is listed on the Washington Heritage Barn Register.

Historical Data (if known)

Date(s) of Construction: 1928 - 1971 Other Date(s) of Significance: 2012

Architect(s): None Builder: Suyematsu family Engineer: None

Statement of Significance

Describe how the property meets the criteria for the Register of Historic Places. Please provide a summary in the first paragraph (use continuation sheets if necessary). Identify one or more of the above criteria for which the property is associated and support this association with historical references such as those listed on the cover letter. _____

The Suyematsu Farm is a rare and largely intact example of a Japanese-owned berry farm. It is closely associated with Bainbridge Island's agricultural history and its Japanese community. The property includes 13 highly intact pre-1972 buildings as well as other historic features related to the farm operation.

Suyematsu Farm History

The Suyematsu Farm was established in 1928 by Yasuji and Mitsuo Suyematsu. The couple has initially leased land at Rolling Bay, where their daughter, Kimiko, was born in 1920. They later moved to a leased 10-acre farm on Sunrise Road at Port Madison. It was here that their oldest son, Akio, was born in 1921. Over the next decade, they had five more children: Isamu (1923), Toshio (1925), Yoshimitsu (1928), and Eiko (1929). Another son, Yasuo, died at the age of 9 (Shibayama n.d.; US Census 1930; Suyematsu 2014: Segment 1).

At that time, state law prohibited residents ineligible for citizenship (Asians) from owning land, so they put the farm in the name of their oldest son, Akio, a native-born U.S. citizen. The property was covered with second growth timber, which they had logged. The family cleared the stumps gradually, using horses and dynamite. They used a frugal approach in developing the farm complex, adding buildings as money allowed.

The Suyematsus first built the barn to allow them to work the land and store equipment while they continued to live on their leased property. Soon thereafter, they built the house and moved the family to the new farm. Over the years, fruit trees and ornamental trees and shrubs were planted around the house, and a kitchen garden was established to the west. Several other structures were added in the 1930s to make the farm more functional, including a workshop, a woodshed/storage building and a packing shed. A shower shed was built near the workshop. (Selvar 2015).

By 1941, approximately 10 acres had been cleared and planted. The Suyematsus raised strawberries primarily for sale to the cannery in Winslow, but they also sold to markets and to individuals. To diversify the crops and increase their income, the family also raised peas, boysenberries and Olympic berries, a locally-popular raspberry-blackberry cross. (Suyematsu 2014:Segment 5). On March 30, 1942, the entire family was removed, first to the Puyallup detention facility and then to the Manzanar internment camp in the Southern California desert. They were later transferred to the Minidoka camp in Idaho. In 1945, both Akio and Toshio were drafted and, after the war ended, served as military police in Germany until 1947. (Shibiyama n.d.)

The late 1940s was a period of rebuilding and struggle to overcome the economic impacts of internment. Upon their homecoming after the war, the Suyematsus found their house had been looted and the fields had become overgrown. Akio remained with his parents on the farm, while his siblings moved away. They cleared and replanted the fields, but all their earnings went toward paying off the mortgage interest that had accrued during internment. They could not afford a tractor and continued to plow the fields with a team of two horses until 1953 (Suyematsu 2006:Segment 4). Discrimination also contributed to financial difficulties. After the war, Akio applied to join the grange, which offered farm insurance policies. However, the organization turned down Japanese and Filipino farmers for membership (Suyematsu 2006:Segment 17).

By the 1950s, most of the land had been cleared and planted, and the family hired additional workers for assistance. Many of these were First Nations individuals who came down from British Columbia year after year to work on the harvest. Several bunkhouses (called pickers' cabins) and outhouses were built to accommodate them. Additional storage sheds were also constructed to handle the increased harvest. Although this decade was generally one of growth, freezing weather in 1955 resulted in the total loss of the crop and income for the season. The family again avoided foreclosure through the leniency of their mortgage holder.

Through the 1950s-1960s, the farm continued to focus on strawberries. However, in the 1970s, Akio planted raspberries and non-berry crops, including Christmas trees, ornamental nursery stock and a two-acre vineyard. In the late 1970s, Gerard and Jo Ann Bentryn leased the western portion of the property and expanded the vineyard. They later purchased half of the property, and built a house and winery. In 1997, one of the farmers, Betsy Wittick, purchased 2.5 acres in the center of the farm from Akio. She built a house and continues to raise vegetables and to operate the winery since the Bentryns have retired. In 2000, the City of Bainbridge Island entered into an agreement to purchase 14.76 acres from Akio Suyematsu upon his death. This parcel contains the historic farm structures. In 2004, the city purchased approximately 10 acres of the Bentryn property (west of the Suyematsu parcel) as well.

Building Significance

No. 1 House (c. 1929)**Historic Contributing**

The farmhouse was the second building constructed, shortly after the barn was completed. Yasuji and Mitsuo and their two daughters and five sons lived in this house until March 30, 1942, when they were interned during World War II. The house was unoccupied during the war. After the war, Akio, the Suyematsu's eldest son lived with them until the 1960s, when he purchased another property. The elder Suyematsus lived here until their deaths. In recent years, the house has been used as a temporary residence by farming interns, but it is currently vacant.

The interior retains much of its original unembellished character, including kitchen cabinets built by Akio and his brother at the school wood shop as a Mother's Day gift to their mother (Garfunkel 2013). The house and the 1971 addition particularly express practicality and frugality in using readily available materials to improve their living conditions.

No. 2 Barn (1928)**Historic Contributing**

This barn was the first structure built on the farm, and is the foundation from which the Suyematsu farm complex developed. It was used for horses and equipment and has continued to be used for equipment storage until recently. It is a rare remaining example of a pole barn on Bainbridge Island. The round treated logs, half logs and poles are original and intact. The exterior cladding also appears to be original. The roof material, galvanized corrugated steel sheets has been in place for many years and is in good condition. The barn is one of few historic barns associated with Japanese farming that is listed on the Washington Historic Barn Register.

No. 4 Workshop/Garage (c. 1930)**Historic Contributing**

This building served two purposes: providing workshop space in the south half of the building and a garage to the north. In recent years it has been used for storage of infrequently used tools and equipment. It is one of the oldest and most heavily used structures in the farm complex. The workshop area contains farm and shop materials and tools that have accumulated since the building was first built. It is an intact example of a working shop from an era when many tools and devices had to be repaired and even created by the farmer. It is unlikely there are many equivalents on Bainbridge Island.

No. 5 Woodshed/Storage Building (c. 1930-40)**Historic Contributing**

Based on available information, this building was probably constructed before World War II, in the late 1930s. It was and is used for storage of equipment and wood. This building is significant as one of the farm's older buildings and for its role in expanding and maintaining the farming operations.

No. 7 Shower Shed (c. 1940)**Historic Contributing**

Based on available information, the shower shed was built before World War II, about 1940, and was used by both seasonal and regular workers. The shower shed is one of the older structures on the farm and was an important part of maintaining the work force that made the farm successful.

No.10 Shed 1 (c. 1950-60)**Historic Contributing**

This half-open storage shed was built in the 1950s to store the increasing amount of equipment needed as farm operations expanded. This structure was built during the farm's most active period to support increasing planting and harvesting activities

No. 12 Shed 2 (c. 1930-40)

Historic Contributing

This open shed was built in the 1930s and has been used for storage of equipment since that time. This is a very early farm structure, which has been added onto and repaired on an ad-hoc basis. This results in an unusual palimpsest of materials and patinas reflecting the history of local agricultural structures.

Nos. 18 + 20 Large Bunkhouse & Outhouses (c. 1950)

Historic Contributing

The bunkhouses (known as pickers' cabins) and accompanying outhouses were built in the 1950s to accommodate temporary laborers who enabled the farm to expand its operations. Many of those who came each year were First Nations workers from Canada. The buildings have been unused for many years. There were originally two large bunkhouses, one of which has been demolished. The bunkhouse is a rare example of bunkhouses constructed for First Nation workers who came to harvest crops on Bainbridge Island and is one of the most significant structures on the farm. Few of these discrete bunkhouses remain on the island. These examples remain in their original locations and have maintained a high level of integrity.

Nos. 212 + 23 Small Bunkhouses & Outhouses (c. 1950)

Historic Contributing

Like the large bunkhouses, these structures were built about 1950 to house First Nation workers who came from Canada to harvest crops on Bainbridge Island. They have been vacant for many years. Like the large bunkhouses, these are among the most significant structures on the Suyematsu farm. There are few of the discrete bunkhouses remaining on the island and the two types on the farm are still in their original locations and have maintained a high level of integrity.

