



Glen Spieth
Joan Cooley
Bethene Campbell
Christina Manetti

REGULAR MEETING AGENDA

LANDMARKS & HERITAGE ADVISORY BOARD

THURSDAY, April 22, 2021

6:00 PM

COVID-19 Meeting Notice: The Open Public Meetings Act (OPMA) waiver by the state legislative leadership was extended through the duration of the duration of COVID-19 pandemic/emergency. As a result, City Hall **will not be** open for Landmarks and Heritage Advisory Board Meetings.

Until further notice, residents can virtually attend Landmark and Heritage Advisory Board (LHAB) meetings by watching them live on the city's YouTube channel:

<https://www.youtube.com/user/cityoflakewoodwa>. Those who do not have access to YouTube can call in to listen by telephone at +1(253) 215- 8782 and by entering Webinar ID: 924 4188 6425

To participate in Public Comment and/or Public Testimony:

Public Comments and Public Testimony on Public Hearings will be accepted by mail, email or by live virtual comment. Send comments by mail or email to Karen Devereaux, LHAB Clerk, at 6000 Main Street SW Lakewood, WA 98499 or <mailto:kdevereaux@cityoflakewood.us>. Comments received up to one hour before the meeting will be provided to the Landmarks and Heritage Advisory Board electronically.

Virtual Comments: If you would like to provide live Public Comments or Public Testimony during the meeting, you will need to join the Zoom meeting as an attendee by calling by telephone **Dial +1(253) 215- 8782 and enter participant ID: 924 4188 6425#** or by visiting <https://zoom.us/j/92441886425>

By Phone: For those participating by calling in by **telephone (+1(253) 215- 8782 and enter participant ID: 924 4188 6425#**, the Chair will call on you during the Public Comment and/or Public Hearings portions of the agenda. When you are unmuted please provide your name and city of residence. Each speaker will be allowed (3) three minutes to speak during the Public Comment and at each Public Hearing.

By ZOOM: For those using the ZOOM link <https://zoom.us/j/92441886425>, upon entering the meeting, please enter your name or other chosen identifier. Use the "Raise Hand" feature to be called upon by the Chair during the Public Comments and/or Public Hearings portions of the agenda. When you are unmuted, please provide your name and city of residence. Each speaker will be allowed (3) three minutes to speak during the Public Comment and at each Public Hearing.

Outside of Public Comments and Public Hearings, all attendees on ZOOM will continue to have the ability to virtually raise your hand for the duration of the meeting. You will not be acknowledged and your microphone will remain muted except for when you are called upon.

- 1. Call to Order**
- 2. Meeting Protocol**
 - a. Roll Call
 - b. Acceptance/Changes to Agenda
 - c. Approval of Minutes from March 25, 2021
 - d. Announcements
- 3. Public Comments**

None

4. Public Hearings

None

5. Reports by Historic Preservation Officer or Staff

None

6. Unfinished Business

- “Did You Know” additional specific items/topics for website
- Update the Lakewood Touring Map to include historic streets identified through the recognition program.
- Developing information on Designated Lakewood Landmarks with explanation of the different types of designations (local, state, and federal) for website
- Ideas for recognizing past member Marjorie Thomas-Candau

7. New Business

8. Next Meeting Scheduled

Tentatively scheduled for Tuesday, April 13, 2021

9. Adjournment

Members please contact Karen Devereaux at kdevereaux@cityoflakewood.us or 983-7767 by Tuesday prior to the meeting, if you are unable to attend. It is important to establish in advance whether or not there will be a quorum. Thank you.



LANDMARKS AND HERITAGE ADVISORY BOARD

March 25, 2021 Meeting Minutes
ZOOM Meeting
6000 Main Street SW
Lakewood, WA 98499

“The mission of the City of Lakewood Landmarks and Heritage Advisory Board is to preserve, protect and promote the unique heritage and historic resources of the City of Lakewood”

CALL TO ORDER

The meeting was called to order at 6:05 p.m. by Ms. Joan Cooley, Vice- Chair as Mr. Glen Spieth, Chair was running late.

