



Glen Spieth
Joan Cooley
Bethene Campbell
Christina Manetti

SPECIAL REGULAR MEETING AGENDA

LANDMARKS & HERITAGE ADVISORY BOARD

THURSDAY February 9, 2023 AGENDA

6:00 PM Virtual Hybrid Meeting – American Lake Conference Room

Until further notice, residents can also 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: # 858 4520 5947**

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 webinar ID: # 858 4520 5947** or by visiting <https://us06web.zoom.us/j/85845205947>

By Phone: For those participating by calling in by **telephone (+1(253) 215- 8782 and enter webinar ID # 858 4520 5947** 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://us06web.zoom.us/j/85845205947>, 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 both September 22, 2022 and October 27, 2022
 - d. Announcements
- 3. Public Comments**
- 4. Public Hearings**
 - a. Lakewold Gardens: Carriage House Type II Certificate of Appropriateness

5. **Reports by Historic Preservation Officer or Staff**
 - a. Lakewood Touring Map Update
 - b. LHAB 2023 Workplan Update
 - c. Heritage Tree Code Update
6. **Unfinished Business**
 - a. Lakewood Touring Map – Next Steps Discussion
7. **New Business**
 - a. LHAB Chair and Vic-Chair Nominations
8. **Next Meeting Scheduled TBD**
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

Thursday, September 22, 2022 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

Mr. Glen Spieth, Chair called the meeting to order at 6:00 PM.

MEETING PROTOCOL

Roll Call

Landmarks & Heritage Advisory Board Members Present: Glen Spieth, Chair;

Beth Campbell, and Christina Manetti, Vice Chair

Landmarks & Heritage Advisory Board Members Excused: Mark Hayes

Landmarks & Heritage Advisory Board Members Absent: Joan Cooley

Staff Present: Courtney Brunell, Planning Manager and Josh Kubitza, Associate Planner
Council Liaison to LHAB: Councilmember Paul Bocchi (present)

Acceptance/Changes to Agenda: None

Approval of Minutes

The minutes of the meeting held on August 25, 2022 were approved as written by voice vote, M/S/C Campbell/Manetti. Motion to approve the minutes passed unanimously, 3-0.

Announcements: Mr. Josh Kubitza, Associate Planner, reminded board members of the Joint City Council / Landmarks and Heritage Advisory Board meeting to be held on Monday, September 26 at 7:00 PM in the Council Chambers. The discussion will address the accomplishments of 2022 and any work items for 2023. Ms. Courtney Brunell will provide a list of talking points for the meeting.

PUBLIC COMMENTS: None. No public in attendance on line.

PUBLIC HEARINGS: None

REPORTS BY HISTORIC PRESERVATION OFFICER OR STAFF

Nisqually Tribe Outreach

Staff will continue to reach out to the Nisqually Tribe in order to update the Lakewood Touring Map and website. Ms. Beth Campbell suggested asking the tribe for permission to link their video where someone is speaking about the Nisqually culture in the native tongue and English onto the City website.

Clover Park School District Outreach

One idea discussed at the initial meeting was to have older students complete research projects to incorporate Chinese and Nisqually Tribe cultural heritage into the historical touring map. This would help students fulfill a graduation requirement of community service hours performed. Staff has a second meeting scheduled with CPSD on September 29, 2022 and will update LHAB members at the October 2022 meeting.

Lakewood Touring Map Update

There has been no update to the Lakewood Touring Map as staff continue to reach out to the Nisqually Tribe and Clover Park School District.

UNFINISHED BUSINESS

Additional Community Designation Discussion

Mr. Glen Spieth announced the Lakewood Historical Society will be placing two additional markers for Woodbrook Hunt Club and Byrd Cemetery on Phillips Rd. The Lakewood Mayor is scheduled attend the dedication celebration in November for the Woodbrook Hunt Club.

Mr. Spieth explained the Lakewood Historical Society has plans to place markers in 2023 for the Lakeview Train Station and the Chinese Expulsion, and the Lakeview Post Office.

Ms. Christina Manetti queried marking the Motor Avenue motor trolley routes used throughout the City.

Members discussed making contact with property owners at House of Donuts, Colonial Center, Bowlero Lanes, and Denny's Restaurant on Bridgeport Way to discuss community designations for the buildings.

NEW BUSINESS

2023 Work Plan Discussion

Mr. Josh Kubitzka reviewed each item of the 2023 work plan with members and discussed what they would like to speak with City Council members about during the upcoming joint meeting on Monday, September 26, 2022.

Councilmember Paul Bocchi suggested the members apply for the Pierce County grant rounds that were just advertised.

Next Regular Meeting would be held Thursday, October 27, 2022 at 6:00 p.m.
Meeting Adjourned at 6:52 p.m.

02/09/2023
Glen Spieth, Chair
Landmarks & Heritage Advisory Board

02/09/2023
Karen Devereaux, Recording Secretary
Landmarks & Heritage Advisory Board



LANDMARKS AND HERITAGE ADVISORY BOARD

Thursday, October 27, 2022 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

Mr. Glen Spieth, Chair called the meeting to order at 6:00 PM.

MEETING PROTOCOL

Roll Call

Landmarks & Heritage Advisory Board Members Present: Glen Spieth, Chair;
and Christina Manetti, Vice Chair

Landmarks & Heritage Advisory Board Members Excused:

Landmarks & Heritage Advisory Board Members Absent:

Staff Present: Josh Kubitz, Associate Planner; Karen Devereaux, Administrative
Assistant

Council Liaison to LHAB: Councilmember Paul Bocchi (not present)

Acceptance/Changes to Agenda: None

Approval of Minutes

**The minutes of the meeting held on September 22, 2022 were approved as
written by voice vote, M/S/C Campbell/Manetti. Motion to approve the
minutes passed unanimously, 3-0.**

Quorum was not reached for the October 27 meeting therefore these minutes were
not voted on.

Announcements: Mr. Josh Kubitz introduced Ms. Anaya Davis, Youth
Councilmember assigned to attend and participate in LHAB meetings. Ms. Davis
explained there are four youth councilmembers assigned and at least one of them
would attend each meeting throughout the school year.

PUBLIC COMMENTS: None. No public in attendance or online.

PUBLIC HEARINGS: None

REPORTS BY HISTORIC PRESERVATION OFFICER OR STAFF

Nisqually Tribe Outreach

Staff has not been able to connect with anyone from the Nisqually Tribe but will
continue to reach out in order to update the Lakewood Touring Map and website.

Clover Park School District Outreach

The meetings with the Clover Park School District have been delayed. Staff will continue to reach out to them and update LHAB members when progress is made.

Lakewood Touring Map Update

There has been no update to the Lakewood Touring Map as staff continue to reach out to the Nisqually Tribe and Clover Park School District. Mr. Glen Speith, Chair suggested a date should be set to have a final viewing of the draft and send to print before spring 2023.

UNFINISHED BUSINESS

Review of Joint Council Meeting on September 26, 2022

Mr. Kubitza reviewed with members the comments received from Council members such as the updated tree preservation code includes an update that will allow LHAB to designate heritage trees; Potential designation of the Lake Steilacoom Dam was discussed and suggested to be added to the 2023 Work Plan; Bridgeport Way SW street signage has both a green required sign and a brown historical sign which caused some confusion and required clarification; and the Mayor recommended the board look at partnering with the Grave Concerns Association in research and design of a video tour of the Western State Hospital cemeteries.

Update Draft Work Plan

Members were asked to review the list and add any other projects they have interest in. Mr. Spieth, Chair mentioned that he has written a marker for the Chinese Expulsion at the Lakeview Train Station which was located across the street from the Lakeview Post Office and he is very close to getting approval for a community designation on the Lakewood Theater; these designations could be added to the 2023 Work Plan.

Mr. Kubitza encouraged members to contact him individually prior to the January Council meeting if additional ideas to add came to mind.

NEW BUSINESS

November and December Changes to Meeting Dates

The November and December meetings have been tentatively cancelled. Staff will request a meeting if something important comes up during the next couple of months to see if interest/need in meeting is made.

Next Regular Meeting would be held Thursday, January 26, 2023 at 6:00 p.m.
Meeting Adjourned at 6:35 p.m.

02/09/2023
Glen Spieth, Chair
Landmarks & Heritage Advisory Board

02/09/2023
Karen Devereaux, Recording Secretary
Landmarks & Heritage Advisory Board



TO: Landmarks and Heritage Advisory Board

FROM: Josh Kubitza, Associate Planner

DATE: January 17, 2023

SUBJECT: Carriage House Type II Certificate of Appropriateness Staff Report

Introduction:

On December 14, 2022, the City received a request for a Type II Certificate of Appropriateness from Gerald Eysaman on behalf of Susan Warner, Executive Director of Lakewold Gardens. The purpose of the project is to restore and protect the main floor of the Carriage House and reconstruct the upper level of the Carriage House to its 1925 condition. The project includes additions to the Carriage House and construction of the **"Goat House", which are** restrooms associated with the Carriage House that will replace the existing porta-potties on the property. The proposed work on the buildings is subject to review by the Landmarks and Heritage Advisory Board (LHAB) for the issuance of a Certificate of Appropriateness to assure that the proposed rehabilitation work **complies with the Secretary of the Interior's** Standards for Rehabilitation of Historic Properties.

Landmark Listing:

Lakewold Gardens was nominated as a City of Lakewood Landmark by the Friends of Lakewold and designated as such by LHAB in 2002. The property is also listed in the National Register of Historic Places and the Washington Heritage Register.

The Lakewold Gardens Landmark nomination application called the Carriage House **the "old stables" and was described as being used for storage and as** a garden shop. There are no specific details on the Carriage House historic features in the nomination application. The National Register of Historic Places Registration Form lists that Carriage House as a historic building and included the following description:

"Carriage House: The Alexanders built an L-shaped carriage house in 1918. It served as a car garage, a horse stable and a garden equipment storage area. Although the building has been re-purposed to serve as the Lakewold Garden Shop and the Horticulture storage area, the wood-sided exterior remains as it was when built. It also retains its original sliding carriage doors and original wood windows. The building has a gable roof, covered in asphalt shingles and is clad with 8" wide clapboard siding."

Per historic photographs, the upper level to the Carriage House was in place in the **1920's. Based on information** from the applicant, this upper level was a caretaker or mechanic apartment that **was removed in the 1980's.**

The National Register of Historic Places Registration Form identifies the historic landscape elements of the property that are also described the Lakewold Gardens Landmark nomination form. Based on the Lakewold Gardens Site Map – Landscape Elements (see Attachment 8), there are no historic landscape features near the Carriage House. Per the Lakewold Gardens Site Map – Champion Trees (See Attachment 8), it is possible that a Champion Tree that may be near the proposed “Goat House”, **but it isn't clear if** this Champion Tree is still standing.

Neither the Lakewold Gardens Landmark nomination documents nor the National Register documents **reference a “Goat House.” The phrase “Goat House” is being** generally used by the applicant to name the comfort building because they believe there was a goat house in the area but there is no photographic evidence.

Project Description:

The main purpose of the project is to rehabilitate the Carriage House as faithfully as possible to its 1925 condition, while also gaining additional office use and program use out of the historic structure. Select Carriage House design sheets are provided in Attachment 3. Select Goat House design sheets are provided in Attachment 4. The following is a summary of the proposed work:

- Reconstructing an 804 square foot upper floor addition with sizing, siding, trim, windows, architectural features, and materials that match the historical photographs from 1925;
- Replace the 4:12 slope roof with a 12:12 slope roof with historically accurate cedar shingles;
- Add historically appropriate wood storm windows to all windows to ensure compliance building energy efficiency requirements;
- **Restore or replace exterior 8” clapboard siding**, as needed;
- Restore sliding carriage doors;
- Reconstruct collapsing exterior wall with in-kind materials;
- Construct a 261 square foot main floor addition for office space, small kitchen, and office restroom. This addition will include a small shed roof vestibule off the south elevation to provide secondary stair and egress to the upper level;
- Reconstruct horse stalls that will be utilized as temporary office spaces;
- Interior historical features (beadboard, horse trough, exposed artifacts) will be restored or left in place, except if replacement is required because they are severely damaged or contaminated with lead paint. Removed features will be replaced with in-kind material that match the existing conditions;
- Construct the 281 square foot **“Goat House” which is a** comfort structure that will replace the existing porta-potties used throughout the historical site. This is a new construction associated with the Carriage House rehabilitation. The

- Various landscape/plaza improvements adjacent to the Carriage House to improve ADA compliance, site functionality, and enhance the historical features of the building.
- Improve the historical marker location with a fully accessible path.

Certificate of Appropriateness Criteria:

Per LMC 2.48.070, a Certificate of Appropriateness must be obtained from the Board before any alteration may be made to the significant features of the Landmark. Per the LHAB By-Laws updated in April 23, 2015, LHAB has adopted the **"Secretary of the Interior's Standards for Treatment of Historic Properties"** for use in reviewing and making decisions on Certificate of Appropriateness application.

Analysis:

The following are sections **of the Secretary of the Interior's Standards** for Rehabilitation that pertain to this application.

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.
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.

Staff Response: The historical use of the property as a single-family dwelling and landscape garden is unchanged. The Carriage House existing gift shop and admissions area will remain. The remaining areas will become additional staff offices and activity areas which allows Lakewold Gardens to preserve the defining characteristics of the building with minimal changes. The removal or alteration of historic materials is due to either severe damage, lead paint contamination, or replacement for building code compliance. All new or replaced materials are being matched to the existing building materials and/or verified by historic photographs.

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.

*Staff Response: As stated above, the historical use of the property is unchanged. The Carriage House has acquired historic significance between the City of Lakewood landmark Designation and the National Register of Historic Places Registration. The original carriage doors, 8" **wide clapboard***

siding, and wood windows are being restored or replaced with in-kind materials. The upper level additional and associated gable roof and cedar shingles rehabilitates the structure to its original 1925 condition. The project is retaining and preserving the historic features of the Carriage House.

The associated "Goat House" will be a complimentary building that replaces the existing porta-potties through-out the site. There are no false sense of historical development or architectural elements from other buildings as part of this project.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

*Staff Response: As stated above, all distinct features of the Carriage House will be left exposed, rehabilitated, or replaced with in-kind materials. The project is utilizing historic photographs and existing building structure to identify the feature, finishes, and craftsmanship of the building. **The "Goat House" will be complimentary building to the historic features on site.***

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.

Staff Response: Deteriorated materials and architectural features will be restored where possible and replaced with in-kind materials if restoration is not an option. The main reason for replacement will be due to significant lead contamination from paint making it unsafe to restore the material. The replacement materials match the old design, color, texture, and visual qualities that are identifiable from the existing features or from historical photographs of the Carriage House.

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.