Nos. 29 + 30 Berry Sheds (c. 1940)

Historic Contributing

These sheds, located in the fields, were built before World War II and were used for sorting and packing the berries and for storing equipment such as boxes and harvest supplies.

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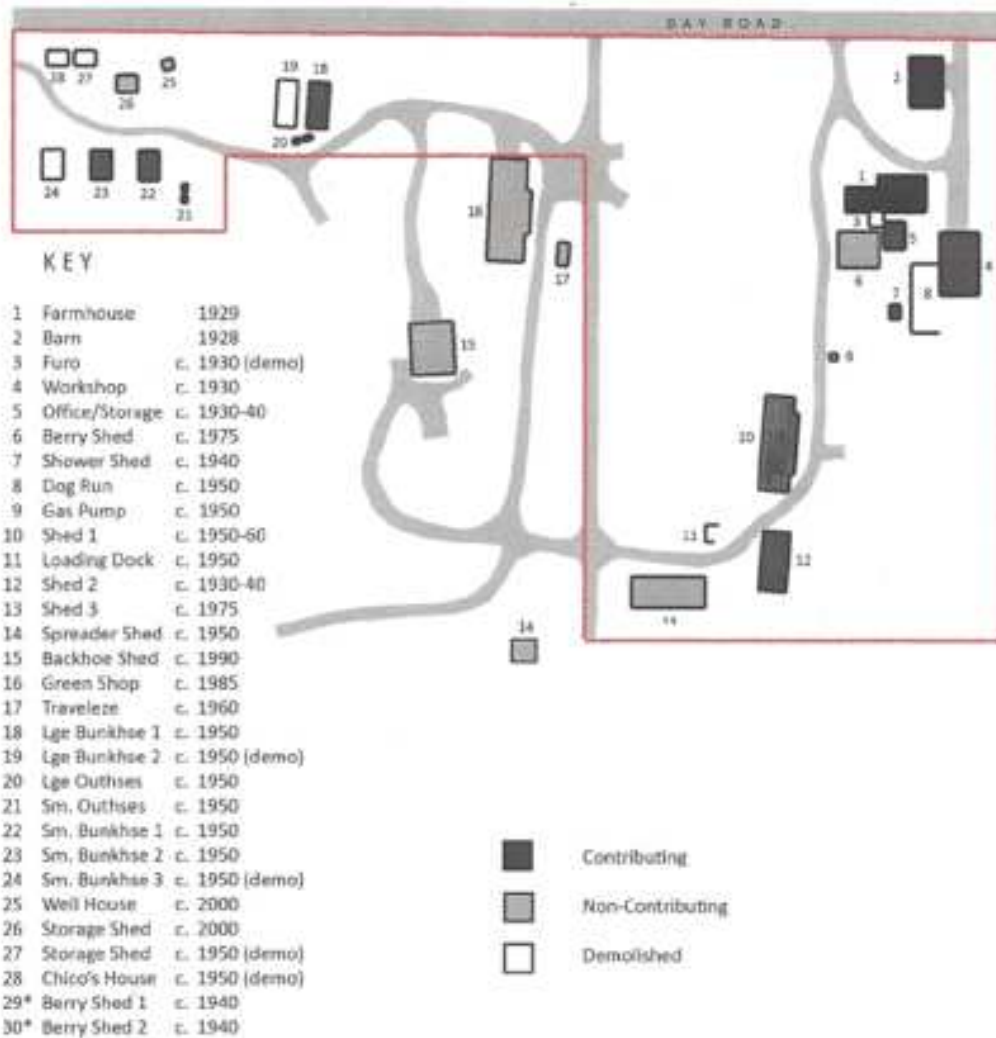
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ATTACHMENT A

Map of Historic Area

SUYEMATSU FARM



City of Bainbridge Island
PLANNING AND COMMUNITY DEVELOPMENT



MEMORANDUM

TO: Historic Preservation Commission

FROM: Heather Beckmann, Senior Planner

DATE: November 24, 2015

RE: Changes to a Property on the Local Register

A few questions have arisen regarding the process for making changes to a property on the local register. The following memo is meant to address the following questions: what can be nominated, what is the process for nomination, what kind of changes can be approved and what is the review process.

What Can Be Nominated?

Any building, structure, site or object, whether publicly or privately owned, 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 for at least one of 12 criteria (see BIMC 18.24.040 for a complete listing of criteria).

What is the process for designating a property onto the local register?

Any person, including the commission or any commission member, may nominate a building, structure, site, or object for listing on the local register; provided, that no property shall be nominated without the prior written consent of the owner.

If the commission finds that the nominated property is eligible for listing on the local register, the commission shall list the property on the register, with the consent of the owner of the property.

Once on the Register, what alterations or changes can be made to a property on the register?

Review under BIMC 18.24.040 (changes or alterations to properties on the register) shall be based on the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation, 48 CFR 44716, as updated and supplemented by the National

City of Bainbridge Island
PLANNING AND COMMUNITY DEVELOPMENT



Park Service, and the Secretary of the Interior's Standards for Rehabilitation, 37 CFR 67, as amended.

What is the process for requesting an alteration or change to a property on the register?

An applicant should meet with the Historic Preservation Commission once applying for a building permit for a change or alteration. If the changes meeting to Secretary of Interior's Standards and the permit can be approved by the Commission, the Commission issues a Certificate of Appropriateness to the building official. Without a Certificate of Appropriateness, the building official shall not issue the permit.

What qualifies as rehabilitation?

Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

What are the Secretary of Interior standards?

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

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 site and environment.

City of Bainbridge Island
PLANNING AND COMMUNITY DEVELOPMENT



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. Most 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 historic 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 structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological 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 adjacent or 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.



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March 7, 2016

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Members of the Bainbridge Island City Council
280 Madison Avenue N
Bainbridge Island, WA 98110

Dear Council Members,

I am writing on behalf of Friends of the Farms to support the work of the Historic Preservation Commission in their proposal for the designation of the Suyematsu-Bentryn Family Farms as an "historic area."

Friends of the Farms is the only non-profit committed to promoting and preserving farmland on Bainbridge Island. For fifteen years we have worked with local farmers and more recently with the City, to lease public farmland to commercial farmers, and farmers in infrastructure improvements, maintain healthy farmland, and engage in many other activities all with the intent of ensuring that farmland and local food remain available for the community.

The "historic area" designation sought by the Historic Preservation Commission would affect a portion of the 60 acres of public farmland covered by our thirty-year lease with the City. While we support honoring the historic legacy left us by this property, we also believe that it is imperative to ensure that this land continue to be used principally for farming and farm education.

In order to support this specific nomination, it is our feeling additional work must be done to understand the impact and implications of such a designation in the short term and over time. As with any significant change in policy around local agriculture, and this property specifically, a meaningful public process is needed to address financial responsibility, desired use of the designated area, the impact of restrictions, etc.

- Private and public sector funding needs to be explored. The HPC nomination identifies thirty structures for potential preservation and restoration. A project of this scope requires significant funds for renovation, operations, and maintenance initially and over time.

- Currently the balance of City policy suggests a strong commitment on the subject property to agricultural practice. A number of municipal publications, including the Bainbridge Island Comprehensive Plan, Bainbridge Island Municipal Code, the 90-day Farmland Committee Report, the American Farmland Trust Report, and the City of Bainbridge Island and Friends of the Farms Master Lease identify the Suyematsu-Bentryn Family Farms as a critically important site that should continue to be used for agriculture. It is vital that this nomination not alter that commitment.
- Organizations or entities need to be identified that have the capability, capacity, and mission to undertake the cost and provide the staff and time needed for renovation and reconstruction, and to undertake programming, management, and maintenance for this number and breadth of facilities. These activities are becoming critically important because of the deteriorating condition of all of the structures, as well as the ongoing attractive nuisance nature of the unoccupied structures

With a new Executive Director, Friends of the Farms is undertaking strategic planning and will be bringing to Council a Master Plan for the Suyematsu-Bentryn Family Farm site, as required under the City of Bainbridge Island and Friends of the Farms Master Lease. As part of our planning process, we have spent over a year talking with sub-lessees, community members, and stakeholders in an effort to understand the needs of the farming and farm education community on the Island.

Thank you for the opportunity to present this letter. Friends of the Farms looks forward to continuing dialogue with the Historic Preservation Commission in this nomination to best meet the needs of our community.