MEETING PROTOCOL

Roll Call

Landmarks & Heritage Advisory Board Members Present: Glen Spieth, Joan Cooley, Beth Campbell and Christina Manetti

Landmarks & Heritage Advisory Board Members Excused: None

Landmarks & Heritage Advisory Board Members Absent: None

Council Liaison to LHAB: Councilmember Patti Belle

Staff Present: Courtney Brunell, Planning Manager and Karen Devereaux, Administrative Assistant

Acceptance/Changes to Agenda

No changes were made to the agenda.

Approval of Minutes

The minutes of the meeting held on February 28, 2020 were approved as written by voice vote, M/S/C Campbell/Spieth. Motion to approve the minutes passed unanimously, 3-0.

Announcements

Ms. Courtney Brunell introduced newest LHAB member, Dr. Christina Manetti, to the group.

PUBLIC COMMENTS

None

PUBLIC HEARINGS

None

REPORTS BY HISTORIC PRESERVATION OFFICER OR STAFF

None

UNFINISHED BUSINESS

Update on Pierce County Historical Preservation Grant Update

Ms. Courtney Brunell explained the City of Lakewood was not chosen for the Pierce County Historical Preservation Grant. 23 grant applications were received for a total ask of \$325,000. The preservation

grant totaled \$200,000 allowing a group of 11 projects to be funded. The requested grant amount submitted by the City was \$7,220.00, due to the need for outsourcing the installation of the historic street signs and the need to pay prevailing wages. Ms. Brunell added that she will apply again next year and is currently pursuing other avenues by following up on the timelines for applying to the CLG grant.

Update Lakewood Touring Map to Include Historic Streets Identified Through the Recognition Program

Members shared that it is difficult to share ideas over a zoom telephone meeting and agreed to table topics until they can meet in person to discuss and view the map together. Ms. Brunell confirmed government buildings are scheduled to stay closed to the public through June 30, 2021 due to the pandemic. Ms. Brunell will update members if this schedule changes.

Developing Information on Designated Lakewood Landmarks with Explanation of Different Types of Designations (Local, state, and Federal) for Website

In a previous meeting Mr. Spieth recommended having a benefits and downsides ledger similar to a pros and cons ledger in regards to the different types of historic property designations (local, state, and federal). Ms. Christina Manetti agreed to review the brochure document and make suggestions for changes for the April meeting discussion.

OTHER

“Did You Know” Project for the Website

Ms. Courtney Brunell provided a document with small vignettes of information on historical sites or events of Lakewood’s past which can be used to build the new page for the website. Members were encouraged to submit some of their ideas for everyone to consider and choose at next meeting.

Review of 2021 LHAB Work Plan

Ms. Brunell confirmed the date of the Joint Council meeting is Monday, September 27, 2021 at 7:00 PM in Council Chambers to discuss the continuing work of the group.

NEW BUSINESS

Ideas for Recognizing Past Member Marjorie Thomas-Candau

Members are undecided about what to do to honor Marjorie. Mr. Glen Spieth suggested members develop a few ideas to share and choose from at the next meeting. Mr. Spieth recalled Council providing a Proclamation or something similar at past events. Ms. Courtney Brunell suggested speaking with the Council Liaison, Patti Belle, as she will be attending the April meeting.

Next Meeting The regular monthly meeting is set for Thursday, April 22 at 6:00 PM.

Meeting Adjourned at 6:35 p.m.

Glen Spieth, Chair
Landmarks & Heritage Advisory Board
04/22/2021

Karen Devereaux, Recording Secretary to the
Landmarks & Heritage Advisory Board
04/22/2021

Did You Know?

Fort Steilacoom was established in 1849 in the buildings erected by English farmer Joseph Heath, who died a few months previous. The site was the first American military base on the Puget Sound. It sheltered settlers during the so-called Indian War of 1854-1856, but was never the scene of any fighting – a blessing, since the only fortification was a picket fence.