Staff Response: The proposal does not include chemical or physical treatments that will cause damage to historical materials. Due to significant lead contamination in the paint, these practices are not 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.

Staff Response: There are no known significant archeological resources that will be affected by the project. To further protect and preserve archeological resources on the property, an Inadvertent Discovery Plan is recommended to be kept on site during all ground disturbing activities.

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.

*Staff Response: Per the National Register of Historic Places Registration Form, the main architectural features of the Carriage house are its **8" wide** clapboard siding, gable roof, original sliding carriage doors, and original wood windows. The proposed additions (main floor and upper floor) will not **destroy these historic features. As stated before the 8" wide** clapboard siding will be restored unless due to wood deterioration and lead contamination the siding will need to be replaced. All replaced historic features will be replaced with in-kind materials. The roof slope is being reverted from its current 4:12 slope roof to the historic 12:12 slope roof with cedar shingles. The original wood windows will remain on the main floor and the upper level windows will be reconstructed to match the historic windows in photographs. Historically appropriate wood storm windows are being added to the wood windows to improve the energy performance of the building. These storm windows could be removed without compromising the property.*

The proposed "Goat House" is a new construction associated with the Carriage House and will replace the existing porta-potties on site. The proposed building is separated from the Carriage House by distinct hardscape and landscaping and is generally compatible with the massing, size, scale, and architectural features of the property.

Recommendation:

Staff recommends approval of the Type II Certificate of Appropriateness subject to the following conditions:

1. No Champion Trees shall be removed for the proposed Goat House. No tree shall be removed without a Tree Removal Permit reviewed and approved by City of Lakewood Development Services.
2. An Inadvertent Discovery Plan shall be kept on site during all ground disturbing activities.

Attachments:

1. Application for Certificate of Appropriateness received December 14, 2022
2. Applicants Narrative received December 14, 2022
3. Carriage House Plans – Select Pages
4. Goat House Plan – Select Pages
5. Original Lakewold Designation Nomination Application dated October 16, 2022
6. Unsigned Copy of the November 21, 2002, LHAB Public Hearing Meeting Minutes
7. Lakewold National Register of Historic Places Registration Form, Pages 3-8, dated October 2014.
8. National Register Nomination Site Maps dated October 2014
9. Public Notice published in the Tacoma News Tribune January 13, 2023

Attachment 1.



6000 Main St. SW, Lakewood, WA
98499
Phone: (253) 512-2261

Application for Certificate of Appropriateness

2414/4887

RECEIVED

12/14/2022

City of Lakewood

APPLICATION # (FOR OFFICE USE ONLY):

NAME OF LANDMARK: the Carriage House @ Lakewold Gardens

ADDRESS/LOCATION: 12317 Gravelly Lake Drive SW / Lakewood, Washington 98499

PROPOSED USE: Garden Shop/Offices/Workshop ZONE: OSR2

PIERCE COUNTY PARCEL NUMBER (S): 4725002372 / 4725002371

APPLICATION IS FOR:

☒ Type I: For restorations and major repairs which utilize in-kind materials.

☐ Type II: For alterations in appearance, replacement of historic materials and new construction.

☐ Type III: For demolition, moving and excavation of archaeological sites.

APPLICANT: (mandatory)

Name: Gerlad KB Eysaman Daytime Phone: 2532725934

Mailing Address: 713 Saint Helen's Avenue, office 111 / Tacoma, Washington 98402

Email Address: GeraldE@EYSAMANCompany.com Professional License No: 6010

Signature: [Signature] Contact Person: Gerald KB Eysaman

AGENT/ CONSULTANT/ ATTORNEY: (mandatory if primary contact is different from applicant)

Name: _____ Daytime Phone: _____

Mailing Address: _____

Email Address: _____ Professional License No: _____

PROPERTY OWNER 1: (mandatory if different from applicant)

Name: Susan Warner Daytime Phone: (253) 970-9538

Mailing Address: 12317 Gravelly Lake Drive SW Email Address: SWarner@LakewoldGardens.org

City/State/Zip: Lakewood, Washington 98499 Signature: [Signature]

I:\Templates\LAND USB - APPLICATIONS\Certificate of Appropriateness.doc—revised 12/02/2022

PROPERTY OWNER 2: (if more than two property owners attach additional info/signatures)Name: Carla Polster Daytime Phone: 253-219-8853Mailing Address: carlapolster64@gmail.com Email Address: 11309 Clover Crest Dr SWCity/State/Zip: Lakewood WA 98499 Signature: Carla Polster Lakewood 98499

The above signed property owners, certify that the above information is true and correct to the best of our knowledge and under penalty of perjury, each state that we constitute all of the legal owners of the property described above and designate the above parties to act as our agent with respect to this application.

The Landmarks and Heritage Advisory Board (LHAB) is the designated review board to approve or deny proposed changes to designated historic buildings and districts. Guidelines used in the review of an application (the Secretary of the Interior's Standards for Rehabilitation) are attached. To ensure that your application has considered all the potential impacts to the property or district, please contact the LHAB staff in the Development Services prior to finalizing your application. Staff can provide information on tax relief programs, technical assistance, and information on other regulations. Call (253) 512-2261 for further information.

The LHAB will schedule completed applications for the next available meeting. The LHAB meetings are held on the fourth Thursday of each month, at 6:00 p.m. in the Executive Conference Room, third floor of City Hall, 6000 Main Street SW. **Required copies of the application and supporting materials for review should be received by the LHAB staff fourteen (14) days prior to the Board's regular meetings. The owner, applicant and/or their authorized representative should be sure to attend the LHAB meeting to answer questions about the project and hear the LHAB deliberations on the proposal/application.**

The applicant will be sent a letter containing the findings of the commission ten (10) days after the Landmarks and Heritage Advisory Board meeting at which any action was taken.

Additions or Modifications to Landmarked Buildings

In addition to drawing and photographs, please identify the following:

Describe what modifications are being made to the landmark building.

The existing Carriage House building (C.1910 & C.1920) had its Upper Level and a portion of its Main Level removed sometime in the 1980's. The work of this project is to reconstruct the Upper Level and Main Floor as faithfully as possible to its circa 1925 condition. Existing finishes outside and inside are to be retained and restored. Existing windows and doors (including the large sliding garage doors) will be restored. The majority of the Upper Level windows will be reconstructed to match the historic windows visible in historic photographs. Upper Level roofs, dormers, details, siding, and trim will to the greatest extent possible replicate the historic elements. In an attempt to improve the thermal envelope of the building period appropriate wood storm windows will be added to all windows.

Due to the lack of good photographic evidence, portions of the Upper Level opposite the main 'front' plaza are based on a number of remnant existing details suggestive of the configuration and fenestration of that side of the building. A small shed roof vestibule was added to the south elevation to provide a secondary stair and egress to the Upper Level.

The uses of the building will remain contemporary. The existing Gift Shop and Admissions area will remain as such. The former horticultural office and storage areas will become offices and workshops for public programs. The Upper Level, originally a caretaker's or mechanic's apartment, will become additional staff offices.

Do these modifications meet the requirements of the Secretary of the Interior's Standards for Rehabilitation? (see attached.) Explain how the project follows these guidelines.

The Secretary of the Interior's Standards for Rehabilitation are intended as the baseline for work on this project. Existing exterior and the bulk of interior finishes will remain. The exterior, originally painted, will seek to match the earliest color for the project. The interior now painted, likely unpainted originally, will maintain the beadboard finish and be repainted. Original extant fenestration is to be fully restored. The absent Upper Level, including roofs and dormers, knee brackets, fenestration and trim is to be rebuilt to match historic documentation. Deteriorated materials are to be restored where possible or replaced with in-kind materials. Wood gutters, evident in historical photographs will be returned.

If the project does not follow the Secretary of the Interior's Standards for Rehabilitation, explain why you are unable to do so.

Some suppositions, based on a variety of extant details and 'ghosting' of historical features, have been made to reconstruct a portion of the structure where hard documentary evidence is not available.

New historically appropriate wood storm window will be added to improve the building's energy performance which otherwise might have required Upper Level windows to not match details typical of extant windows and visible in historical photographs. These can be removed without compromising the form or integrity of the property.

The interior beadboard, originally unpainted, will not have the paint removed due to cost, risk of remediation, and potential damage to the wood.

architecture

Attachment 3.

EYSAMAN& Company

713 Saint Helen’s Avenue, office 111 Tacoma, Washington 98402

(253) AR2-5934 GeraldE@EYSAMANCompany.com

structural engineering

JP JONES ENGINEERING

Structural Design

711 Saint Helen’s Avenue, Suite 208 Tacoma, Washington 98402

civil engineering

Beyler Consulting, LLC

5920 100th Street, Suite #25 Lakewood, Washington 98499

mechanical, electrical, and plumbing

HultzBHU engineers inc

1111 Fawcett Avenue, Suite 100 Tacoma, Washington 98402

specifications

JKB Architectural Specifications LLC

90 West Main Avenue, Suite 8 Morgan Hill, California 95037

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2414/4887

RECEIVED
12/14/2022
City of Lakewood

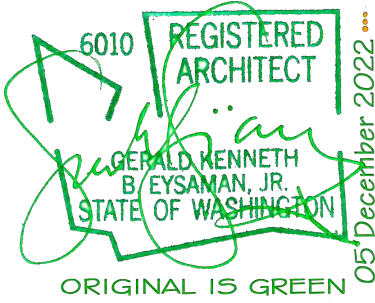
○ Carriage House

○ Goat House

owner

Friends of Lakewold Garden

12317 Gravelly Lake Drive SW / Lakewood, Washington 98499



ISSUE
PERMIT ISSUE I
PERMIT ISSUE II
PERMIT ISSUE III

7 SEPTEMBER 2022
19 OCTOBER 2022
05 DECEMBER 2022



circa 1925

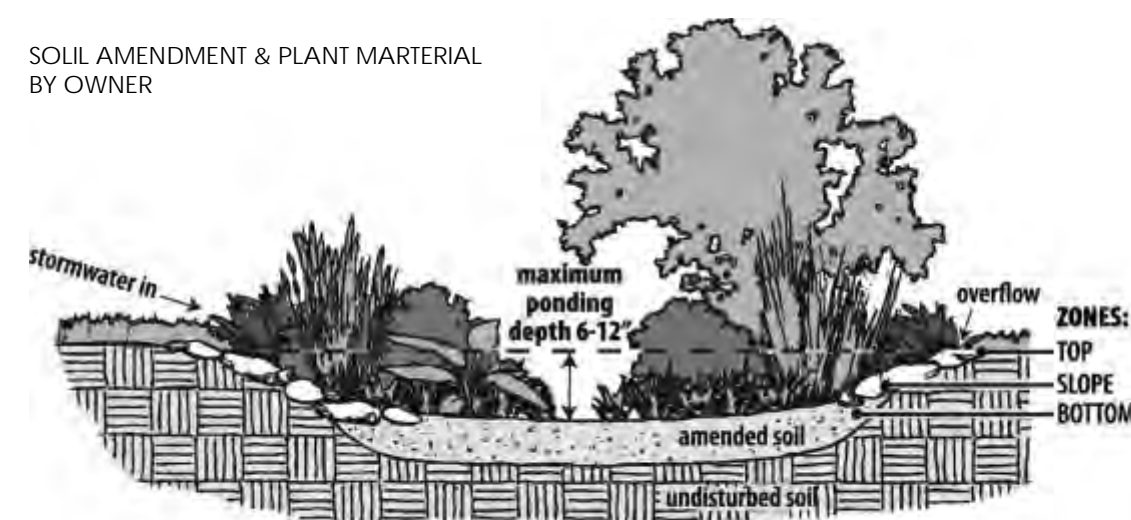


2020

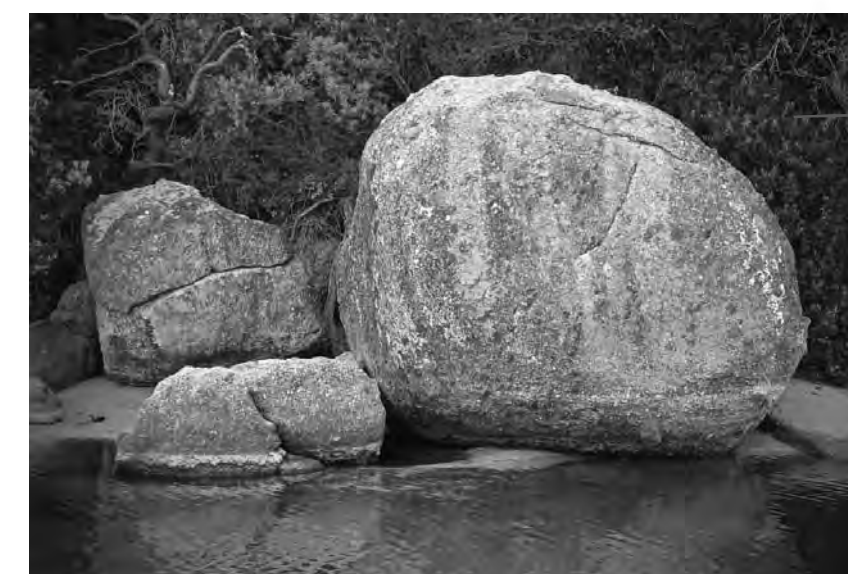


2023

SOLIL AMENDMENT & PLANT MATERIAL
BY OWNER



2 Rain Garden Section



3 Feature Boulders Reference Image

MATCH FENCE SECTIONS WITH EXTG HISTORIC PERIMETER
FENCE. INTERMEDIATE 'POSTS' NOM 6X6 POWDER
COATED TUBE STEEL #+@ 8'-0" OC.