Sincerely,



Virginia Brewer

President, Friends of the Farms

Historic Suyematsu Farmstead



Suyematsu Farmstead



Suggested Names

- For the entire farm:

The Suyematsu/Bentryn Family Farms

- For the historic site:

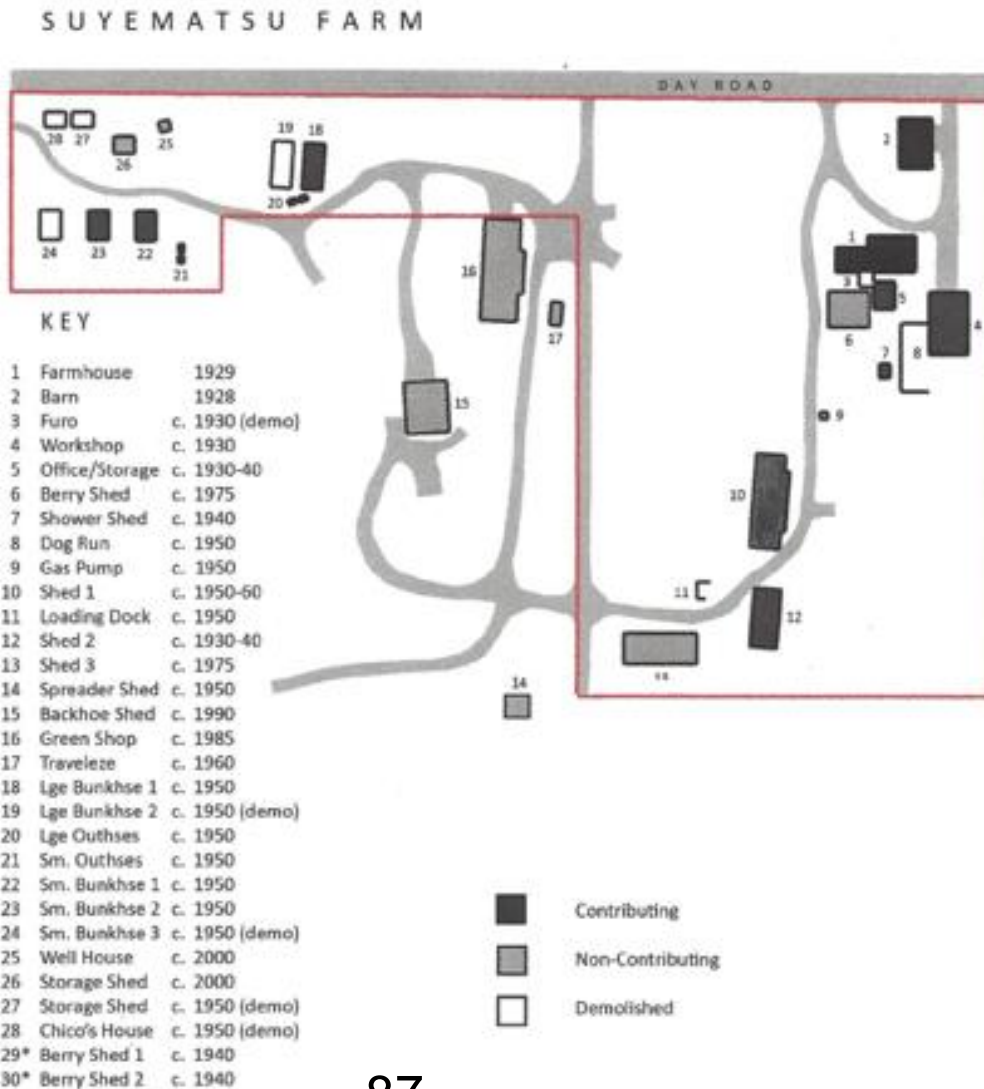
The Historic Suyematsu Farmstead



Assessing the historic significance of the Suyematsu Farmstead

- COBI secured a grant from WA Department of Archaeology & Historic Preservation
- COBI contracted with the Sheridan Group to:
 - 1. evaluate the farmstead
 - 2. present a preservation assessment (the “feasibility study”) and
 - 3. prepare a nomination form for the Local Register of Historic Places, if deemed eligible

Farmstead Elements



Preservation Priorities

1. Barn
2. Farmhouse
3. Bunkhouses



Community Objectives

There are two primary and compatible objectives:

- Continue to maintain an active, sustainable farm
- Restore/rehabilitate and maintain the historically significant buildings and features and interpret their history for the benefit and enjoyment by the general public

Local Register

- First City-owned property to be recommended for nomination on the local register
- Application prepared by the Sheridan Group
- Reviewed and supported by the Friends of the Farm in fall 2015
- Reviewed by the HPC on January 4, 2016
- Unanimously agreed the farmstead eligible based on it meeting 5 criteria

Meets Criteria for Local Register

- The Suyematsu Farm is more than 50 years of age, has a high degree of integrity, and meets five criteria for listing on the local register of historic places.



Criteria 1 - It is associated with events that have made a significant contribution to the broad patterns of Bainbridge Island history

- The Suyematsu Farm, established in 1928, is closely associated with the establishment and expansion of berry farming in Kitsap County and the Puget Sound region.



- Agriculture, especially berry farming, was a major economic activity on Bainbridge Island before World War II. Kitsap County estimated that 3,500,000 pounds of strawberries were produced on the island in 1940, and the Suyematsus were a major part of this effort. The farm is also associated with First Nations workers and the use of migrant labor.

Criteria 2 - Exemplifies . . . special elements of the Island's cultural, special, economic, & political history

- The Suyematsu Farm depicts the resilience of the Japanese families on Bainbridge Island who succeeded despite numerous obstacles. To establish the farm, the family had to face alien land laws and difficult financial conditions. In 1942, they were forced to abandon the farm they had spent 14 years cultivating. After returning from internment, the Suyematsus were among the few families who chose to restore and replant their fields, finally achieving prosperity despite economic setbacks.

Criteria 3 - Is associated with the lives of persons significant in our past

- Akio Suyematsu, a key figure in Bainbridge Island's Japanese community, was born nearby at Port Madison and moved to this farm with his family at the age of 7. He worked on the farm continuously, except for the period in the 1940s when he was interned and serving in the U. S. Army. When he died in 2012, this was the longest continually operated Japanese-owned farm on Bainbridge Island, and he was the last active Japanese farmer on the island.



Criteria 4 - Is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions

- The historic buildings on the Suyematsu Farm were built by family members, assisted by laborers and members of the local Japanese community. The barn, and possibly other buildings, were built using timber harvested on the property.

Bunkhouses & Sheds



- The economies used to build and repair the buildings over time exhibits the practical approach to farm management that was crucial to the success of the enterprise in challenging times.



Criteria 5 - Is listed on the National or State register

- The Suyematsu Barn is listed on the Washington Heritage Barn Register



Implications of being on the Local Register

- The historic and architectural integrity of the site need to be maintained
- Any significant changes to a structure needs to receive a Certificate of Approval (COA) from the HPC
- Future uses are not restricted as long as integrity is maintained or appropriate mitigation is developed

Next Steps

1. Council Consents to Nomination and Adopts the Structures Report and Feasibility Study – Q2-2016
2. Design Guidelines Developed by HPC & approved by Council – Q2-2016
3. Develop an overall management framework, including identifying potential partners to lead implementation of priority preservation projects (Q2-2016 – ongoing)
4. Pursue implementation of priority projects (Q2-2026-ongoing) City/Community partners

The Historic Suyematsu Farmstead: A Community Asset



City of Bainbridge Island

City Council Agenda Bill



PROCESS INFORMATION

Subject: 7:45 PM NMTAC Recommendations: Review Island-wide Priorities for Non-Motorized Projects, AB 16-038 – Public Works	Date: 3/15/2016
Agenda Item: COUNCIL DISCUSSION	Bill No.: 16-038
Proposed By: Public Works Director Barry Loveless	Referrals(s):

BUDGET INFORMATION

Department: Public Works	Fund:
Expenditure Req: N/A	Budgeted? Budget Amend. Req?

REFERRALS/REVIEW

:	Recommendation:
City Manager: Yes	Legal: N/A Finance: Yes

DESCRIPTION/BACKGROUND

Action Item:

City staff will provide an update to the City Council on the Non-motorized Transportation Advisory Committee's (NMTAC) work in developing a more comprehensive set of non-motorized projects and project priority recommendations for the City's Capital Improvement Plan (CIP).

Background:

The City's existing Capital Improvement Plan has been focused on "Complete Street" projects in the greater Winslow area and shoulder improvements island-wide as envisioned in the City's Core 40 shoulder improvement program. While the NMTAC supports these projects, many members on the Committee consider the current vision to be limiting. For example, shoulders tight to the roadway along arterial streets may well serve commuter cyclists but do not provide facilities for families with children and less confident riders. A more comprehensive vision is thought to be needed in order to serve a wider range of users and the majority of our citizens.

