



101 PREFONTAINE PL S
SEATTLE, WA 98104
4CULTURE.ORG

Preservation Special Projects Sample Application

PROJECT SUMMARY

Applicant

Lisa Hasselman

Project Title

Design and Feasibility Plans to Preserve the Fujioka Farm 1914 Plan House

Short Description

The architectural, geotechnical and structural engineers design and feasibility and the septic engineer's feasibility study for the Fujioka Family Farm's Plank House remediation.

Discipline

Preservation of a Historic Place

Choice Criterion

Artifact

VENUE

Venue Council District : 8

Project Venue Notes or Comments

None

NARRATIVE

Project Description

This project is part of Phase I of The Fujioka Family Farm remediation. Please see attached Geographic Overview PowerPoint that lays out the current remediation plan and its phases at page 6.

This project focuses on the preservation of the 1914 Plank House, part of the historic Fujioka Family Farm that is currently under consideration as a King County Landmark. 4Culture awarded a nominations grant for the Fujioka Family Farm in 2024 for the preparation of a landmark application which is near complete and is estimated to go before the Landmark's Board in April or May 2025. In his formal Determination of Eligibility, King County Preservation Architect J. Todd Scott described the farm as, "an exceptional resource that represents the changing nature of agricultural production in the 20th century, both before and after the war, particularly for Japanese American farmers."

The older of the two residences on the Fujioka Family Farm, the 1914 Plank House was built in 1914 using vertical plank construction by the owner at the time John L. Hanson, a Norwegian immigrant and Valdez gold miner. According to Katheryn Kraft in her 2015 4Culture supported paper "Of Small Means: Vertical Plank Dwellings Around Puget Sound & King County," vertical plank construction "is a distinctly different construction method and structural system than the construction types – full log, hewn log or balloon-frame with milled lumber – generally identified with settlement era construction in the region." It's architectural significance, associated with modest vernacular building and often associated with mobile mining operations, is rare in King County and particularly difficult to identify due to exterior coverings on most similar structures.

The 1914 Plank House is also culturally significant as it was the first residence of the Fujioka Family on the property from approximately 1930-1934 where they were first to farm the land. See attached 1932 photograph of the Fujioka Family in front of the 1914

Plank House. Martha Fujioka Nakamoto wrote: "The entire acreage [the 5 acres the family was renting] was put in strawberries. The virgin soil produced tons of berries. When Mrs. Dyrness and brother saw this, they bought the land...Around 1934 the lease ran out, the Dyrnesses refused to rent, so we were again forced to move this time about 5 miles away..." The Fujioka's story is an example of the common, unfair predicament of Japanese American farmers of the time - clearing, improving and farming only to be forced to move when the lease ran out due to legal barriers to Japanese land ownership.

Our larger goal is to remediate the 1914 Plank House to its original 1932/1914 exterior aesthetic and again use as a residence. A structural engineer has determined it must be lifted and a new foundation poured. We plan to pour the new foundation about 200 feet south of its current location and move the House onto that new foundation. The House is not in its original build location as the Dyrnesses partially dismantled it and moved it about 300 feet south in approximately 1942 where it has remained in an unfinished state in the middle of the farm's growing fields. The original location is not an option unless we were to remove established cultural landscape features (trees) planted by the Fujioka family in the 1970s after they stopped farming. Moving the 1914 Plank House to a prominent location on the southern edge of the current farm's main growing area will feature the house as you would approach it walking down our main farm pathway on one of our farm tours and open up sunny, centrally located space for crops and therefore will help the long term financial sustainability of the farm as a whole.

For this project grant, we are seeking the costs of: 1. the architectural design \$7180; 2. the geotechnical engineering work required to evaluate the new location for the design of the foundation and below grade structure \$5800; 3. the structural engineering support required for the remediation at the new location \$750; 4. a septic feasibility study for the new location \$600; and 5. our labor costs for clearing the new site managing this project: 15 hours at \$40 / hour = \$600.