Military Ties are Fused to Lakewood

During the westward expansion of the nation, the Army played a key role in providing expeditions, topical surveys, frontier security, protection, and skills and services not available in pioneer settlements. The first military post in the Washington Territory was Fort Steilacoom founded in 1849. It served the early pioneers until it was closed in 1869 to become what is now known as Western State Hospital.

Western State Hospital

When Fort Steilacoom was abandoned as a military post in 1868, the barracks were empty. Growing demands for the territory cried for a place to treat members of the community who suffered from mental ailments. The buildings and grounds shifted hands as the Washington Territory received the 60-acre fort and farm for use as an insane asylum. On August 19, 1871, the first patients moved into the former barracks. The hospital is one of the oldest governmental facilities in the state and predates statehood by almost a generation. In 1916, the 1,737-foot stone and mortar wall bordering Fort Steilacoom Park along Steilacoom Boulevard was hand built by patients and hospital employees.

Wauhup Lake

The lake in Fort Steilacoom Park is named after Dr. John Wesley Wauhup, the superintendent of what was, before the turn of the last century, called the Washington State Hospital for the Insane. Wauhup managed the hospital for 16 years. He was interested in the new science of psychiatry during the early age of Sigmund Freud's theories. Wauhup, a Scottish branch of the Wauchope clan, is pronounced "Wah-op." Wauhup and his wife are responsible for planting the rare trees, including an empress tree from China, located around the hospital grounds.

Camp Lewis

The largest military post in the United States at the time, Camp Lewis, opened in September 1917, and was soon home to more than 40,000 soldiers. Its first commander was Maj. Gen. Henry A. Greene, and it was home to the 91st Infantry Division. Greene, a forward thinker, allowed the Salvation Army and other businesses to construct commercial buildings. Restaurants, a jeweler, and a bank sprouted up to serve the soldiers' needs, which was a new concept for military posts.

The Oldest Surviving Home in Lakewood

Northwest pioneers Willis Boatman and his wife, Mary Ann, rode the Oregon Trail in their ox-drawn wagon in 1852 from Illinois and settled in the Puyallup area. However, the threat of attack by Native Americans led them to seek shelter near the U.S. Army's Fort Steilacoom in Lakewood, just as Ezra Meeker had done. Boatman apparently liked the area and built a 24-foot-by-30 foot home near Gravelly Lake about 1858. It forms the kitchen and dining room of what is now the oldest surviving home in Lakewood, located across from Clover Park High School. This was the first property the city of Lakewood designated as a local landmark.

Chief Leschi of the Nisqually Tribe

Leschi of the Nisqually Tribe was linked to most of the famous attacks of the Indian War, whether he was anywhere near the battle or not. Many prominent settlers believed the chief was innocent and was a scapegoat for the tensions of the war, but a jury convicted him. Civilians hanged Leschi on February 19, 1858, near where Steilacoom Lake meets Steilacoom Blvd. It wasn't until 2004 that the state legislature formally exonerated him.

Byrd Mill

In 1853, Andrew Byrd filed a claim for 159 acres at the north end of what is now Steilacoom Lake, in an area near the current corner of Steilacoom Boulevard and Phillips Road, where Steilacoom Lake feeds into Chambers Creek. In partnership with his brother, Preston Byrd and A. E. Light, a Steilacoom merchant, Byrd built a dam and sawmill. The dams required by the mill backed water up into a nearby valley, thus boosting the level of Steilacoom Lake. The Byrd mill converted much of the area's grains into flour and timber into lumber, and its Byrd Mill Road became a popular route between Puyallup and Steilacoom. Among the people who worked at the mill was Job Carr, whose cabin has been reconstructed in Tacoma. Historian Murray Morgan wrote that Carr found occasional employment at the mill "while waiting for the city of his dreams to materialize." In the late 1880's, some of the Byrd land was platted for a town named Custer. The name remains on a road and a school.