Starting at the beginning of 2015, the NMTAC began discussions with the objective of developing a more comprehensive vision about the type and range of projects needed to better serve the community. The Committee held its annual retreat on March 7, 2015 and discussed future planning including various aspects of the need to further the vision of non-motorized facilities. A consensus was built around the concept of providing networks to serve a greater range of the Island's population. The term "All ages and Abilities" was defined as a representation of the non-motorized vision. A special meeting was held on July 14, 2015 to review specific projects proposed by the Committee and staff as well as a set of criteria for ranking projects. After much deliberation, a final selection criteria and ranked project list were finalized at the February 3, 2016

meeting.

See attached comprehensive list of projects which have been prioritized by the Committee using a common set of criteria. The new project list includes the “Complete Street” projects (adding bike lanes and sidewalks in urban areas), and the Core 40 program shoulder improvement projects that are currently programmed in the CIP. New projects have been added as follows:

- A more comprehensive set of sidewalk improvements in the Winslow Area.
- Regional and Inter-island multi-use pathway projects including the Sound to Olympics’ (STO) Trail and an integrated network of trails connecting to the STO.
- Greenway projects to prioritize existing streets for pedestrian and bicycle use.

RECOMMENDED ACTION/MOTION

Information only.

ATTACHMENTS:

Description		Type
❑	NM Transp Imp. Plan List	Backup Material
❑	Criteria for Selecting Projects	Backup Material

Proposed Non-Motorized Projects Transportation Improvement Plan (20-yr)

Shoulder Improvement Projects:	Granter	Nelson	Horwitz	Allen	Cutting	Willmott	Total
C40 Eagle Harbor, Phase 1 (Wyatt to Bucklin Hill)- Paved shoulders both sides	23	21	26	26	23	23	142
Erickson uphill bike lane or sharrow	18	21	24	27	20	20	130
C40 Bucklin, Phase 2 (Blakely to Lynwood)	23	15	22	22	23	23	128
C40 Blakely - Paved shoulders for climbing Lanes	20	19	21	19	23	23	125
C40 New Brooklyn (Sportsman's to Miller) - Paved climbing lanes	21	16	22	20	20	20	119
C40 Miller (Tolo to Pederson Hill) - Paved shoulders both sides	18	19	20	20	19	19	115
C40 Fletcher Bay (Lost Valley to New Brooklyn) - Paved shoulders both sides	17	17	19	20	18	18	109
N. Madison Gravel Shoulder Improvements	16	17	14	19	19	19	104
C40 Valley (N. Madison to Sunrise) - Paved climbing lane	20	16	18	19	15	15	103
C40 Eagle Harbor, Phase 2 - (Bucklin Hill to McDonald) Paved shoulders both sides	18	16	19	22	13	13	101
Valley Gravel Shoulder Improvements	15	0	18	16	20	28	97
Sidewalk Improvement Projects:	Granter	Nelson	Horwitz	Allen	Cutting	Willmott	Total
Madison Avenue (Wyatt to High School)	24	21	24	26	25	26	146
Madison Avenue (Winslow Way to Wyatt)	24	21	24	26	25	25	145
Grow (Winslow Way to Wyatt)	24	18	25	25	23	23	138
Sportsman's Club (Schools to SR305) - See Interisland trail.	22	17	22	22	22	22	127
Winslow Area Crosswalk Safety Improvements (LED signs)	25	10	24	26	19	19	123
<i>Wyatt Way (Erickson to Madison) - See current CIP</i>	26	0	25	27	20	20	118
<i>Winslow Way (Madison to Grow) - see current CIP</i>	26	0	25	27	19	19	116
N. Madison (SR305 to Manitou)	20	15	18	23	19	19	114
SR305 access to transit stops (near Madison)	23	12	20	19	20	20	114
Madison Avenue (Parfitt to Winslow Way)	19	15	20	21	16	16	107
Wyatt Way (Weaver to Finch)	21	15	19	19	15	15	104
N. Madison (Wilkes to Winthers)	15	16	18	16	17	17	99
Day (Wilkes to Day Road Industrial Centers)	5	15	14	13	19	19	85
<i>Parfitt Way</i>							

Proposed Non-Motorized Projects Transportation Improvement Plan (20-yr)

Regional Trails:	Granter	Nelson	Horwitz	Allen	Cutting	Willmott	Total
STO Phase 3 (Vineyard) - Separated Grade Crossing	20	23	25	25	25	26	144
STO Phase 5 (High School to New Brooklyn)	24	23	27	22	24	24	144
STO Phase 6 (New Brooklyn to past Sportsman's Club)	25	23	27	22	22	22	141
STO Phase 7 (Woodward Creek) - Bridge	18	19	22	21	22	23	125
STO Phase 8 (Sportsman's Club to Koura) - Megs Farm	19	19	24	22	20	20	124
STO Phase 9 (Koura to Lofgren)	19	19	23	20	19	20	120
STO Phase 10 (Lofgren to Day)					17	17	34
STO Phase 11 (Day to Hidden Cove)					17	17	34
STO Phase 12 (Hidden Cove to Seybold)					17	17	34
STO Phase 13 (Seybold to Bridge)							0
Inter-Island Trails:	Granter	Nelson	Horwitz	Allen	Cutting	Willmott	Total
<i>Ketchell Trail Connector</i>	16	14	25	22	22	22	121
Sheppard Way, Phase 1	16	17	18	23	19	19	112
Sheppard Way, Phase 2	16	17	18	23	19	19	112
<i>Cave Trail Connector</i>	15	15	25	21	18	18	112
Algren Connector (Rolling Bay to Wilkes Elementary)	19	15	19	20	15	15	103
STO Expeditionary Trail (Rotary Park to Agate Pass Bridge)	16	15	22	12	17	18	100
STO Expeditionary Trail (Wardwell to Koura)	21	13	23	14	13	14	98
Miller Road (New Brooklyn to Koura)	14	21	17	20	13	13	98
Lynwood Center - Along Fletcher Bay Rd and Lynwood Ctr. Rd.	16	19	17	19	13	13	97
STO Expeditionary Trail (Koura to Lofgren)	21	13	23	18	10	11	96
Lost Valley	19	17	20	20	8	8	92
Wardwell/ Sands (New Brooklyn to Biscuit)	18	14	19	17	11	10	89
Schools (STO to Sportsman's Club)	0	22	20	25	11	10	88
Other Projects:	Granter	Nelson	Horwitz	Allen	Cutting	Willmott	Total
Grow Avenue Greenway	25	19	20	25	23	24	136
Separated Pathway/ One Way Street Road Diet (Waterfront Park to Sheppard)	0	17	17	24	19	20	97
Sheppard Way Greenway	16	18	17	24	9	10	94

Criteria for Selecting Projects (List Format)

- Safety improvement
- Trail system hierarchy (Regional)
- Trail system hierarchy (Sub regional/ Inter-island)
- Connectivity (Addresses gap/barrier or extends service)
- Safe routes to schools
- Serves or has potential to serve large number of users
- Connectivity to Winslow urban center.
- Connectivity to urban town centers
- Connectivity to neighborhoods
- Connectivity w/ in Winslow
- Connectivity to Ferry
- Connectivity to Bus
- Number of users
- Integrating modes of transportation.
- Promotes active transportation and health
- Improves accessibility for users with handicaps/restrictions
- Congestion relief SR305 and cut through traffic
- Congestion relief Secondary Arterials
- Congestion relief neighborhood streets
- Identified in City Comprehensive Plan

Criteria for Selecting Projects (Grouping & Scoring Format)

Connectivity (7 points maximum)

Addresses gap or extends facility. 4 points connectivity to Schools. 3 connectivity to Winslow or to Town Centers. 2 point for connectivity w/ in Winslow or Town centers. 1 point for neighborhood connectivity. Additional 2 points if regional connection and 1 point if sub regional connection. Additional 1 point for addressing gap/ removing barriers along well traveled route that is within ½ mile of major destinations for pedestrians and 2 miles for cyclists.

Multi-modal (3 points maximum)

3 points for within 1/2 mile for pedestrians or 2 miles for cyclists of Ferry Terminal. 2 points for other connectivity to Ferry or Bus stops.

Safety (5 points maximum)

5 points for location with high crash statistics. 4 points for projects that by design address a significant safety problem(s). 3 points for projects that will likely improve perceived safety by the non-motorized traveling public.