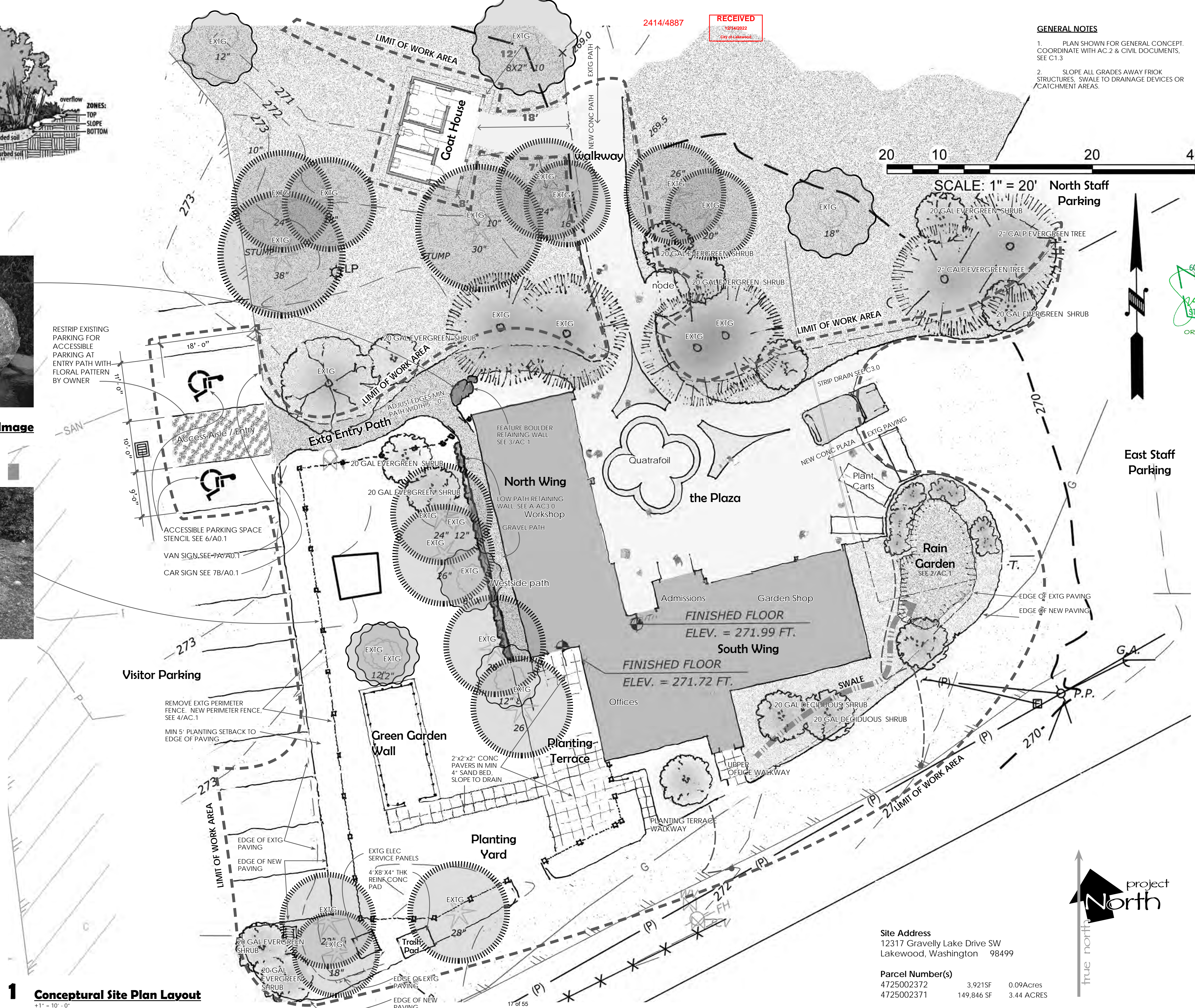


4 Fence Reference Image

nts

Sheet 27

1 Conceptual Site Plan Layout

$$+1^{\circ} = 10' - 0''$$


GENERAL NOTES

1. PLAN SHOWN FOR GENERAL CONCEPT. COORDINATE WITH AC.2 & CIVIL DOCUMENTS, SEE C1.3
2. SLOPE ALL GRADES AWAY FROM STRUCTURES, SWALE TO DRAINAGE DEVICES OR CATCHMENT AREAS.

ARCHITECT

architecture planning design
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GeraldE@EYSAMANCompany.com
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Gerald Kenneth B. Eysaman, Jr.
STATE OF WASHINGTON
05 December 2022
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THE CARRIAGE HOUSE @ LAKEWOLD GARDENS

05 DECEMBER 2022

ISSUE
PERMIT ISSUE III

CONTENT

SHEP

AC.1



1 THE HISTORIC SANITARY TAND WATER SUPPLY TO THE DEMOLISHED UPPER FLOOR SANITARY DETERMINED TO BE NON-FUNCTIONAL: RESTORE AS HISTORIC ARTIFACT. IF WATER SUPPLY SERVICABLE, PATCH & REPAIR FOR NEW USE, IF NOT: RESTORE AS HISTORIC ARTIFACT.



2 EXTG HOSE BIB VERIFY FUNCTIONAL - REMAIN EXPOSED



3 REMNANT ELECTRICAL RESTORE AS ARTIFACT, TYP UNO



4 RESTORE STAIRS & INCORPORATE INTO WORK



5 RESTORE STAIRS & INCORPORATE INTO WORK



6 MISC PIPES, IF NON OPERATIONAL RESTORE AS ARTIFACT, TYP UNO



7 HISTORIC LOCKING BOLT AND WOOD HOLDER. VERIFY ALLOWS DOOR IN NEW CONFIGURATION TO BE OPERATIONAL



9 RESTORE SLIDING DOOR FLOOR GUIDES, AS PRACTICAL, TYP



10 RETAIN EXTANT PORTION OF HISTORIC KNEE BRACKETS IN SITU. RECONSTRUCT EXTANT BRACKETS & FABRICATE NEW BRACKETS BASED ON EXTANT, VISIBLE IN MULTIPLE LOCATION, TYP



11 RESTORE CABINET



13 RESTORE EXTG WOOD CUBBIES, P&P



14 EXPOSED CONDUIT VERIFY FUNCTIONALITY - REMAIN EXPOSED, TYP



15 NORTH WING ATTIC ACCESS - SECURE IN PLACE NON-FUNCTIONAL



16 REPAIR SURFACE OUTLETS - REMAIN EXPOSED, TYP

MAINTAIN EXTG OUTLETS FUNCTIONAL UPGRADE TO CODE, GFI W/ WP COVERS, TYP UNO.



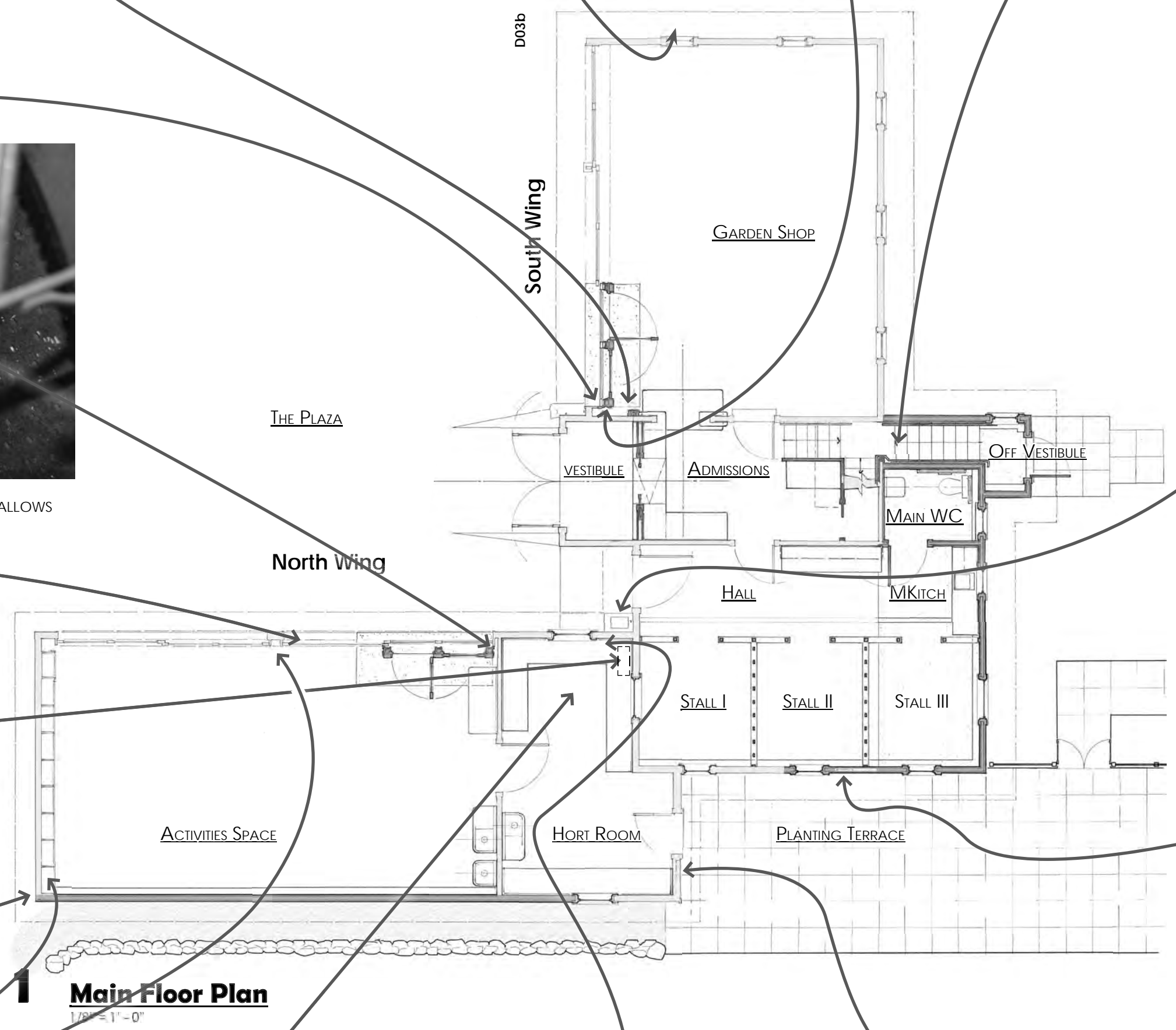
17 NORTH WING NICHE-SECURE IN PLACE NON-FUNCTIONAL



12 NORTH WING NICHE - SECURE IN PLACE NON-FUNCTIONAL



8 SOME BIT OF PLUMBING, IF NON OPERATIONAL RESTORED AS ARTIFACTS



GENERAL NOTES
1. THE IMAGES INCLUDED ON THIS SHEETS ILLUSTRATE NUMEROUS FEATURES AND ELEMENTS THAT CONTRIBUTE TO THE HISTORICAL CHARACTER OF THE STRUCTURE.
2. TO THE GREATEST EXTENT PRACTICAL THEY ARE TO REMAIN VISIBLE AND EXPOSED.
3. FIELD VERIFY MECHANICAL, ELECTRICAL, & PLUMBING ELEMENTS ARE FUNCTIONAL & CODE COMPLIANT. RETURN FUNCTIONALITY WHERE PRACTICAL & APPROPRIATE, UNO

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CONTENT EXISTING IMAGES

Sheet A-7
Ax.1

GENERAL NOTES

1.

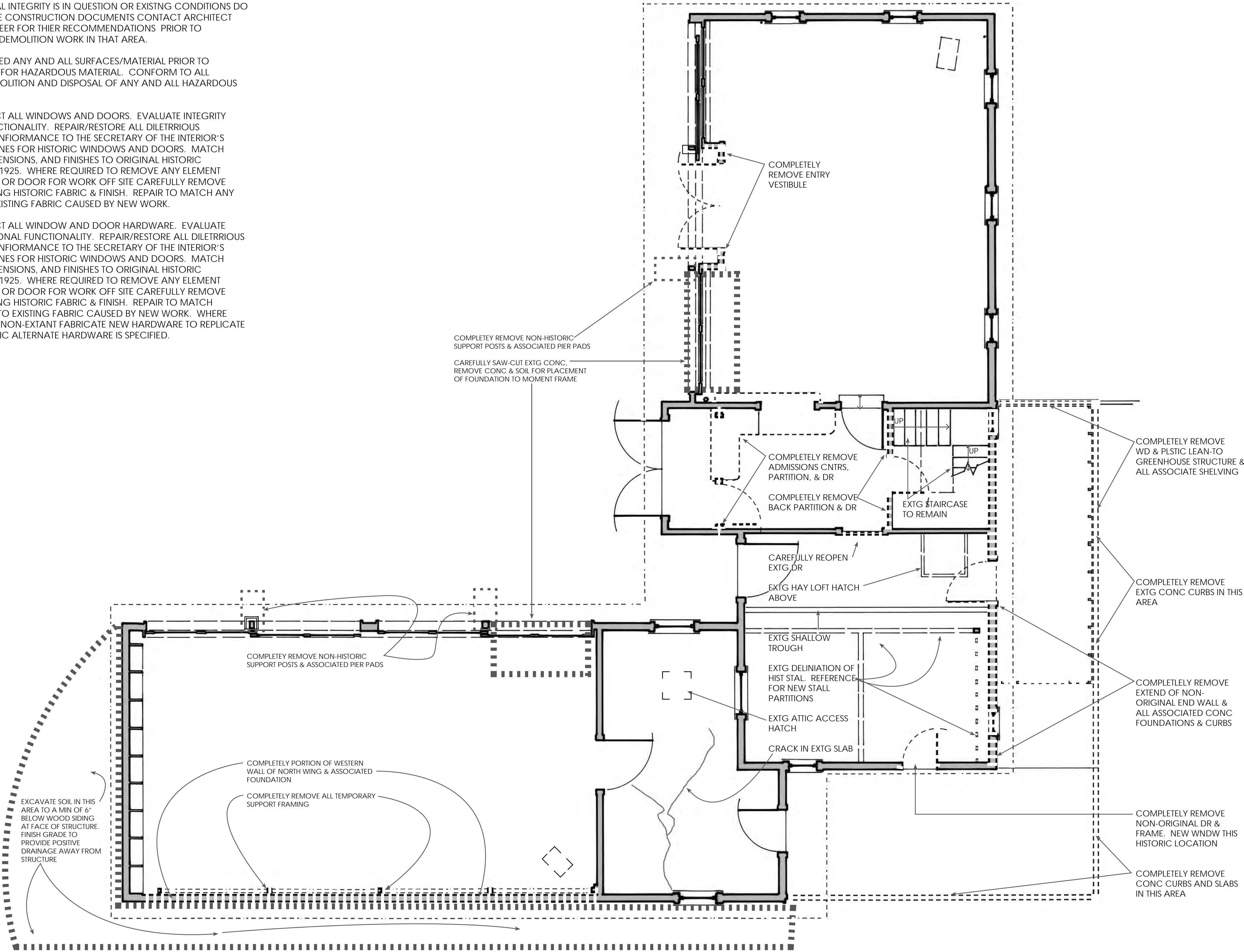
PRIOR TO ANY AND ALL DEMOLITION WORK INSURE FULL AND COMPLETE STUCUTURAL INTEGRITY OF STRUCTURE TO REMAIN. PROVIDE FULL AND COMPLETE TEMPORARY SUPPORTS UNTIL ALL NEW STRUCTURAL ELEMENTS ARE FULLY IN PLACE
2.

WHERE STRUCTURAL INTEGRITY IS IN QUESTION OR EXISTNG CONDITIONS DO NOT CONFORM TO THESE CONSTRUCTION DOCUMENTS CONTACT ARCHITECT AND STRUCTURAL ENGINEER FOR THER RECOMMENDATIONS PRIOR TO PROCEEDING WITH ANY DEMOLITION WORK IN THAT AREA.
3.