Tacoma and Lake City Railway (T&LC)

Charles Naubert and Frank Ross developed the Tacoma & Lake City Railway in 1890. The men offered lots in Lake City for \$50 to \$100 as well as a way to get from Tacoma to the area. The T&LC started in Tacoma area of North 26th Street and Union Avenue, ran south to past what is now Snake Lake Park and through Manitou, and from there to resorts around American Lake. Though the railroad only operated for 7 years, it was instrumental in opening the area to development.

Tacoma Speedway

From 1912 to 1922, Lakewood was in serious contention as the Indianapolis of the West. Nationally known racers joined locals in entertaining crowds at the Tacoma Speedway. The track opened after a group of Lakewood businessmen led by Arthur Pritchard, president of the Tacoma Automobile Association build a five-mile, all dirt track. The track changed quickly over the first two years to a shorter two-mile course that roughly ran from what is now Steilacoom Blvd SW and Gravelly Lk Dr SW to 100th St SW, then back to Lakeview Ave SW.

Community Leader Norton Clapp

Real Estate Developer Norton Clapp is responsible for much of what is considered old Lakewood, such as the Colonial Center and the Little Church on the Prairie. Clapp came from a pioneer family that helped Frederick Weyerhaeuser buy his first timberlands in Washington in 1890. If Norton Clapp was the builder of Lakewood as it is known today, his wife, Mary, and her love of New England architecture was his inspiration. That's why the Lakewood Colonial Center, built in 1937, one of the first suburban shopping centers in the nation, has the look that it does today.

Tacoma Country and Golf Club

Life in Lakewood for the upper crust of society meant wonderful privilege and leisure. In 1894, Alexander Baillie felt he could cure the loneliness of his Scottish coworkers by recreating a game from home. Relocated to Lakewood in 1905, Tacoma Country and Golf Club is the oldest continuing golf club west of the Mississippi. Its players have included Gen. Dwight Eisenhower, Bing Crosby, and Mildred Ella "Babe" Didrikson Zaharias. The course and home sites sit on American Lake.

Tacoma's Airport

Until the City of Tacoma and the county a field on the site of McChord, Mueller-Harkins Field was Tacoma's airport. In the 1930's, the Washington air College was operated by George Fisher at the field. The navy used the property during World War II, and some of its buildings remain. The race tower became part of the airfield that is now Clover Technical College. (Courtesy LHS, Glen Spieth Collection.)

The repeated attempts of pilot Harold Bromley to fly the City of Tacoma to Japan are among the odder episodes of Lakewood aviation history. In 1929, Tacoma promoters offered \$25,000 to anyone who could make the city famous as the starting point of a trans-Pacific flight Bromley made several attempts, all were unsuccessful.

Woodbrook Hunt Club

The Woodbrook Hunt Club remains in Lakewood as another example of how Tacoman's and later local residents sought recreation in the area. Master of foxhounds would prepare each fall for the club traditional drag foxhunt ceremony of the hounds. Other public events include horse shows, horseback riding competitions, and classes of all levels. The club sits on Lakewood's boundary with Fort Lewis (JBLM).

Thornewood Castle

In 1884, Chester Thorne, a New York Quaker-turned-railroad baron, had graduated from Yale University and went to work for a railroad company. Glowing reviews of the Tacoma's potential brought Thorne to the area. He built his dream house on what was then prairie land next to American Lake. The Tudor-style mansion included many features dismantled from a 15th-century English castle and shipped to the site on 3 ships commissioned for the trip around Cape Horn. Thorne entertained at the mansion with lavish parties for many of his social clubs and business friends. In 1927, his death after a long illness, made newspaper headlines. The list of pallbearers at his funeral read like a list of who's who of Tacoma's history, including J.F. Weyerhaeuser and William Rust. The house stayed in the family another 50 years. In 1982, historians added Thornewood to the National Register of Historic Places. It now operates as a bed and breakfast.