Accessibility (3 points maximum)

2 points for high traveled route within Winslow area. 1 point for other locations. Additional 1 point for locations that provide a benefit to more vulnerable users such as those using assisting devices and children.

Congestion relief and (3 points maximum)

Separates modes on congested roadways. 3 points SR305. 2 points secondary arterial or collector with over 2000ADT. 1 point for Neighborhood Street impacted by cut through traffic.

Non-motorized facility identified in City's Comprehensive Plan (3 points)

3 points for comp plan. Examples include shoulder or sidewalk improvements. 2 points for focused plan with extensive community involvement. 1 point for CIP. Which-ever is greater. Not accumulative.

Number of users (5 points)

5 points for high (over 100 users per day). 3 points for medium (25 to 99 users per day). 1 point for low (under 25 users per day). Example: The STO trail near Winslow Way is expected to have over 100 users per day. Example: A pathway connecting a neighborhood culd-i-sac to a local park is expect so serve less than 25 persons per day.

Connectivity – Providing a network of roadways and trails that provides a viable transportation for all modes with a balance of serving the greatest number of users and addressing the needs of more vulnerable users such as children traveling to school and persons using assisting devices. Realizing a vision for a comprehensive and integrated regional and inter-island network that connects neighborhoods to schools, parks, town centers, the urban center of Winslow, and to Seattle and Kitsap County. Addressing critical gaps and barriers that leverage existing networks to maximize the benefit with available funds.

Multi-modal – Improve connection to public transportation such as bus and ferry. Support multi-modal trips to encourage active modes of transportation. Achieve the vision of a well-integrated multi-modal transportation system (#1 Goal in the IWTP).

Safety – Prioritize resources to address areas with statistical safety concerns and locations with high non-motorized use that professional's consider enhancements would be effective at improving safety. Address perceived safety barriers for the non-motorized traveling public to encourage active modes of transportation.

Accessibility – Address barriers in existing pedestrian facilities and address gaps and lack of facilities. Realize a vision for a network that is functional for all users and prioritize funding for more vulnerable users such as children, seniors, and persons using assisting devices.

Congestion Relief – Address traffic congestion on SR305, the greater Winslow Area, and cut through traffic in neighborhoods. Bike lanes or alternative routes provided by separated pathways contribute to more efficient transportation networks.

Non-motorized facility identified in City's Comprehensive Plan – Projects that achieve facilities identified in the City's comprehensive plan or other plans that are the result of significant public involvement are awarded additional points.

City of Bainbridge Island City Council Agenda Bill



PROCESS INFORMATION

Subject: 8:15 PM Police Station Options, AB 14-008 - Executive	Date: 3/15/2016
Agenda Item: COUNCIL DISCUSSION	Bill No.: 14-008
Proposed By: City Manager	Referrals(s):

BUDGET INFORMATION

Department: Executive	Fund:	
Expenditure Req:	Budgeted? No	Budget Amend. Req? No

REFERRALS/REVIEW

:	Recommendation:	
City Manager: N/A	Legal: N/A	Finance: N/A

DESCRIPTION/BACKGROUND

Information about known options for a police facility will be presented to the City Council during the March 15, 2016 Study Session. In addition to the information to be provided about potential sites, input from the City Council is also requested on a proposed public meeting.

A public meeting is proposed for a date to be determined in April for the purpose of obtaining community input regarding interests related to the police facility. Although the meeting would be open to the public, members of the opposition and advocacy groups would be specifically invited to attend. In May, staff would report back to the City Council with a summary of the public input and a proposal for next steps.

RECOMMENDED ACTION/MOTION

Discussion and provide input regarding next steps.

ATTACHMENTS:

Description	Type
PowerPoint Presentation	Backup Material

POLICE FACILITY OPTIONS

March 15, 2016



CITY OF
BAINBRIDGE ISLAND

GENERAL ELECTION TAKEAWAYS

- \$15 M project is not supported by voters
- Location adjacent to City Hall was not supported by voters
 - Site contamination was not the only factor
- Voters did not reject the need for a new police facility
- Some opposition to combining Police with Municipal Court
- Some opposition to siting police facility in Winslow core

OPTIONS CONSIDERED IN 2015

- ~~- North of City Hall (Previous preferred site)~~
- ~~- South of City Hall – Island Fitness~~
- ~~- Co-location with Fire District at Station 21~~
- ~~- Sakai Property~~
- Existing Site
- New Brooklyn Road
- Wintergreen Way (Visconsi)

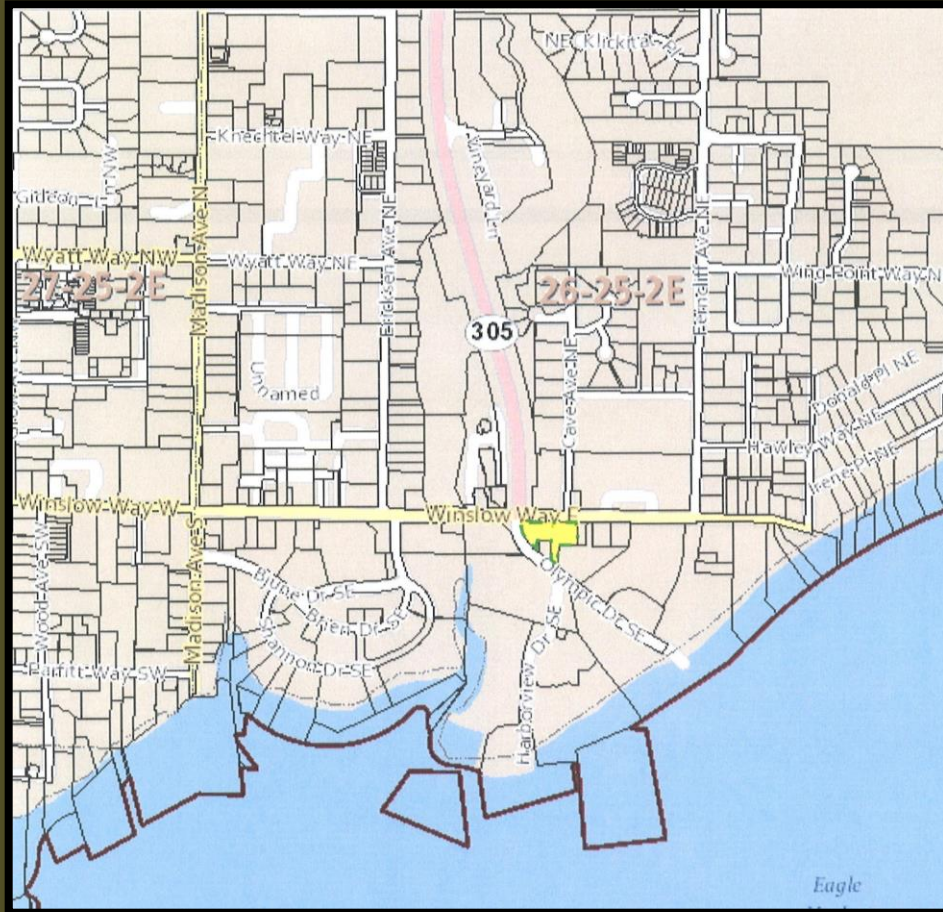
NEW OPTIONS IDENTIFIED

- 9191 Moran Road NE
- 9657 NE Yaquina Avenue
- 8954 Madison Avenue N
- 600 Ericksen Avenue

CONSIDERATIONS

- Property within any Residential Zone is restricted to 25% lot coverage
- The ideal situation is a single level structure for efficiency of operations
- Calls for service are consistent with population density
- Code calls (lights & sirens) are infrequent (less than 5 per month)
- 21,500 s.f. plus 27 public parking spaces & 20 secured parking spaces – Police only
 - Minimum 1 acre of usable space with underground parking (4 acres in R Zone)
 - Minimum 1.5 acre of usable space with all surface parking (6 acres in R Zone)

EXISTING SITE



Site is not large enough due to shape.