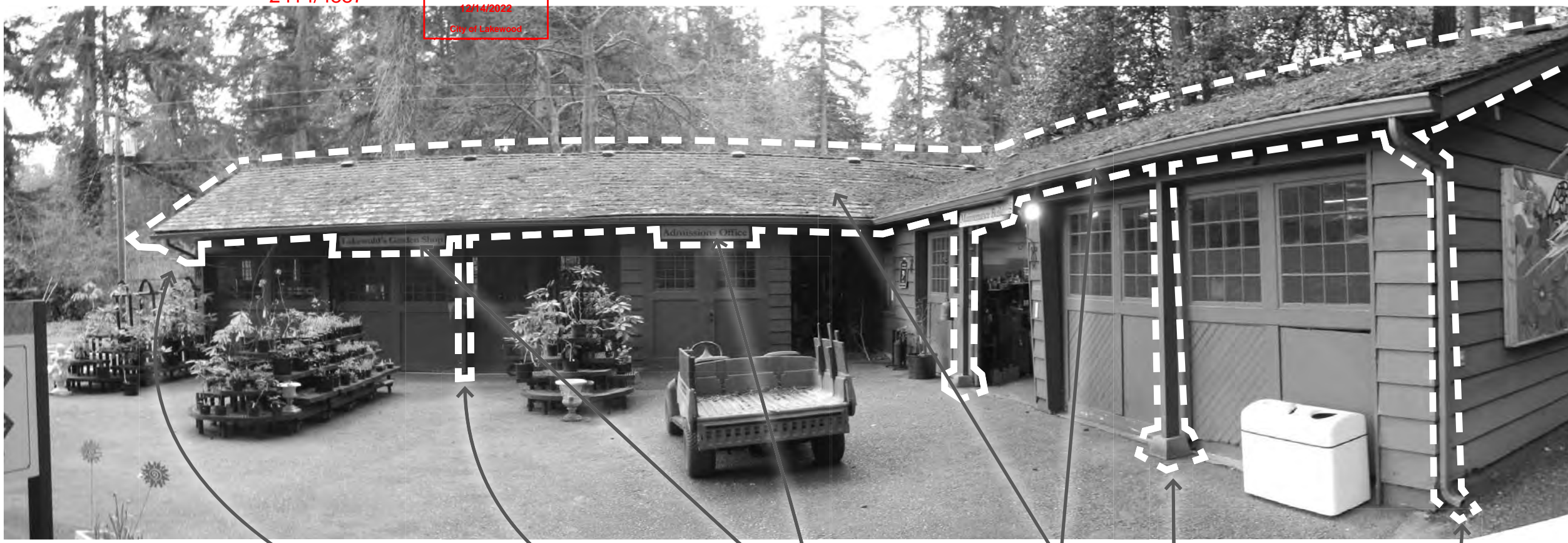
TEST OR HAVE TESTED ANY AND ALL SURFACES/MATERIAL PRIOR TO ANY DEMOLITION WORK FOR HAZARDOUS MATERIAL. CONFORM TO ALL REQUIREMENTS FOR DEMOLITION AND DISPOSAL OF ANY AND ALL HAZARDOUS MATERIALS.
4.

CAREFULLY INSPECT ALL WINDOWS AND DOORS. EVALUATE INTEGRITY AND OPERATIONAL FUNCTIONALITY. REPAIR/RESTORE ALL DILETRRIOUS CONDITIONS IN FULL CONFIORMANCE TO THE SECRETARY OF THE INTERIOR'S STANDARDS AND GUIDLINES FOR HISTORIC WINDOWS AND DOORS. MATCH MATERIALS, PROFILE DIMENSIONS, AND FINISHES TO ORIGINAL HISTORIC WINDOW/DOOR CIRCA 1925. WHERE REQUIRED TO REMOVE ANY ELEMENT OF A HISTORIC WINDOW OR DOOR FOR WORK OFF SITE CAREFULLY REMOVE MINIMUM SURROUNDING HISTORIC FABRIC & FINISH. REPAIR TO MATCH ANY AND ALL DAMAGE TO EXISTING FABRIC CAUSED BY NEW WORK.
5.

CAREFULLY INSPECT ALL WINDOW AND DOOR HARDWARE. EVALUATE INTEGRITY AND OPERATIONAL FUNCTIONALITY. REPAIR/RESTORE ALL DILETRRIOUS CONDITIONS IN FULL CONFIORMANCE TO THE SECRETARY OF THE INTERIOR'S STANDARDS AND GUIDLINES FOR HISTORIC WINDOWS AND DOORS. MATCH MATERIALS, PROFILE DIMENSIONS, AND FINISHES TO ORIGINAL HISTORIC WINDOW/DOOR CIRCA 1925. WHERE REQUIRED TO REMOVE ANY ELEMENT OF A HISTORIC WINDOW OR DOOR FOR WORK OFF SITE CAREFULLY REMOVE MINIMUM SURROUNDING HISTORIC FABRIC & FINISH. REPAIR TO MATCH ANY AND ALL DAMAGE TO EXISTING FABRIC CAUSED BY NEW WORK. WHERE ORIGINAL HARDWARE IS NON-EXTANT FABRICATE NEW HARDWARE TO REPLICATE ORIGINAL UNLESS SPECIFIC ALTERNATE HARDWARE IS SPECIFIED.



1 Main Floor Demolition Plan
1/8" = 1' - 0"



COMPLETELY REMOVE ROOF STRUCTURE

COMPLETELY REMOVE ALL EXTG SIGNAGE

COMPLETELY REMOVE EXTG INTERMEDIATE WD POST AND PIERS. SHORE AND MAINTAIN COMPLETE STRUCTURAL INTEGRITY UNTIL NEW STRUCTURAL BEAMS ARE FULLY IN PLACE.

REMOVE ALL EXTG GUTTERS AND DOWNSPOUTS

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REMOVE ALL EXTG GUTTERS AND DOWNSPOUTS

COMPLETELY REMOVE EXTG INTERMEDIATE WD POST AND PIERS. SHORE AND MAINTAIN COMPLETE STRUCTURAL INTEGRITY UNTIL NEW STRUCTURAL BEAMS ARE FULLY IN PLACE.

COMPLETELY REMOVE ROOF STRUCTURE

COMPLETELY REMOVE EXTG EYEWASH & CAP ALL PLUMBING LINES



ALL PLANT MATERIAL TO BE REMOVED BY OWNER

20 of 55



PORTABLE TOILETS TO BE REMOVED BY OWNER



COMPLETELY REMOVE EXTG WOOD PERIMETER FENCE

CAREFULLY COORDINATE RELOCATION OF EXTG ELECTRICAL DROP W NEW LOCATION, CONFIRM W ELECTRICAL DRAWINGS

COMPLETELY REMOVE EXTG GRINDER PUMP ALARM. CAREFULLY COORDINATE INSTALLATION OF (2) NEW GRINDER PUMP ALARM SYSTEMS

COMPLETELY REMOVE EXTG LIGHT FIXTURE

COMPLETELY REMOVE EXT GAS FURNACE CHIMNEY

GENERAL EXTERIOR DEMOLITION NOTES

1) REMOVE STRUCTURALLY COMPROMISED HORIZONTAL CLAPBOARD SIDING AND/OR WOOD TRIM BOARDS. REPAIR MINOR CRACKS OR SEPARATION LESS THAN 8" IN LENGTH AND WITH NO SEPARATION GREATER THAN 1/4" OR PENETRATIONS GREATER THAN 1" IN DAIMETER WITH WATERTIGHT HIGH PERFORMANCE, NO-SHRINKING WOOD FILLER. WHERE PRACTICAL CORE OUT AND PLUG LARGER PENETRATIONS. UP TO 3" DIAMETER, WITH IN-KIND MATERIAL FLUSH AND UNIFORM WITH VISIBLE SURFACE.

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CONTENT EXTERIOR DEMOLITION IMAGES

Ad.3



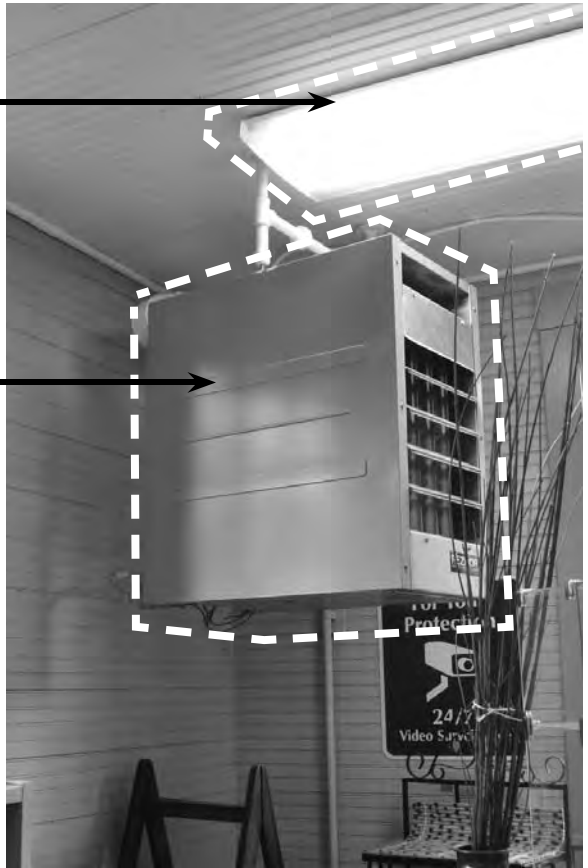
Existing Garden Shop

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COMPLETELY REMOVE EXTG ENTRY VESTIBULE, CAREFULLY RETAIN ORIGINAL FABRIC BENEATH, PATCH & REPAIR TO MATCH EXTG ORIGINAL SURFACES

EXTG HOSE BIB TO REMAIN. FV FULLY FUNCTIONAL.

COMPLETELY REMOVE EXTG GAS-FIRED ROOM HEATER. FV CONDITION & INTEGRITY OF EXTG GAS PIPING, REUSE W APPROVAL OF MEP AND CONNECT TO NEW GAS FIRED SPACE HEATER. ALL NEW CHIMNEY.



COMPLETELY REMOVE EXTG ENTRY VESTIBULE, CAREFULLY RETAIN ORIGINAL FABRIC BENEATH, PATCH & REPAIR TO MATCH EXTG ORIGINAL SURFACES

COMPLETELY REMOVE EXTG ENTRY VESTIBULE, CAREFULLY RETAIN ORIGINAL FABRIC BENEATH, PATCH & REPAIR TO MATCH EXTG ORIGINAL SURFACES



Peninsula Dog Fanciers Club, Inc.

EXTG WASTE STACK, NON-FUNCTIONAL, TO REMAIN AS HISTORIC ARTIFACT, P&P

COMPLETELY REMOVE TEMPORARY STRUCTURAL SUPPORTS AND ENTIRE WEST WALL OF THE NORTH WING IN THIS ROOM. SHORE AND MAINTAIN COMPLETE STRUCTURAL INTEGRITY UNTIL NEW FOUNDATION & FRAMED WALL ARE IN PLACE AND ADAQUATE TO TAKE NEW LOADS. CAREFULLY SALVAGE INTERIOR BEADBOARD AND EXTERIOR SIDING FOR REINSTALLATION

COMPLETELY REMOVE ALL CEILING FIXTURES CONFIRM WITH OWNER RETENTION OR DISPOSAL.

COMPLETELY REMOVE ANY & ALL COUNTERS AND WORK BENCHES (EXCEPT CUBBIES AT NORHT END)

Existing Horticultural (Activity Space)



ALL INTERIOR FIXTURES & FURNISHINGS TO BE REMOVED BY OWNER

Existing Horticultural (office Stalls)



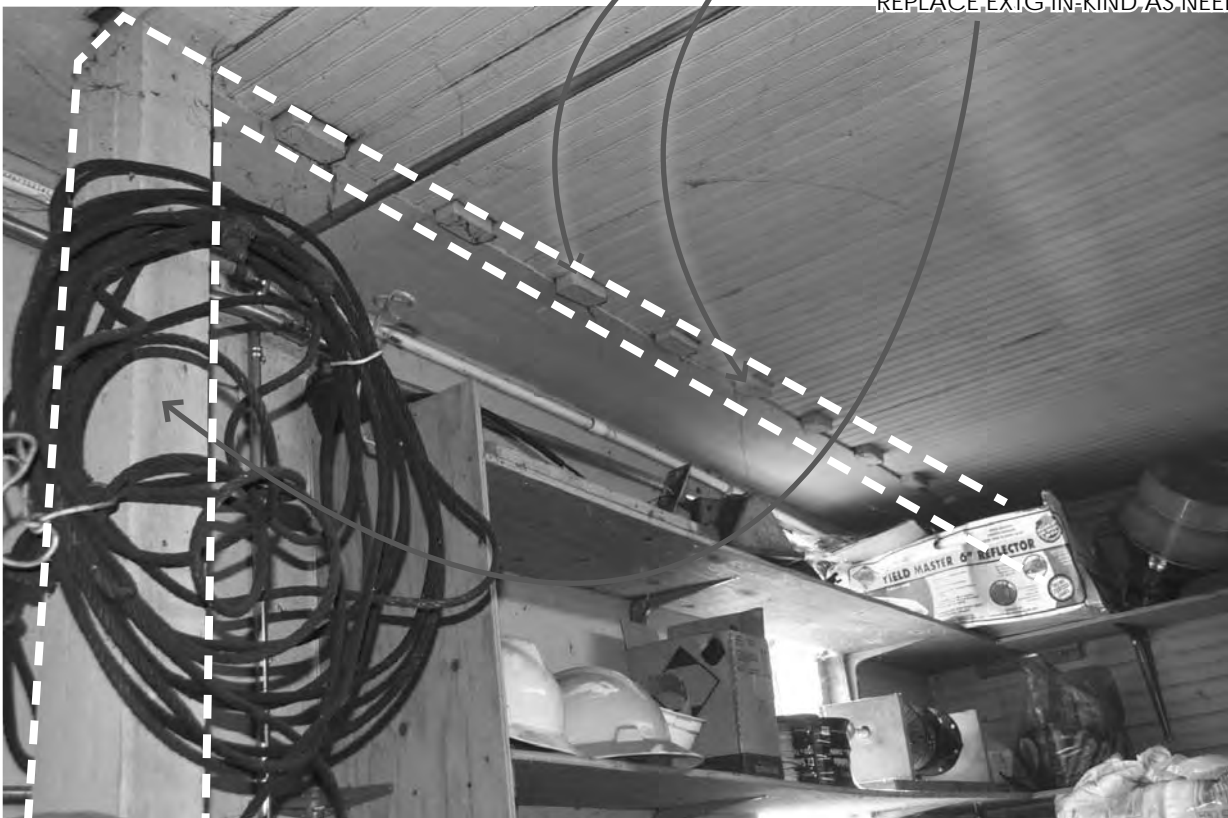
EXISTING EXPOSED CONDUIT AND SERVICES BOXES TO REMAIN EXPOSED. (THIS LOCATION DOOR BEING RESTORED TO HISTORIC WNDW). NEW SIMILAR AS REG'D

VERIFY UNPAINTED WOOD DEFINES HISTORIC WINDOW

COMPLETELY REMOVE EXTG DOOR & FRAME AND EXHAUST FAN ASSEMBLY



COMPLETELY REMOVE SOUTH WALL OF SOUTH WING THROUGHOUT FORMER HORTICULTURAL ROOM AND EXTG STAIRWELL ACROSS LOCATION OF NEW ADDITION. FV STRUCTURAL SUPPORT & MAINTIAN FULL & COMPLETE STRUCTURAL INTEGRITY



HISTORIC WD TRIM & FRAMING FOR STALLS, USE AS TEMPLATE FOR NF'Y STALL PARTITIONS. REPAIR AND RESTORE AS PRACTICAL OR REMOVE AND REPLACE IN-KIND.