Lakewood Lakes

Lakewood's largest lakes are Steilacoom, Gravelly, and American.

Silcox Island

In 1905 Albert A. Silcox bought and settled the 13-acre American Lake island that bears his name as a place to get away from the bustling urban life of Tacoma's 20th century streets.

Ponce de Leon Creek

Various dams have been constructed over the creek which runs into Steilacoom Lake. Although part of Ponce de Leon Creek was paved over with construction of the Lakewood Mall and covered by a bank building the creek continues to flow under Gravelly Lake Drive.

Clover Park School District and Youth Activities

In 1941 Clover Park School District also educated the youth of University Place, Parkland and Steilacoom, before those communities had their own schools and before the Clover Park School District also built Lakes High School. Clover Park was for grades 7 through 12. After school students headed for the Clover

Patch Café, across Gravelly Lake Drive SW from the school entrance, where they ate hamburgers, drank milkshakes, and danced the jitterbug to '78 records on the jukebox. Smoking was prohibited within a half mile from the school. In the evenings or Saturdays, the youth skated at the Lakewood Ice Arena on Steilacoom Lake, and with colder winters, often skated outdoors on frozen small lakes like Seeley Lake. Sock-hop dances after the school games saved the polished floors of the gym. The Clover Park building stood until 1981. A fire gutted the building so extensively that the school was demolished and a new facility was dedicated the fall of 1982.

Lakes High School Graduate Grammy Award Blues Guitarist

Robert Cray, a multiple Grammy Award winner, got inspiration for his blues career while attending the 1971 graduation party at Lakes High School. He was sitting next to Bobby Murray when Albert Collins performed. "I was sitting right next to Robert and our jaws just dropped" Murray told the site JB Blues. I knew right then and there that was what I wanted to do. I changed Robert, too! It was great because we were both able to continue a relationship with Albert until he passed away in 1993." The son of an Army quartermaster would go on to form Steakface with Murray, known as the "best Lakewood band you have never heard of." Cray graduated to a solo career that has spanned 40 years. He won his first grammy award for the album *Strong Persuader*. The single "Smokin' Gun" attracted considerable attention. Cray is considered one the best blues guitarists, period. In 2011, he was elected to the Blues Hall of Fame. (Courtesy of Robert Cray/Music One Live.)

Lakewood's International District

What started out as small community of Korean families, Lakewood's International District, offers a city within a city to anyone looking for ethnic goods, services, or food items. One of the prominent developers of this still growing community is Boo Han, whose plaza provides a commercial anchor for the strip of South Tacoma Way. Boo Hans store is now the heart of the International District and offers several hundred businesses operated by people of Asian heritage.

Lakewood Theater

Ne of Lakewood's most distinctive buildings, The Lakewood Theater and Terrace Restaurant was a local hangout. Norton Clapp, prominent community leader opened Lakewood Center, one of the first suburban shopping centers, in 1937.

Lakewood Historical Society new location and xxxxxxx

Sources. These books may be purchased from the Lakewood Historical Society at their museum location. Dunkelberger, Steve and Neary, Walter (2014). *Images of America Lakewood*. Charleston, S C: Arcadia Publishing.

Dunkelberger, Steve and Neary, Walter (2014). *Legendary Locals of Lakewood*. Charleston, S C: Arcadia Publishing.

BENEFITS OF HISTORIC PRESERVATION IN LAKEWOOD

Economic, Environmental & More

BENEFITS FOR THE PROPERTY OWNER

- Special Tax Valuation: A local tax incentive program, reducing property tax for 10 years for qualified, locally registered properties.
- Federal Investment Tax Credit: 20% federal income tax credit for qualified income producing properties.
- Studies show historic properties within historic districts have higher property appreciation value than comparables not in historic districts.
- Consideration inland Use Actions under Washington State Environmental Policy Act Review.
- Use of special building code for existing structures.