Project Impact

As a commercial, WSDA certified organic produce and flower farm, Forest Garden Farm, the property and what is happening on it have high public visibility for a privately owned parcel. Our nearly year-round on-farm farmstand sees a few thousand visitors a year. We have used it as a space for communicating the continuity of farming efforts from the first farmers, the Fujioka family, starting approximately 1930 to Forest Garden Farm, 2014-present. Please see attached farm brochure. We also sell at the Vashon Farmers Market every season May through October in the center of town. We have our farm brochure at our market booth and we have discussed our farm's history with many community members while they shop.

The remediation of the 1914 Plank House will help to preserve and display the Fujioka Family's legacy. Multiple times a year, we welcome community members on farm tours. The largest to date was our participation in 2023 in the Vashon Center for the Arts Garden Tour. Over 1200 attendees walked our farm in a weekend and they had our farm brochures laminated as guides to discussing the Fujioka's farming legacy and a small display with more information about the property's history. We also regularly host farming workshops for new farmers.

We look for opportunities to share the Fujioka Family story with our community. We recently gave a presentation on the Fujioka Family's Vashon history with Bruce Haulman of the Vashon Maury Heritage Association at the Vashon Senior Center. The presentation was so well received, we were asked to present it again to the docents of the Vashon Maury Heritage Museum and the Board of the Friends of Mukai. The Museum is considering also asking for the presentation to be broadcast as part of their Vashon History 101 series. We also just wrote an article that appeared on the cover of our local newspaper, The Beachcomber, telling some of the Fujioka Family's story and featuring the return of their 1955 Dodge farm truck to the farm. We will continue to seek such opportunities to share the Fujioka Family's story and the story of their farm and preserve not just the farm itself but its resilient and representative history.

Relevant Expertise / Experience / Accomplishments

For this portion of Phase I of the Fujioka Farm Remediation, we are working with Architect Rachael Kitagawa from Hoshide Wanzer, Structural Engineer Robert Henry of Swenson Say Faget, Geotechnical Engineer Siew Tan of PanGEO Inc. and Septic Engineer Dean Blacketer of HD Quality Septic Design.

Hoshide Wanzer has extensive experience with King County historic preservation projects including their current work on the Mukai Fruit Barreling Plant. The remaining contractors all have significant experience handling similar projects. Once we have secured funding, these consultants are ready to begin the work detailed in their attached proposals.

If we do not receive the full amount requested, we will seek additional grant funding and contribute personally to these preliminary steps to determine the feasibility and design of the larger remediation plan.

Project Implementation

Advancing Equity

The buildings and landscape of the Fujioka Family Farm are primarily associated with King County and Vashon Island's Japanese American and Agricultural communities. This project and the larger remediation project of which it is part seek to preserve the history and resilience of a Japanese American family who immigrated in the early 1900s and began farming on Vashon Island. They faced barriers to land ownership, forcing them to rent and move multiple times on Vashon.

The 1914 Plank House we are seeking to remediate, and preserve is a clear example of a place where they contributed significantly to the land while leasing it and then were forced to move on once the lease ran out. The family was then forcibly imprisoned for over three years during World War II. Despite these injustices, in 1951, the family

returned to Vashon and purchased this property where they had lived and farmed in the 1930s and stewarded the land into the 2000s. My husband and I purchased this property from the Fujioka family in 2014 and are returning it to native evergreen forest and organic farming. The Fujioka family is still connected to and visits the property a few times a year.

This project seeks to honor the Fujioka's legacy here on Vashon by preserving it so that others can learn from and remember their story.