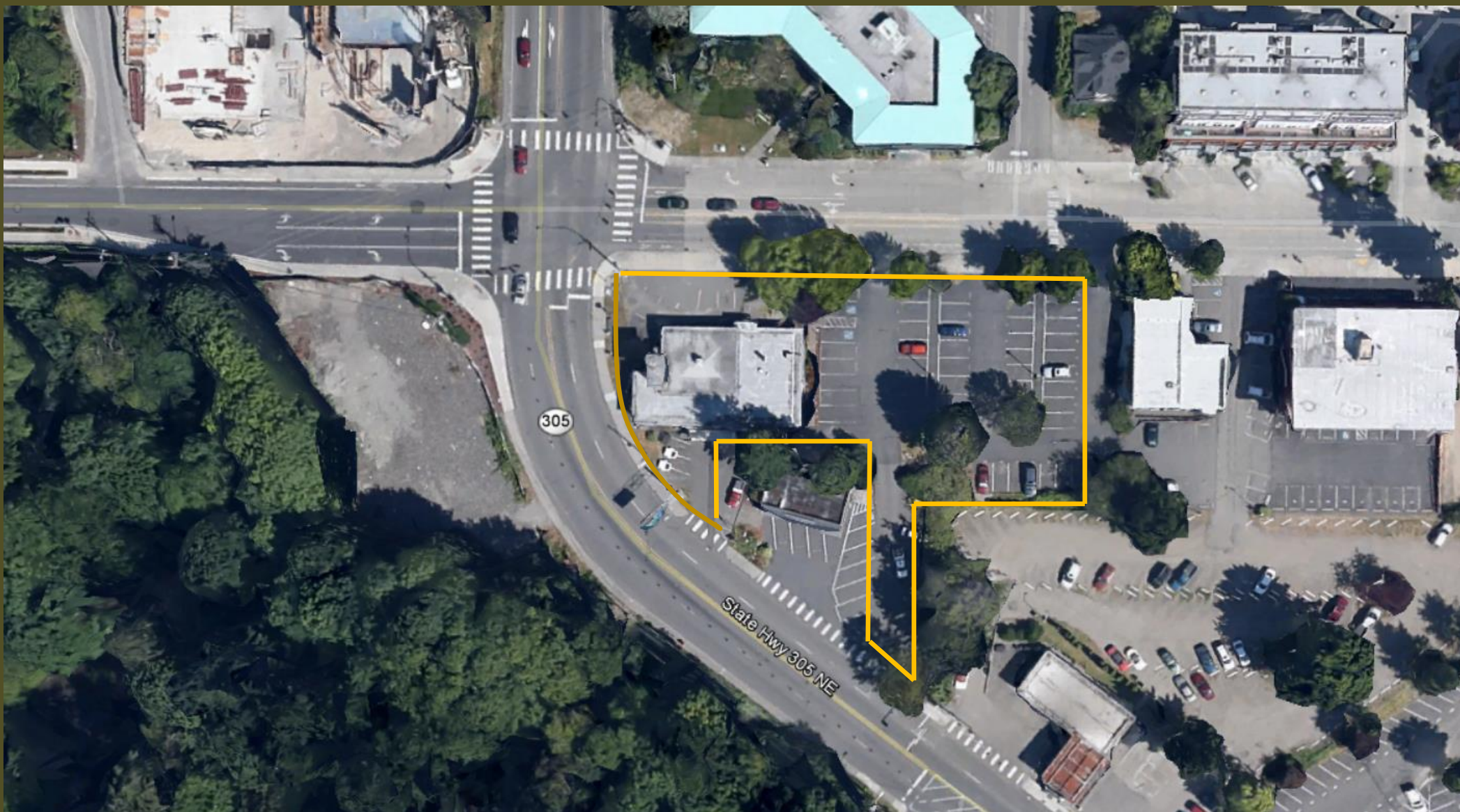
Requires 3 level building.

Conflicts with Ferry District Urban Design Plan.

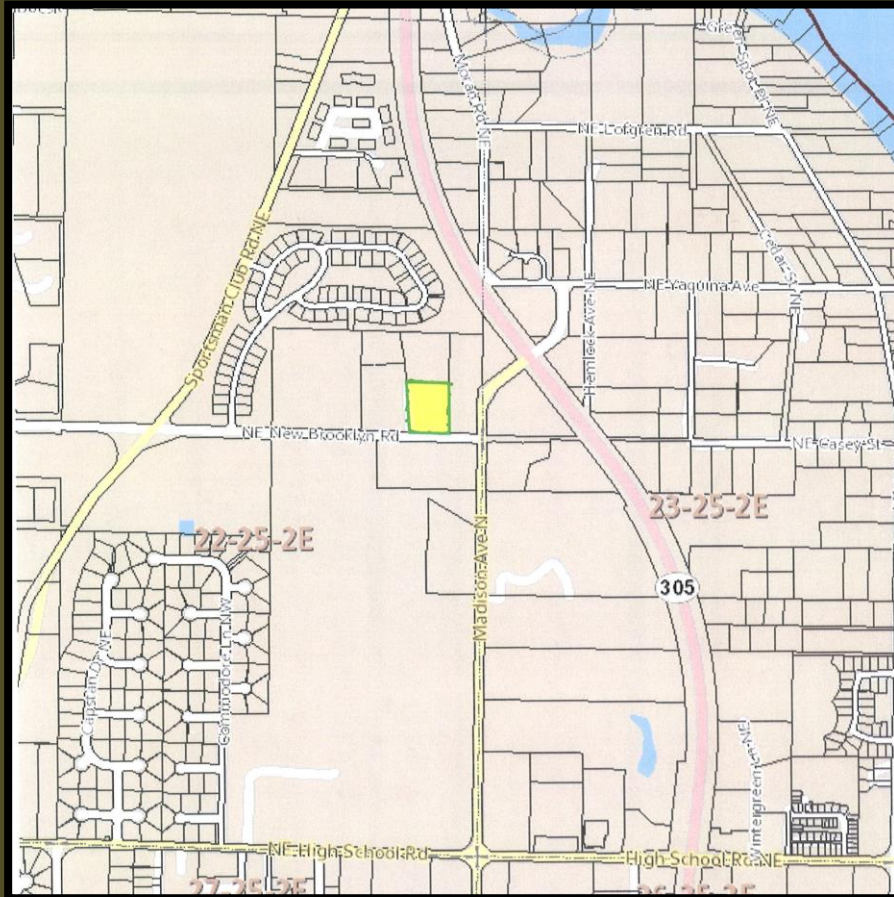
2008 Site Study & Mackenzie Site Evaluation both confirmed site is too small.

Property has much greater commercial value.

Requires temporary location during construction.



NEW BROOKLYN ROAD SITE



Site is large enough for program needs.

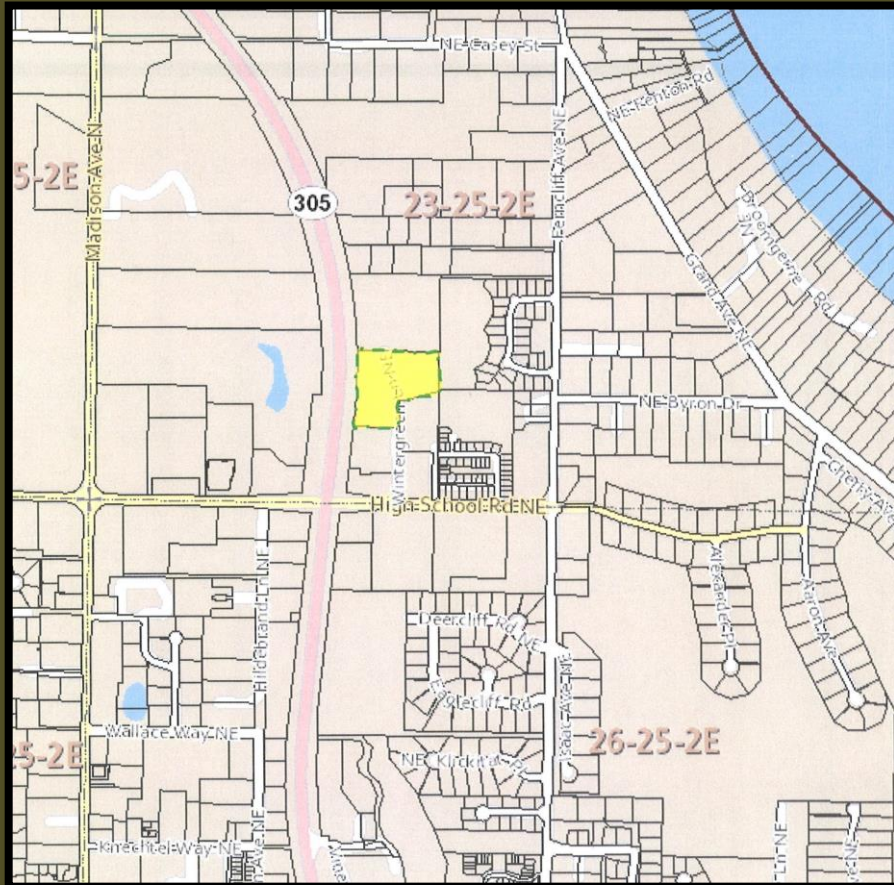
Adjacent to Fire Station 21.