NEW STALL DEMISING PARTITION END POSTS TO MATCH REMNANT EXTG END POST. REPLACE EXTG IN-KIND AS NEEDED



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a
1 **Historical Photo References**



2 **South Rendered Elevation**



3 **East Rendered Elevation**



5 **North Rendered Elevation**



4 **West Rendered Elevation**

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CONTENT
Historical Reference Photographs
Rendered Elevations
ISSUE
PERMIT ISSUE III
SHEET

Ah.1

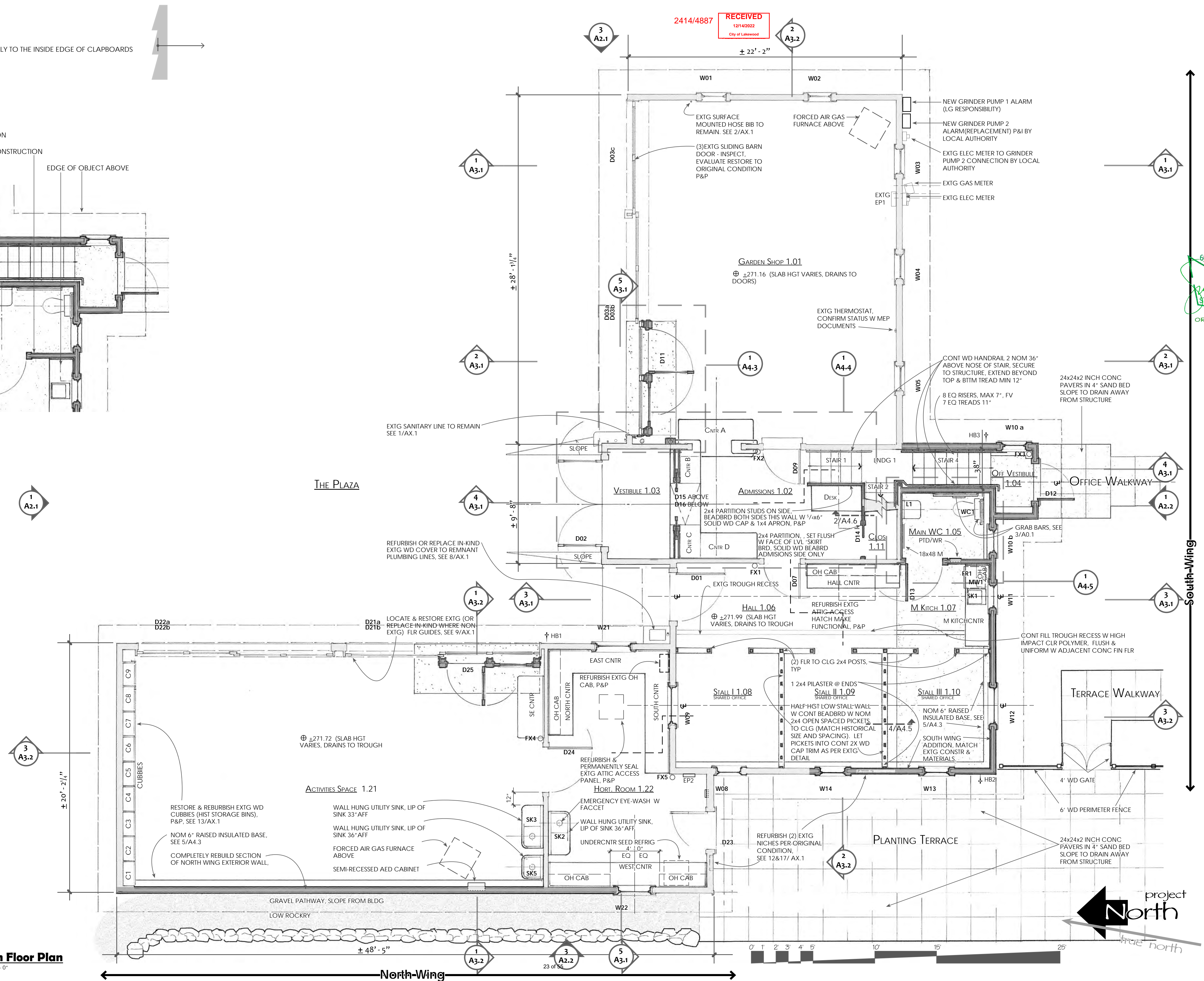
1. EXTERIOR DIMENSIONS TYPICALLY TO THE INSIDE EDGE OF CLAPBOARDS

EXISTING CONSTRUCTION

NEW CONSTRUCTION

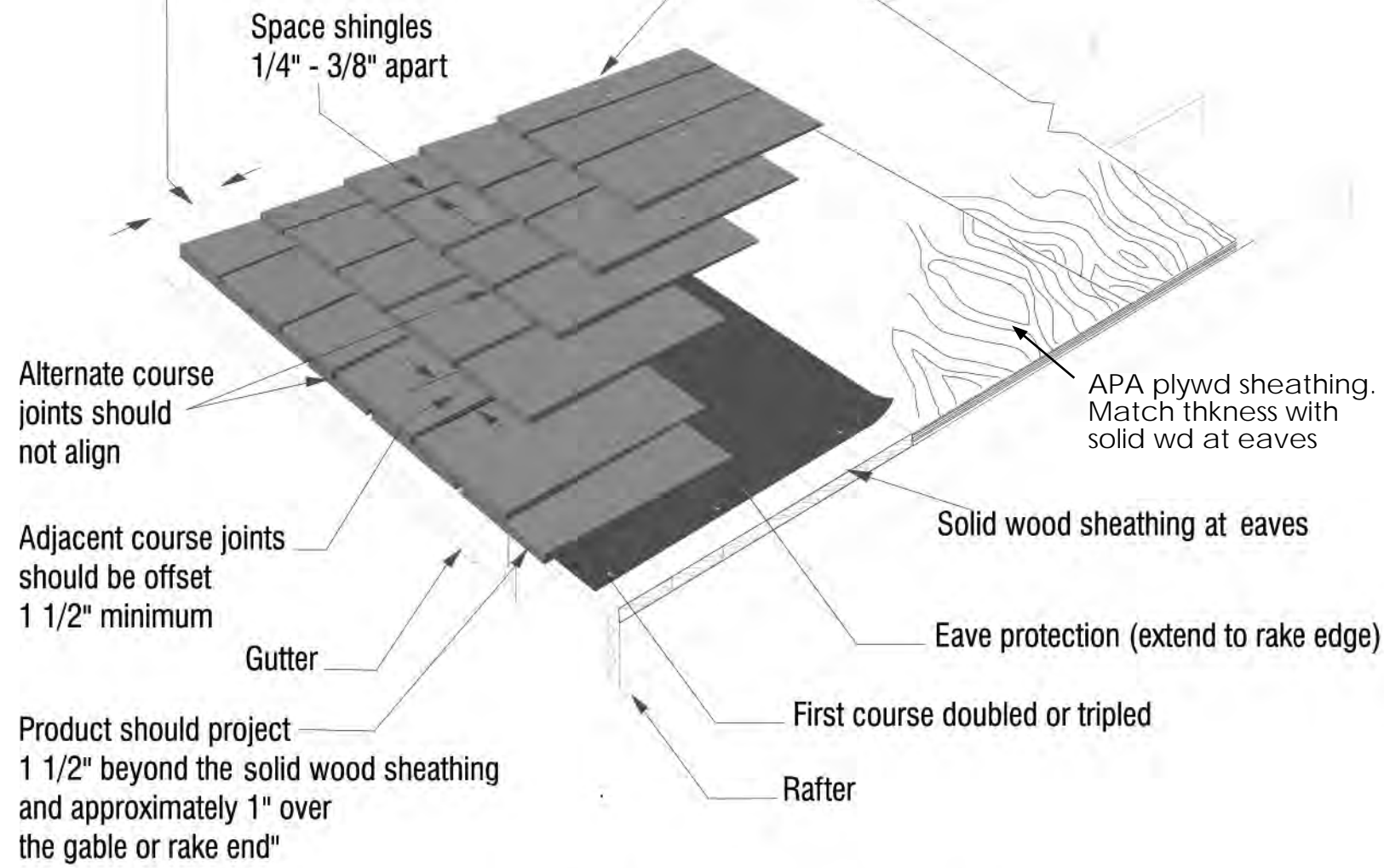
EDGE OF OBJECT ABOVE

This architectural section drawing illustrates a building's internal structure, distinguishing between existing and new construction. The drawing shows a complex arrangement of walls, floors, and structural elements. Arrows point from the labels to the corresponding parts of the drawing: 'EXISTING CONSTRUCTION' points to the left side, 'NEW CONSTRUCTION' points to the central and right portions, and 'EDGE OF OBJECT ABOVE' points to a specific structural detail on the right. The drawing uses various line styles and hatching to represent different materials and construction techniques.

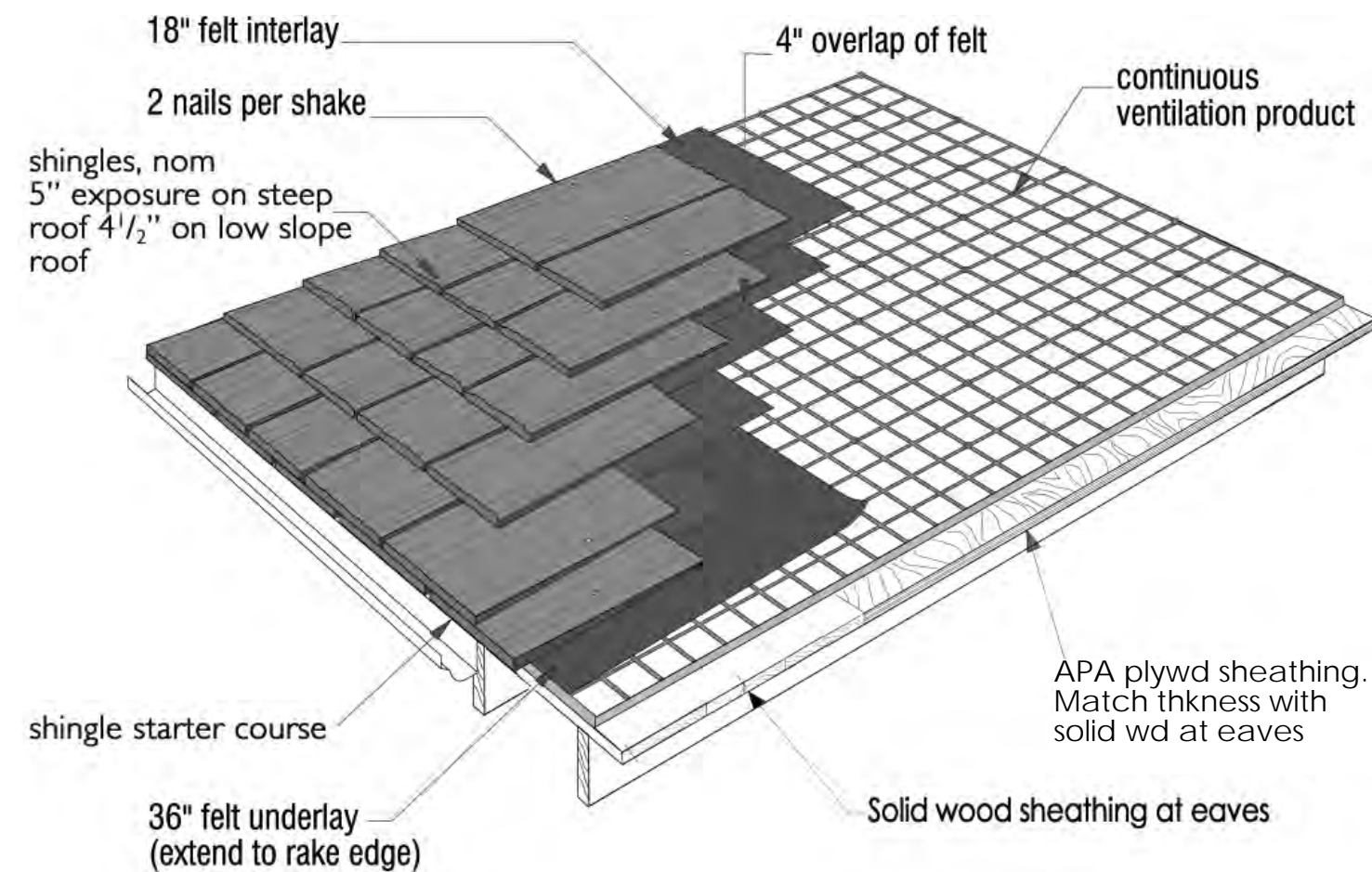


For 4:12 slope and steeper, use Number 1 Grade shingles at 5", 5 1/2" and 7 1/2" exposures for 16", 18" and 24" shingles respectively. For lower roof slopes and lower product grades use reduced exposures.