PROJECT BUDGET*

Expenses		Estimate
Planning		<input type="checkbox"/>
Design		<input type="checkbox"/>
Construction		<input type="checkbox"/>
People	\$14,930	<input checked="" type="checkbox"/>
Soft Costs		<input type="checkbox"/>
Facility Purchase		<input type="checkbox"/>
Fundraising		<input type="checkbox"/>
Services	\$0	<input type="checkbox"/>
Supplies	\$0	<input type="checkbox"/>
Promotion	\$0	<input type="checkbox"/>
Transportation/Shipping	\$0	<input type="checkbox"/>
Documentation/Assessment		<input type="checkbox"/>
Equipment/Fixtures		<input type="checkbox"/>
In-Kind	\$0	<input type="checkbox"/>
Other	\$0	<input type="checkbox"/>
Total:	\$14,930	

Income		Confirmed
Applicant	\$0	<input type="checkbox"/>
Foundations	\$0	<input type="checkbox"/>
Corporations	\$0	<input type="checkbox"/>
Government	\$0	<input type="checkbox"/>
Individual Donors	\$0	<input type="checkbox"/>
Earned	\$0	<input type="checkbox"/>
In-Kind	\$0	<input type="checkbox"/>
Other	\$0	<input type="checkbox"/>
4Culture Request	\$14,930	
Total:	\$14,930	

**Empty budget fields were not in this application.*

Project Budget Notes

ARCHITECT HOSHIDE WANZER - DESIGN PHASE

-Site Visit to Inspect Proposed Site 2 hours (Principal 4 hrs at \$175/hr and Project Architect 48 hrs at \$135/hour)

-Develop Site Plan 4 hours

-Develop Floor Plans and Exterior Elevations 32 hours

-Initial King County Permit Review 2 hours

-Develop Preliminary Cost Estimate 2 hours

-Coordinate Structural Engineer 4 hours

-Coordinate with Geotechnical Engineer 2 hours

-Design Review Meetings (assume 2 remote meetings) 2 hours

-Project Management 2 hours

TOTAL Architect DESIGN PHASE: 48 hours / \$7,180

GEOTECHNICAL ENGINEER PANGEO

- Site Reconnaissance/Document Review
- Subsurface Explorations including Excavate 3 to 4 test pits at the location where the house will be moved to.
- Prepare Geotechnical Report including Site Description, Seismic Site Class and Liquification, Foundation Design, Basement Wall Design Parameters, Subsurface Drainage, Floor Slab Recommendations, Earthwork Recommendations.

TOTAL DESIGN/REPORT lump sum fee of \$5800

STRUCTURAL ENGINEERING Swenson Say Faget

- Providing schematic level drawings sufficient for initial costing purposes.

TOTAL STRUCTURAL PRELIM DESIGN: \$750

SEPTIC HD Quality Septic Design DESIGN PHASE

*Note the Fujioka Family Farm Remediation plan includes remediation of two residences and installation of a public farm bathroom - Septic Engineer has been asked to consider the larger project in design for efficiency and his design costs will reflect the larger project - please see attached Fujioka Family Farm Geographic Overview last page includes the phases of the full project.

- Further Soil and Site investigation
- Mapping of existing structures, trees, etc.
- Mapping of local topography in the area of the proposed drainfield area and reserve areas
- Design of an On-site Sewage Disposal System for an accessory dwelling, Partial design of reserve area system for the ADU and the main residence
- Certification, completion and submittal of Design Package to King County Health Department KCHD

TOTAL for DESIGN PHASE \$3800

SITE PREPARATION and PROJECT MANAGMENT by Property Owners/Grant Applicants

-Clearing and making accessible site for engineers to do work above 5 hours at \$40/hour
-Project Management - coordination and communication with consultants to complete work within grant timeframe 10 hours \$40 / hour
TOTAL SITE PREP / PROJECT MANAGMENT \$600

Support Materials

Work Sample Descriptions

01

1932 black and white photograph of the Fujioka Family in front of the 1914 Plank House.

02

The front and back of our current Forest Garden Farm brochure which highlights some of the Fujioka Family's farming legacy.

03

Fujioka Family Farm Geographic Features is a 6-page visual overview of the proposed historic landmark site and the remediation phases of the full project appear at page 6. This grant application applies to the design and feasibility of Phase I.

04

Proposal from the Architect

05

Proposal from the Geotechnical Engineer

06

Proposal from the Structural Engineer

07

Proposal from the Septic Engineer