Travel to south end of Island would require passing through school zones.

Reduces already limited LM zoned land.



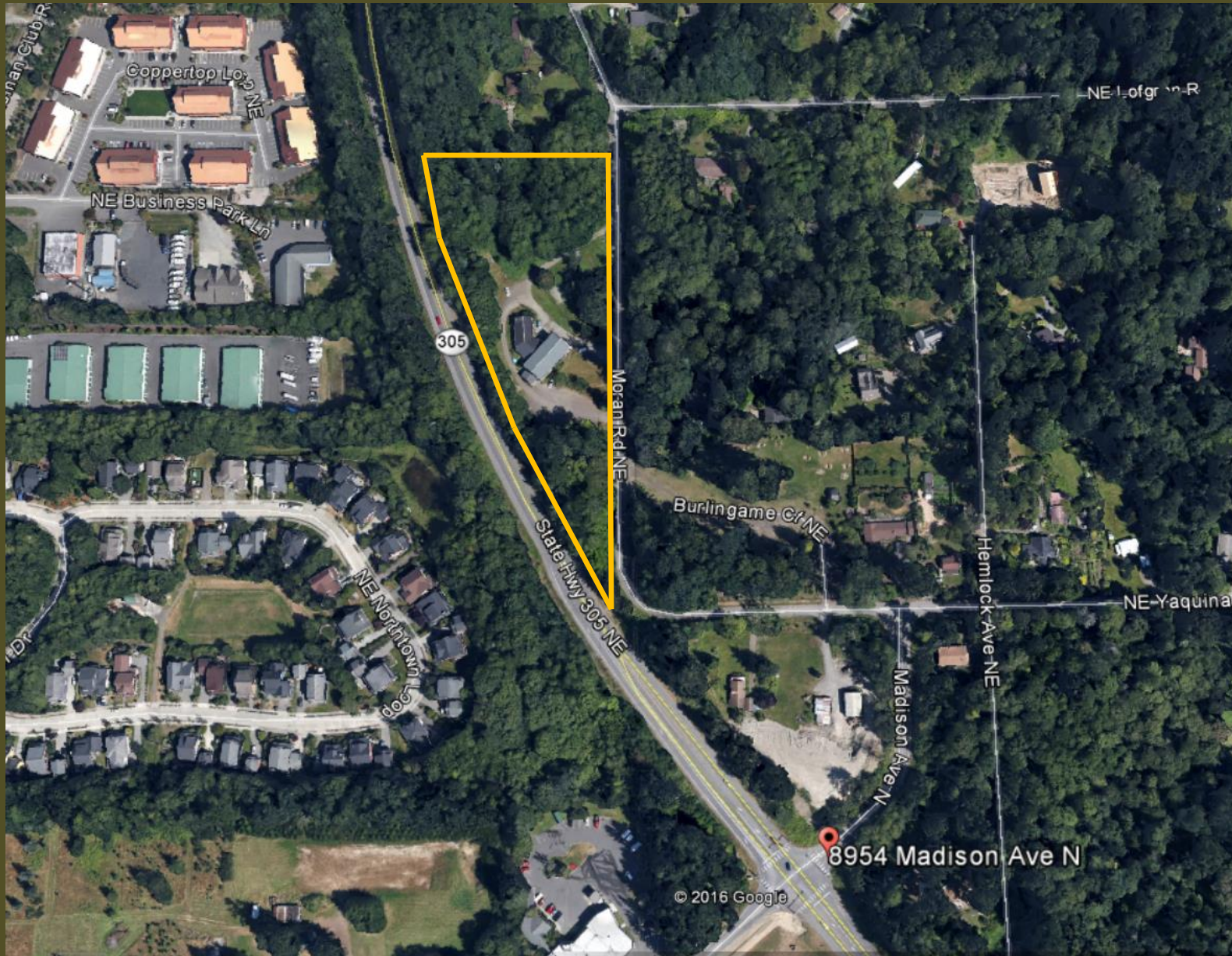
WINTERGREEN WAY (VISCONSI) SITE



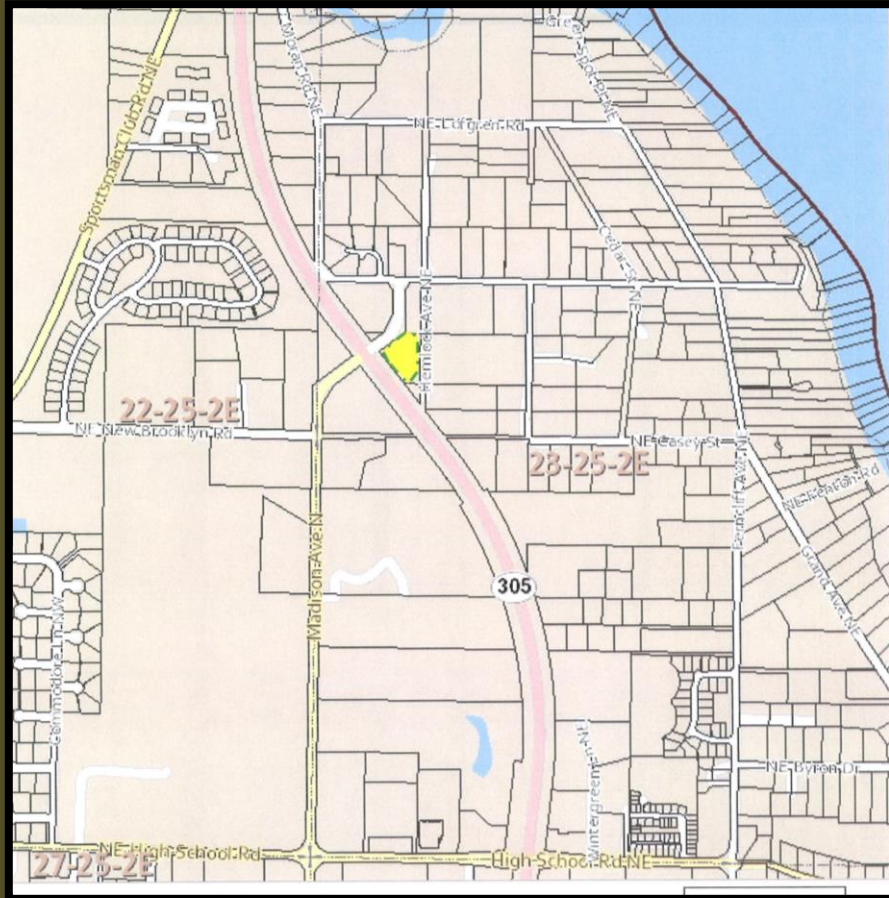
Site is large enough for program needs.

Cost exceeds \$15M.

Location at back of commercial center is not desirable.



8954 MADISON AVENUE N



Site is not large enough for program needs.

R Zone site restricted to 25% lot coverage.

Residential Zone requires CUP.

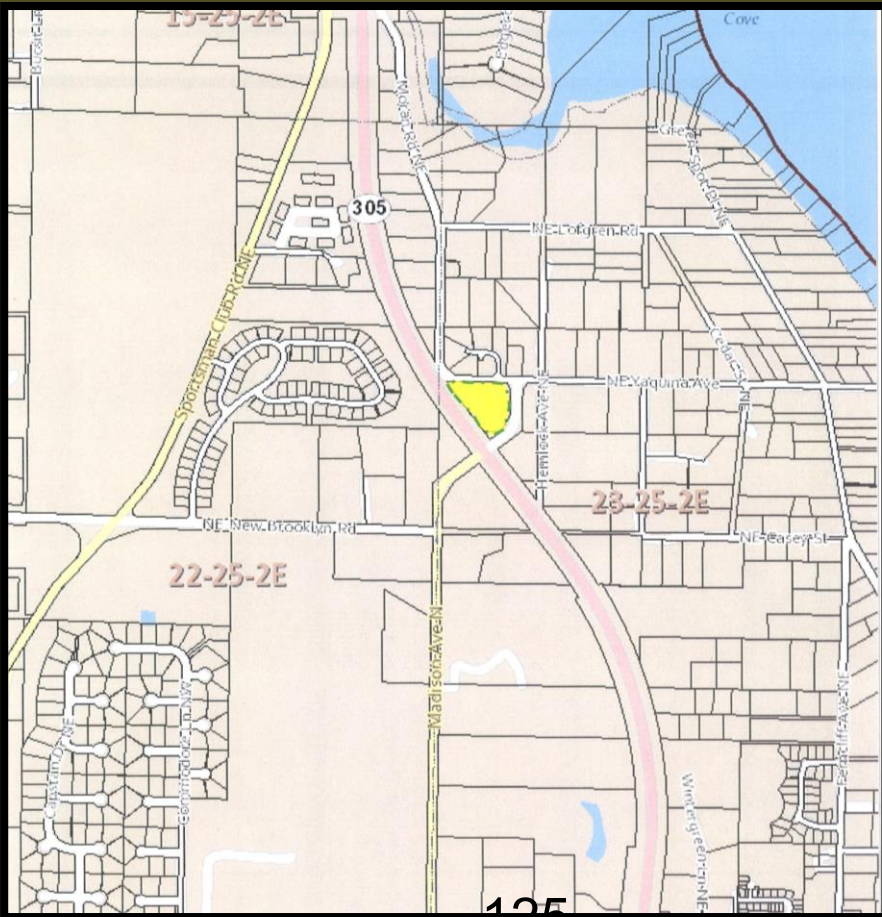
Good access to SR 305

Heavily wooded site

Water & Sewer?