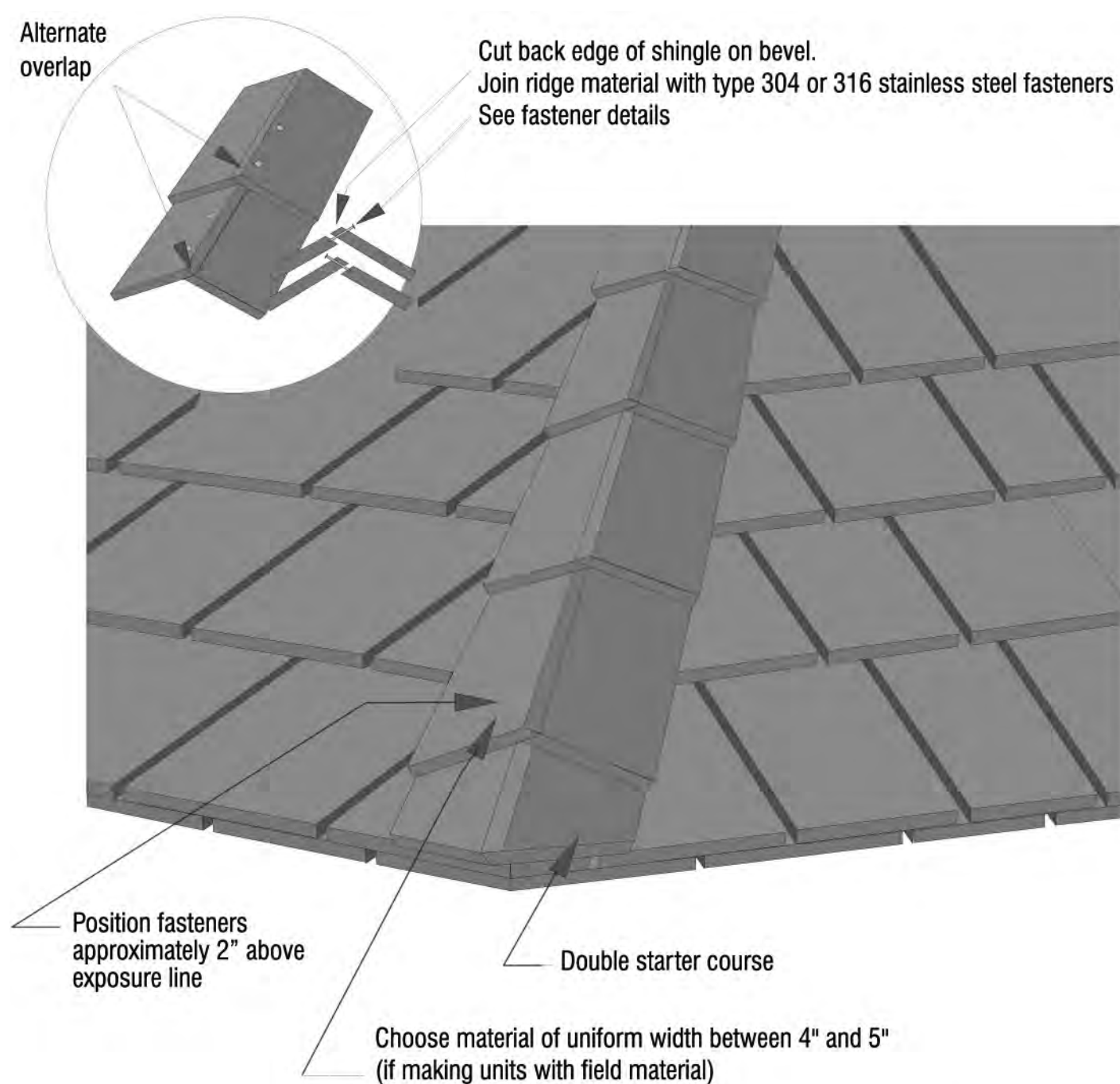
Two nails (only) for each shingle approximately 3/4" from edge and approximately 1 1/2" above exposure line.