ECONOMIC BENEFITS OF HERITAGE TOURISM

The National Trust for Historic Preservation defines heritage tourism as “traveling to experience places, artifacts, and activities that authentically represent the stories and people of the past and present.”

- Heritage travelers spend more, do more, and stay longer than any other types of tourists.
- Visiting historic and cultural sites is second only to shopping for people on vacation to heritage sites.
- 1 in 3 international visitors to the US tours a historic or cultural attraction.

ECONOMIC BENEFITS FOR THE COMMUNITY

Rehabilitation of historic buildings creates more jobs and tax revenue than construction of new buildings or roads.

A New Jersey study, *Economic Impacts of Historic Preservation*, developed conservative “recipes” for assessing the economic impact of historic preservation. For example, for every \$1 million dollars spent on nonresidential historic rehabilitation 38.3 jobs, \$1,302,000 in income, and \$202,000 in taxes is generated. The same amount spent on new nonresidential construction generates 36.1 jobs, \$1,223,000 in income, and \$189,000 in taxes.

Rehabilitation results in more local jobs and businesses for local suppliers.

Due to the nature of rehabilitation work, it relies on local craftspeople and suppliers. New construction involves more off-site assembling that uses fewer workers and is often done out-of-town or even out-of-state. Of course, the income earned by these local workers and trades people has a multiplier effect on the economy since those same workers and business owners spend their money locally.

ENVIRONMENTAL BENEFITS

- Re-using existing buildings eliminates unnecessary landfill waste. In 1996 35-38% of all landfill waste was from construction demolition debris.

- Demolishing a building 25' wide by 120' deep erases the recycling of 1,344,000 aluminum cans.
- Re-using buildings and materials has two significant environmental benefits: it spares the resources that would otherwise be used to make new products, and it prevents the waste of resources that have already been fashioned into products and structures.

Investing in historic neighborhoods results in less sprawl.

New development requires the expansion of basic infrastructure and services such as roads, water, sewage, utilities, and fire and police protection. In contrast, by rehabilitating our historic neighborhoods and downtowns we experience growth without the corresponding increase in expensive services and infrastructure. Although services in historic areas may need upgrading, it is certainly less expensive, less damaging to the environment, and results in less sprawl than expanding services to new areas on the urban fringe.

LANDMARK CRITERIA AND RESPONSIBILITIES

To be considered “qualified” for tax incentives properties must be listed on the Lakewood Landmark Register.

Criteria for placement on the register includes:

- The property must be 50 years old, or a district that has resources more than 50 years old,
- Have retained integrity of location, design, setting, materials, workmanship, feeling and association, and
- Significance based on: 1) association with events – broad pattern of national, state, and local history, 2) association with lives of persons significant in national, state, or local history, 3) embodies distinctive characteristics of a type, period, style, or method of design, 4) contains information important in prehistory or history, 5) is an outstanding work of a designer or builder who has made a substantial contribution to the arts.

Responsibilities for registered properties include obtaining a certificate of appropriateness before any alteration may be made to the character defining elements of the landmark that are identified in the nomination form.

“...I would suggest to you that any claim for rights that is not balanced with responsibilities removes the civility from civilization, and gives us an entitlement mentality as a nation of mere consumers of public services rather than a nation of citizens. A consumer has rights; a citizen has responsibilities that accompany those rights. Historic preservation is a responsibility movement rather than a rights movement. It is a movement that urges us toward the responsibility of stewardship, not merely the right of ownership. Stewardship of our historic built environment, certainly; but stewardship of the meaning and memory of our communities manifested in those buildings as well.”

-Don Rypkema, Nationally recognized expert in economics

The primary duty of the Board is to identify and actively encourage the conservation of the City's historic resources by establishing and maintaining a register of historic landmarks, landmark sites, historic special review districts, and conservation districts; reviewing proposed changes to register properties; raising community awareness of the City's history and historic resources; and serving as the City's primary resource in matters of history, historic planning, and preservation, as provided for in this chapter (LMC2.48.035).