9657 NE YAQUINA AVENUE



Site is not large enough for program needs.

R Zone site restricted to 25% lot coverage.

Residential Zone requires CUP.

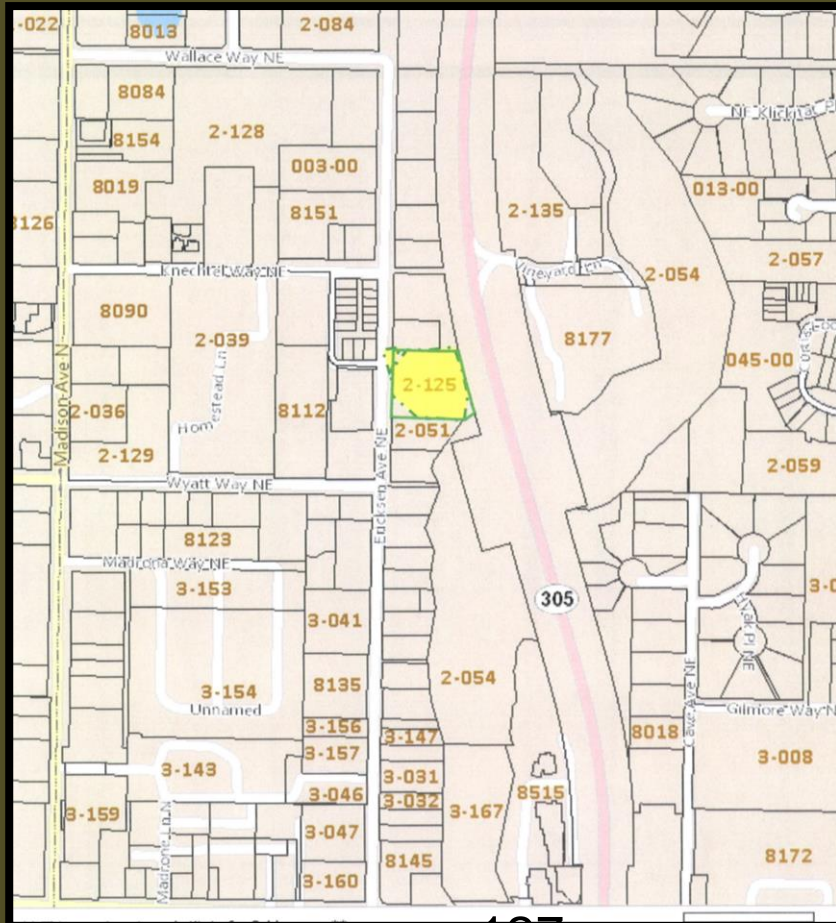
Good access to SR 305

Heavily wooded site

Water & Sewer?



600 ERICKSEN AVENUE NE



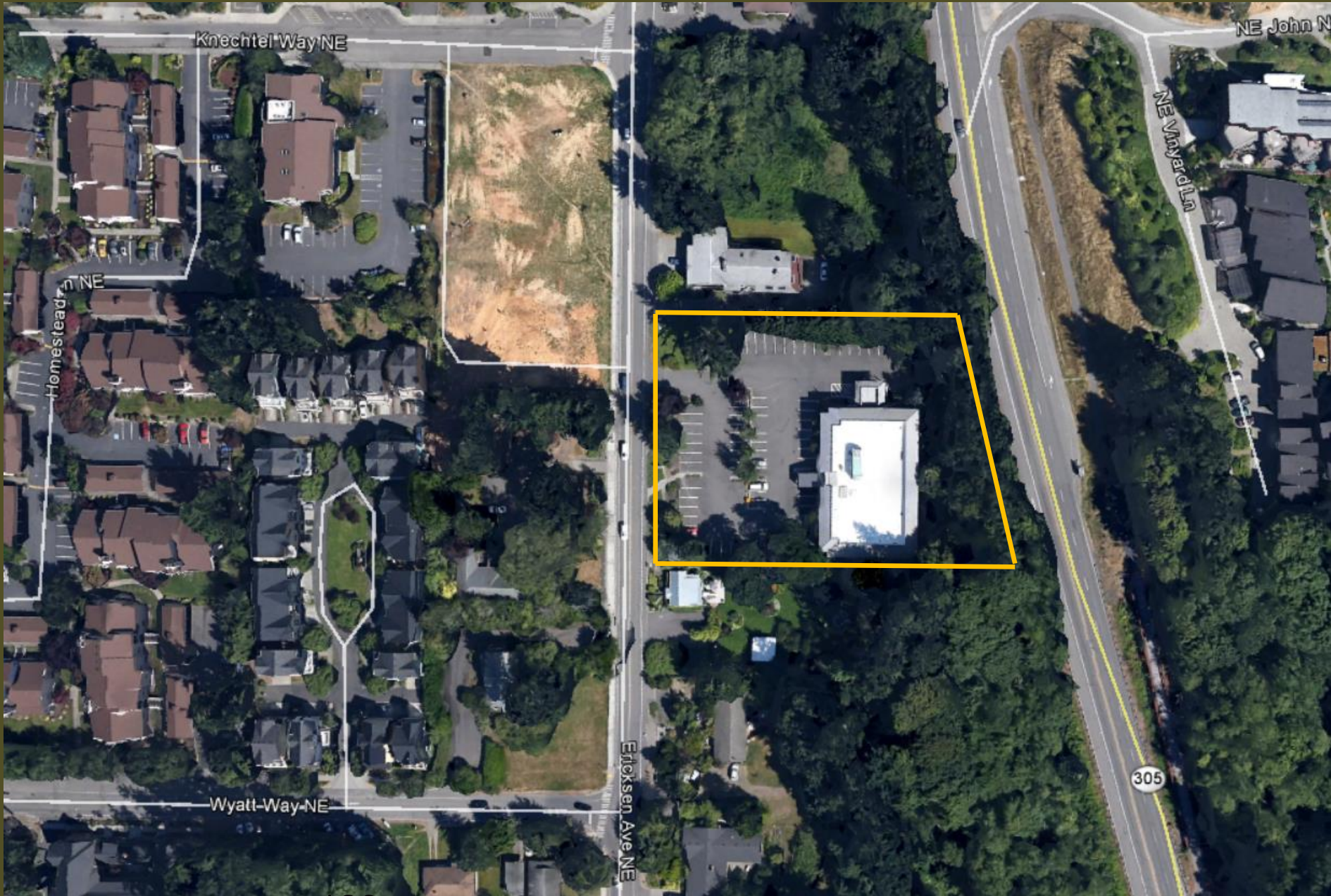
Site contains a functional existing building.

MUTC - EA Zone, public facilities are permitted uses.

Some tenant improvements required, but quick occupancy.

SR 305 emergency access possible.

Ample site parking.



City of Bainbridge Island

City Council Agenda Bill



PROCESS INFORMATION

Subject: 8:45 PM Continue Discussion of Next Steps for Suzuki Property, AB 14-119 - City Council	Date: 3/15/2016
Agenda Item: COUNCIL DISCUSSION	Bill No.: AB 14-119
Proposed By: City Council	Referrals(s):

BUDGET INFORMATION

Department: Executive	Fund:	
Expenditure Req:	Budgeted?	Budget Amend. Req?

REFERRALS/REVIEW

Business Meeting: 3/8/2016	Recommendation: Continue discussion of next steps.	
City Manager: Yes	Legal: N/A	Finance: N/A

DESCRIPTION/BACKGROUND

Continue discussion of next steps for the Suzuki property.

RECOMMENDED ACTION/MOTION

Discuss next steps.