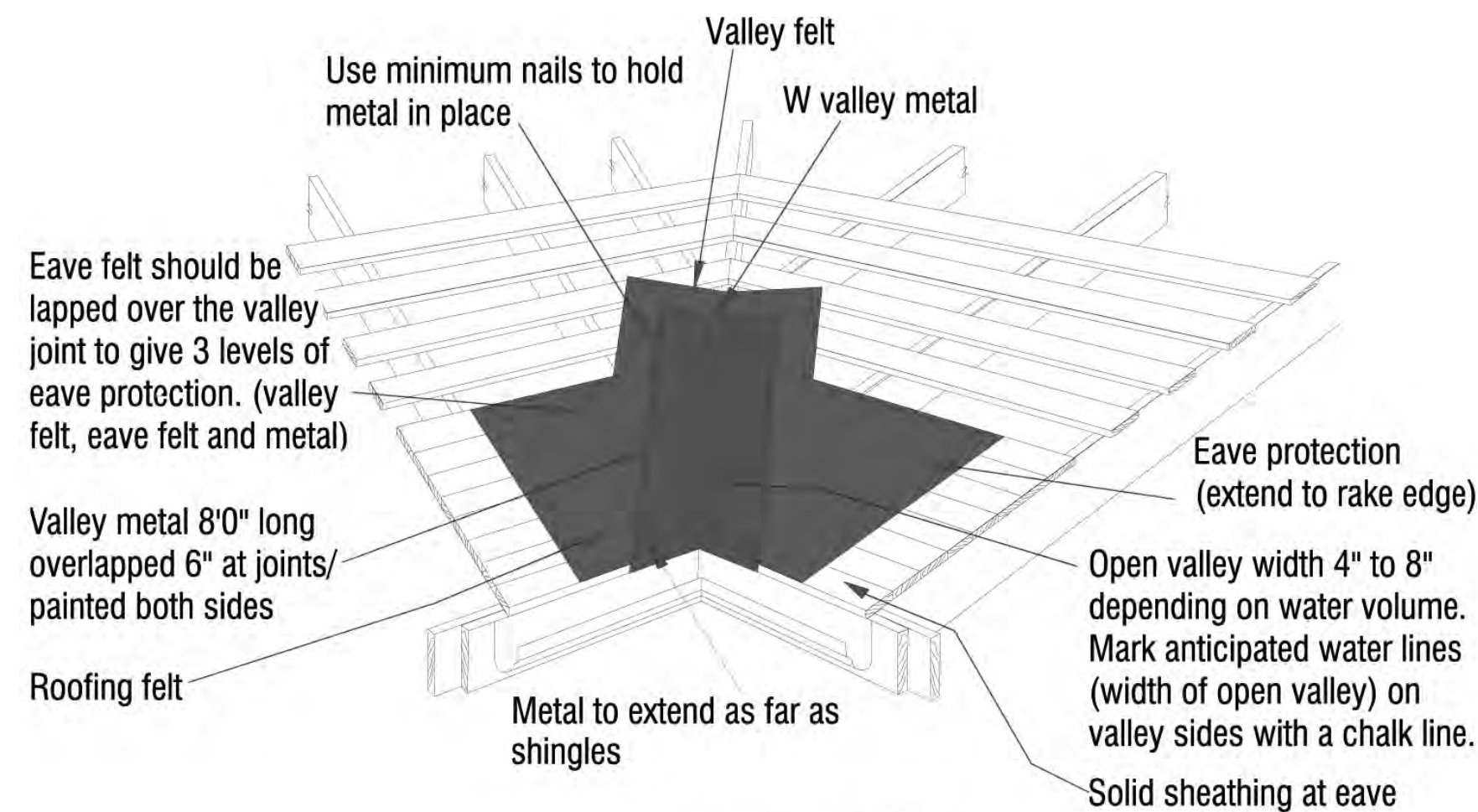
1 Shingle Application Detail



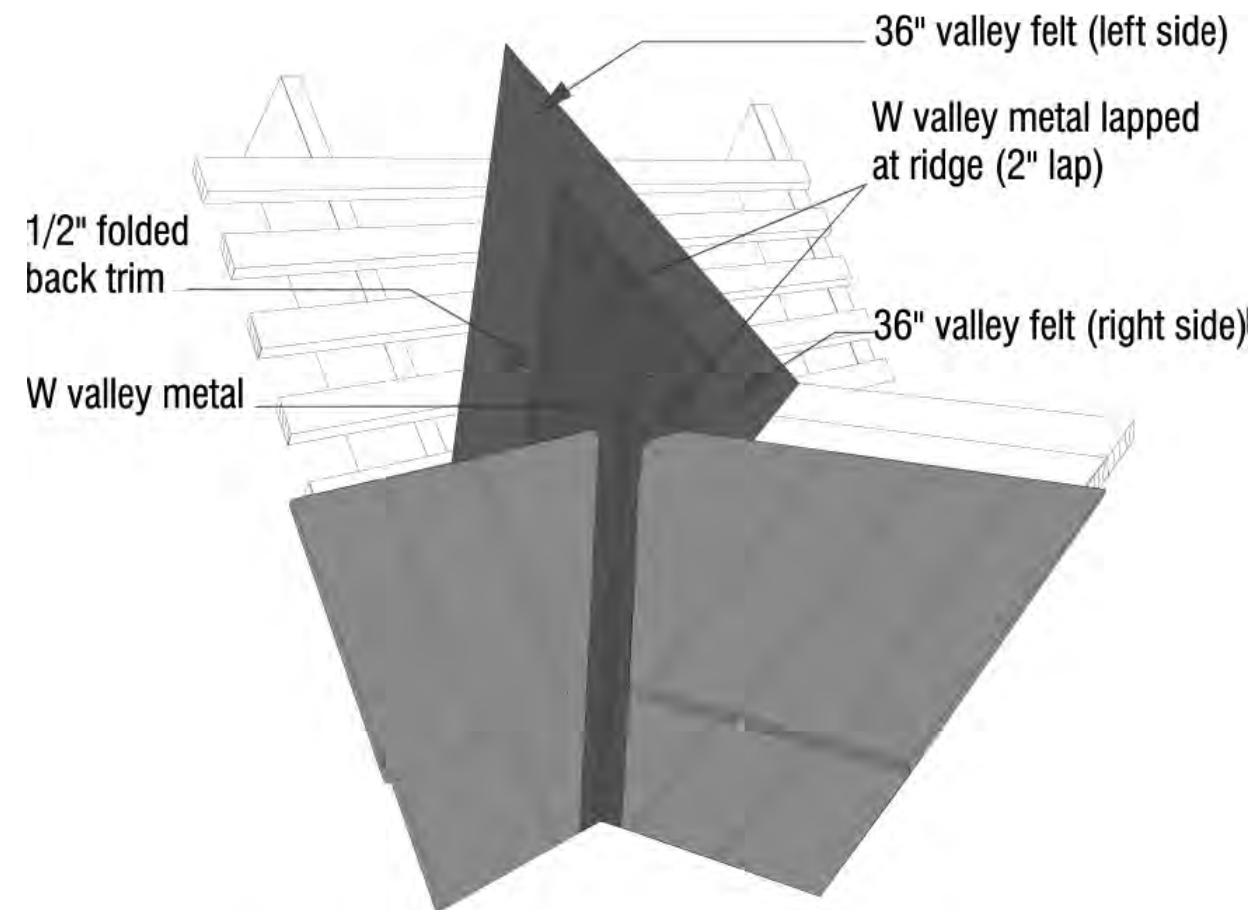
2 Cont Ventilation Underlayment Detail



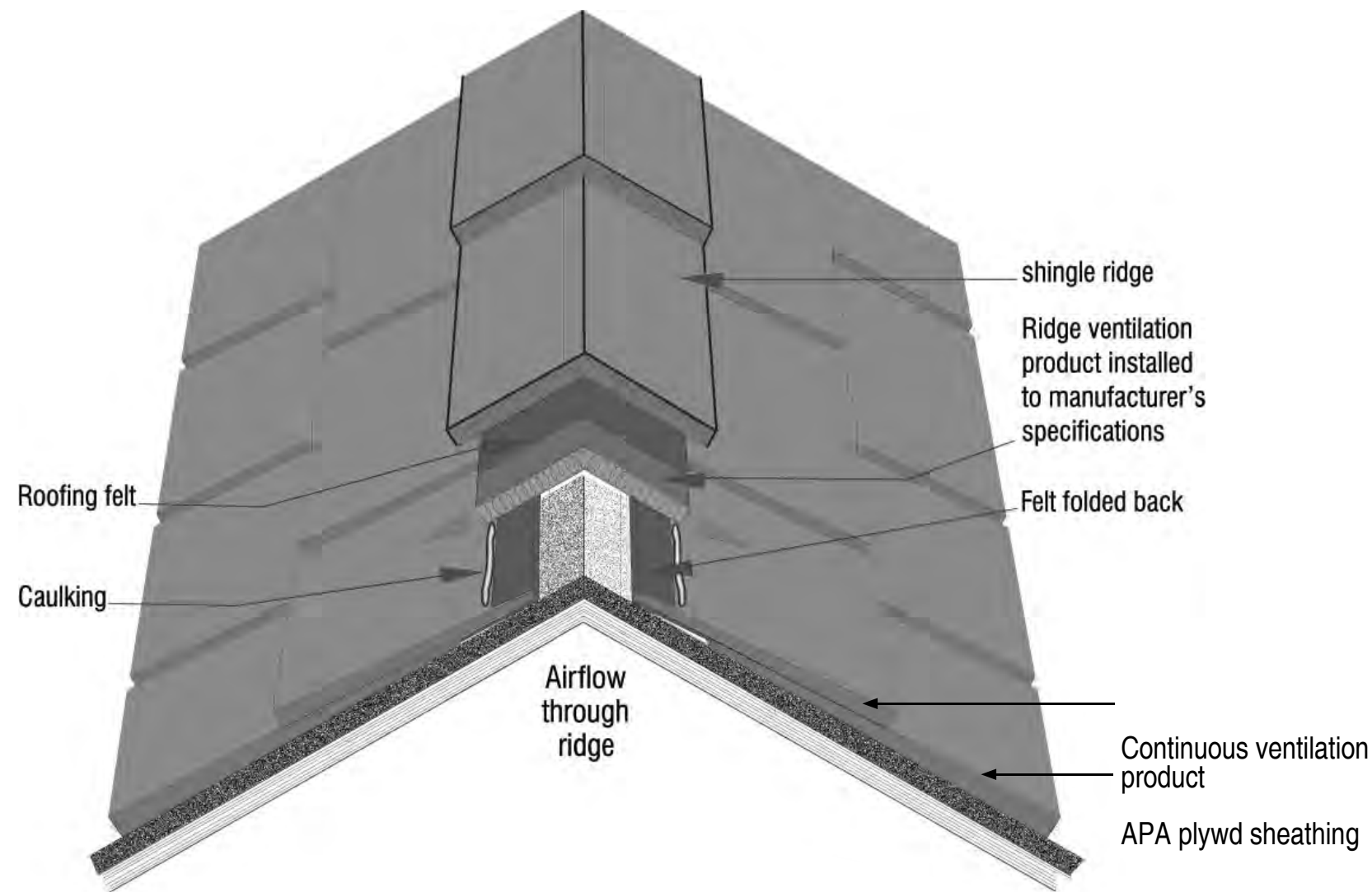
3 Hip & Ridge Application Detail



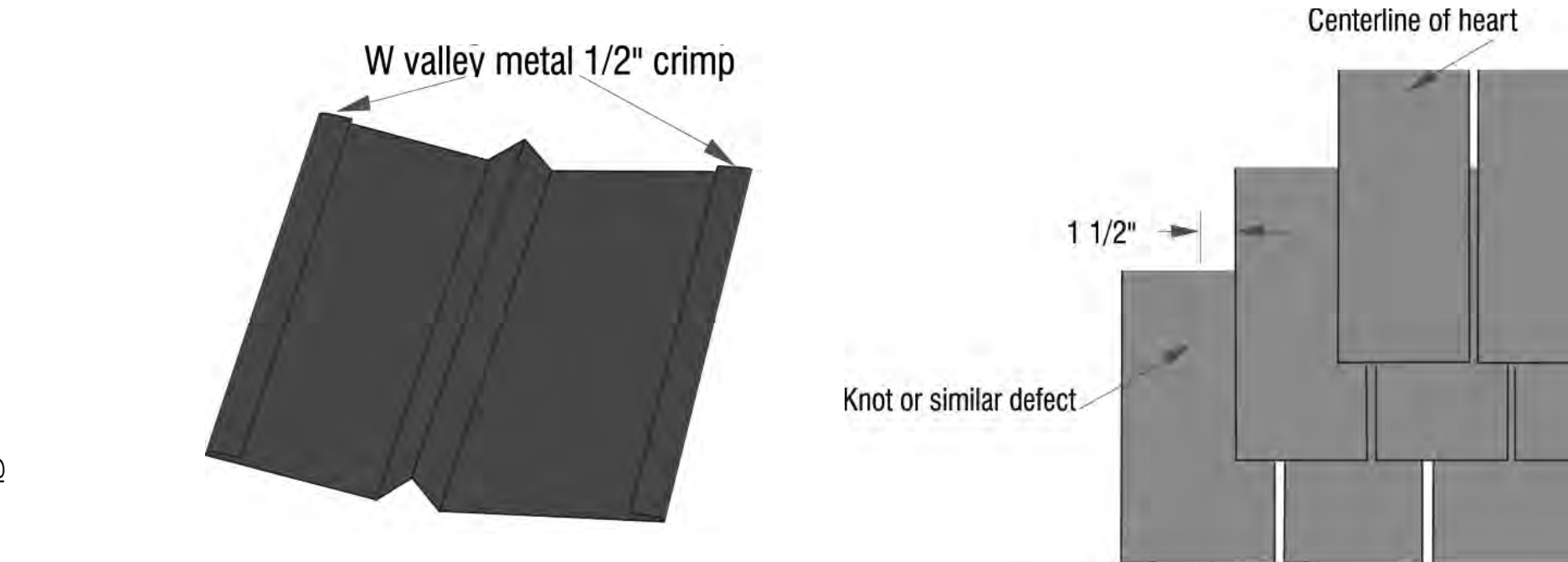
4 Valley Metal Application Detail



5 Saddle Flashing Application Detail

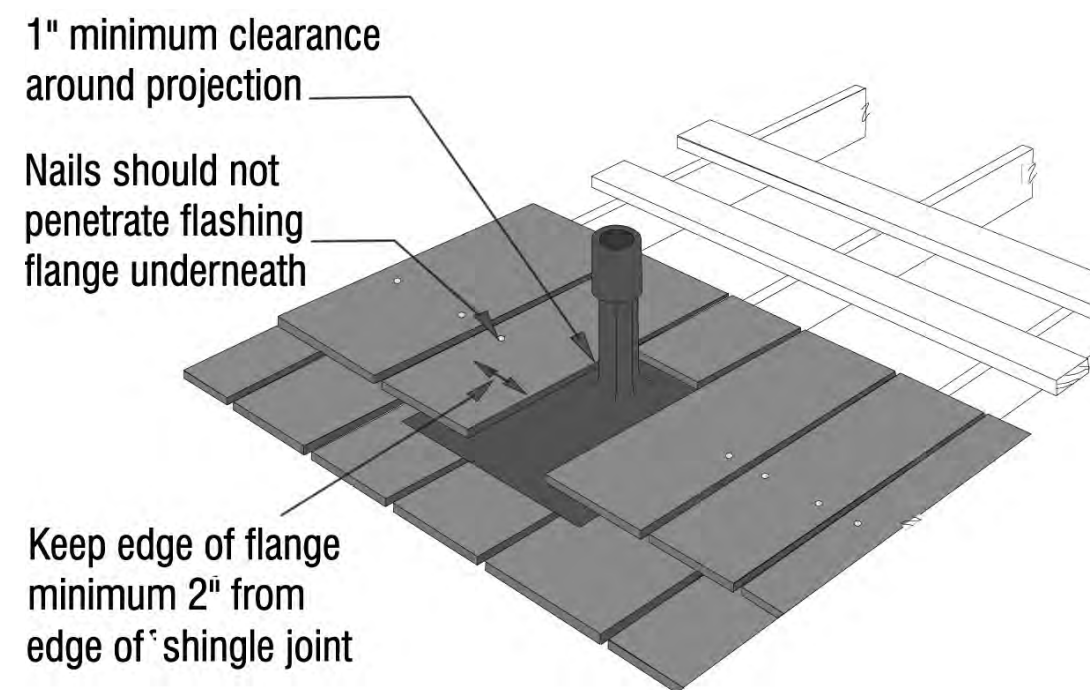


6 Hip & Ridge Application Detail

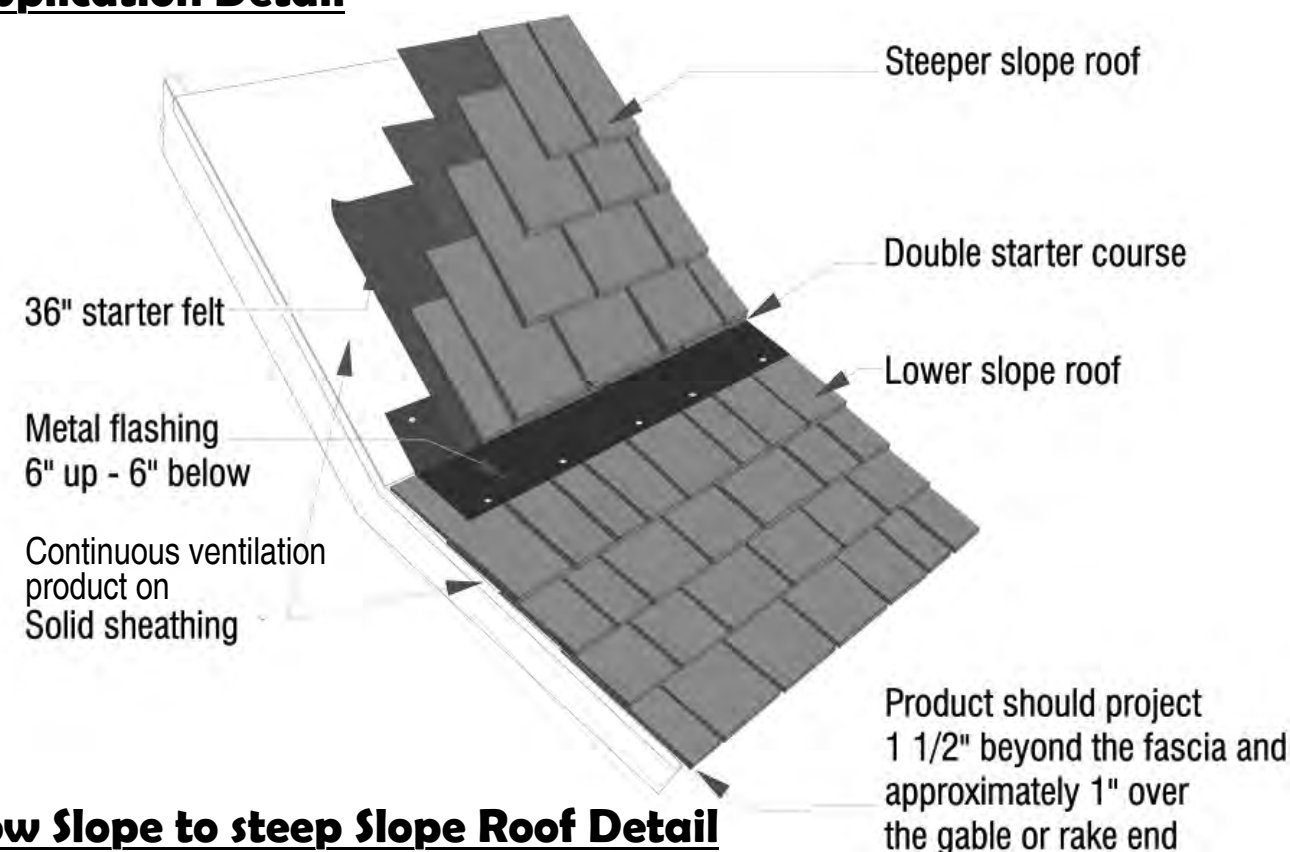


7 Valley Flashing Detail

8 Shingle Course Alignment Detail



9 Roof Projection/Penetration Detail



10 Low Slope to steep Slope Roof Detail

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CONTENT
ROOFING DETAILS
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A5.3



a NE corner S-Wing

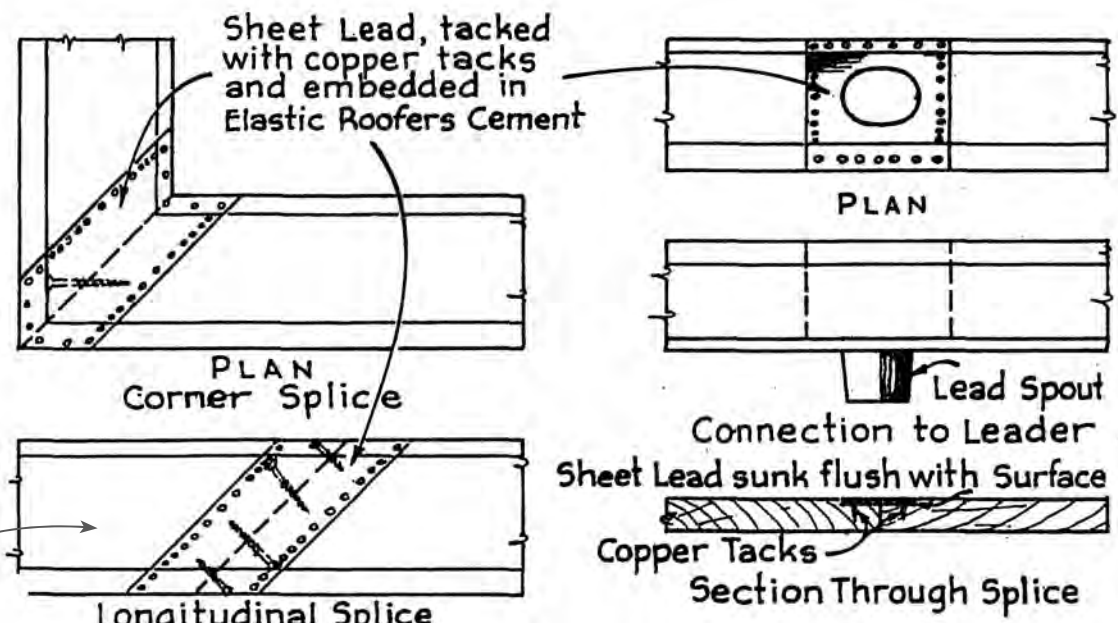


b NE corner N-Wing

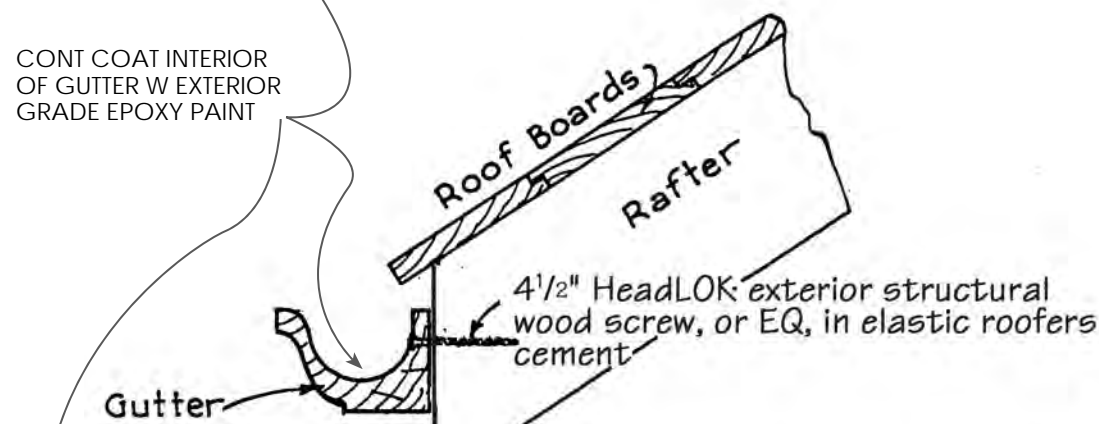


c NW corner N-Wing

3 Extant Knee Bracket Remnant References

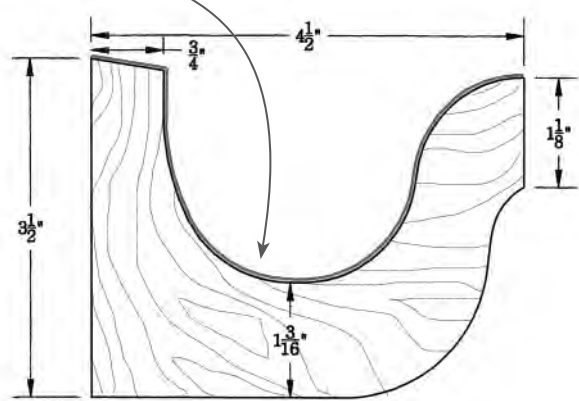


(b) Splicing Sections of Gutter



(c) Installation Details

5 Gutter Installation Detail

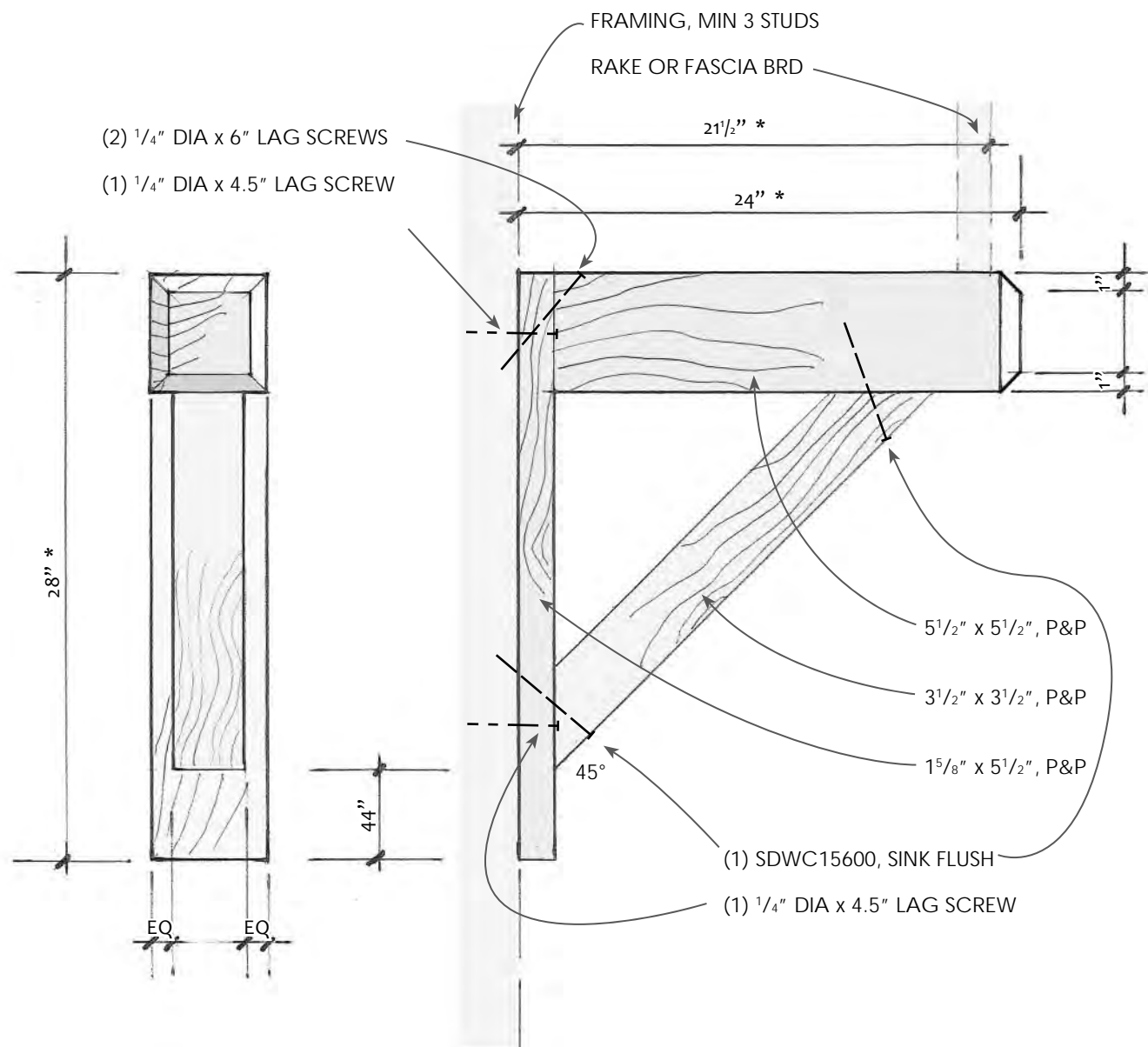


4 Gutter Detail

SOLID STEEL HEAVY DUTY STORM WINDOW HANGER, SATIN BLACK FINISH, TYP 2 PER WINDOW



6 Top Hinged Storm Wndw Image



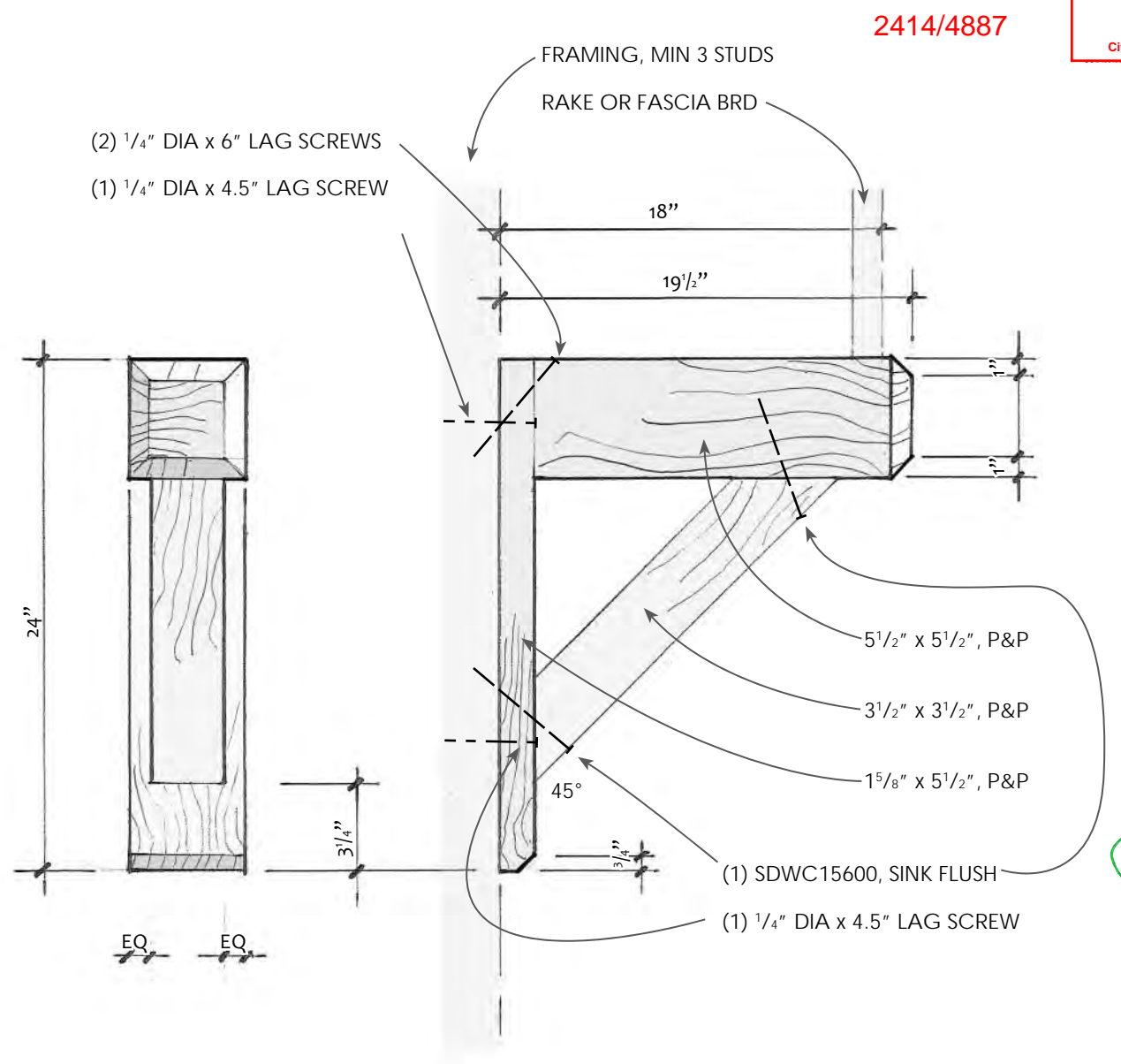
a Front

b Side

* (2) Dormer gable end knee brackets Hgt: 20" Length: 16" Rake or Fascia: 14 1/2"

2 South Wing Knee Bracket Elevation Details

1 1/2" = 1' - 0"



a Front

b Side

1 North Wing Knee Bracket Elevation Details

1 1/2" = 1' - 0"

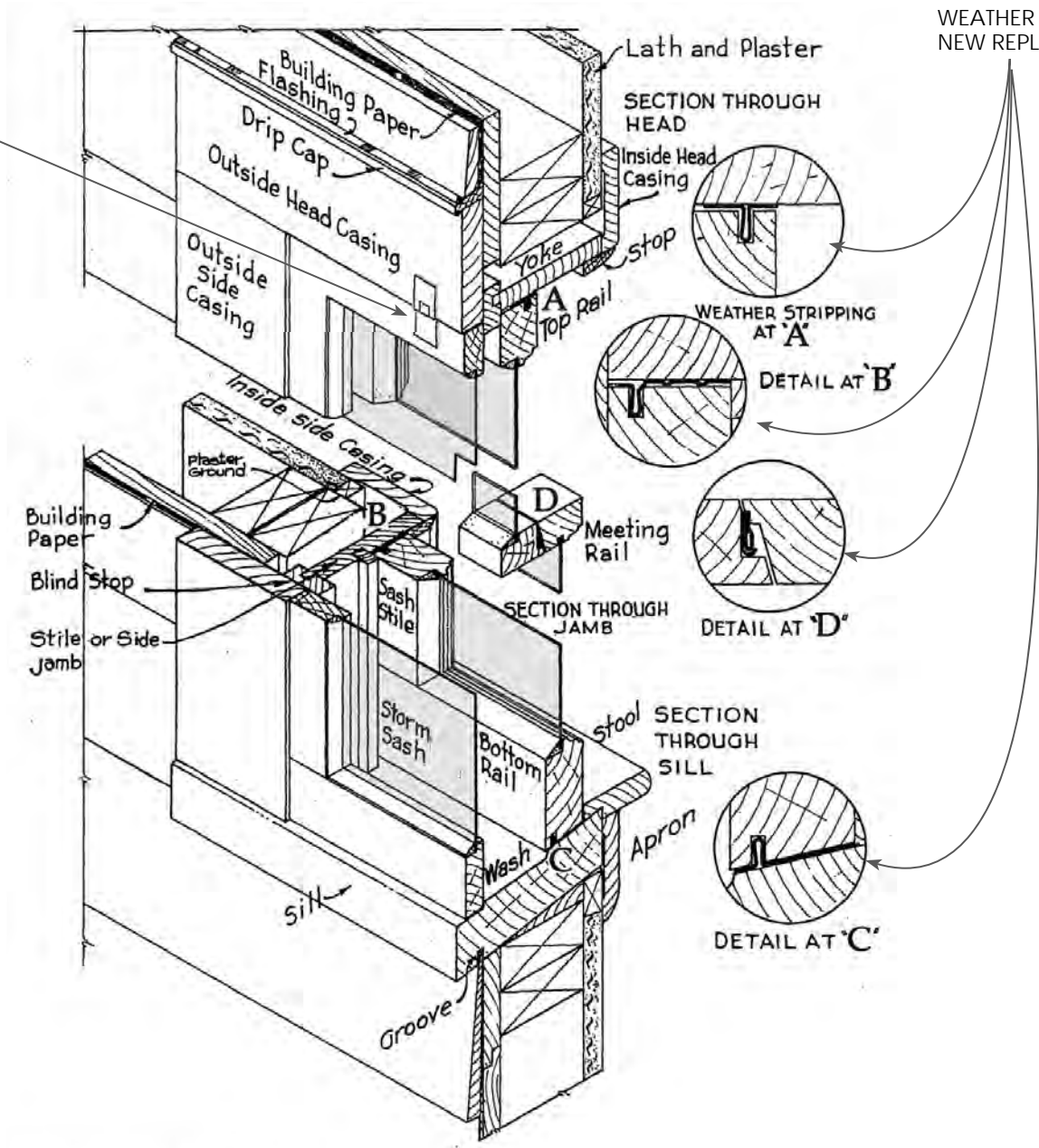
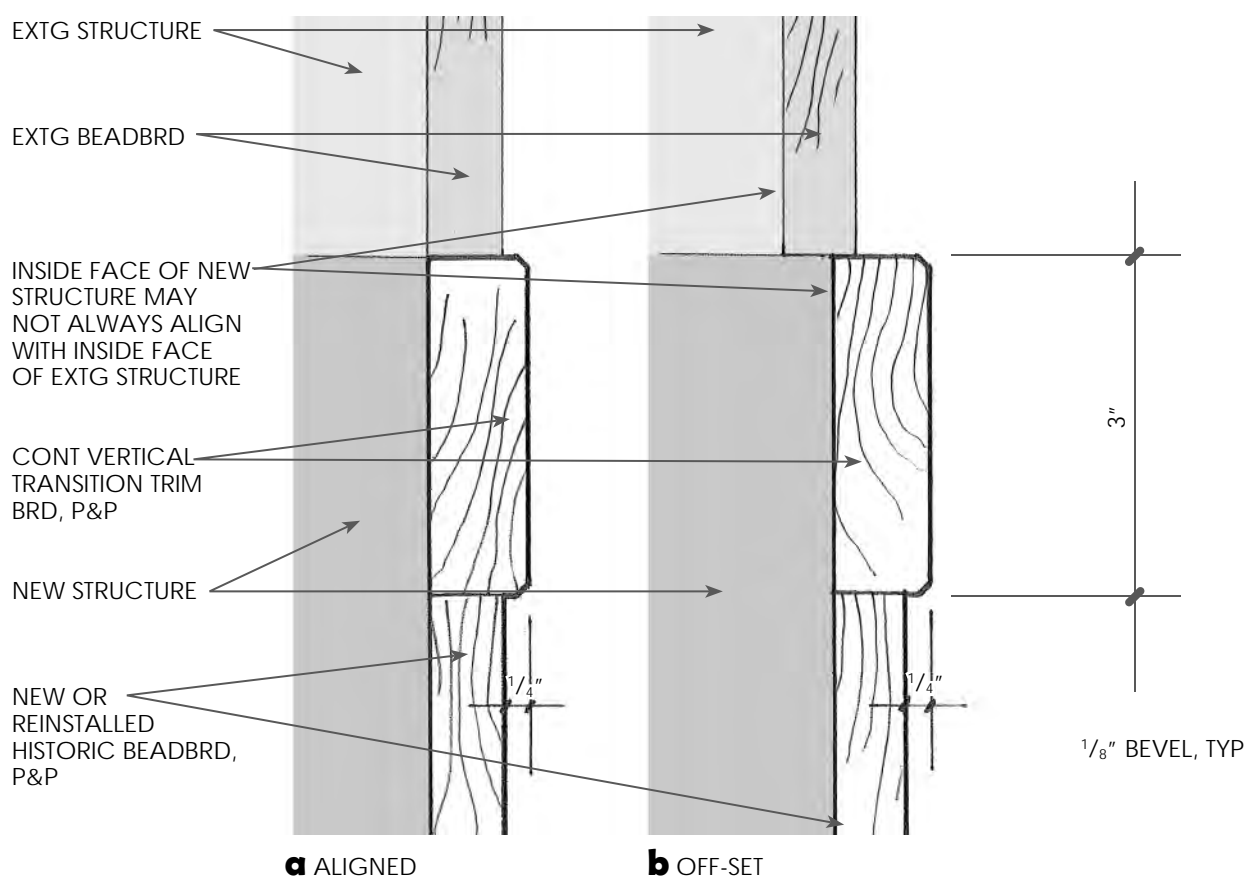


Figure 7.8 Double-Hung Window, Weatherstripped.

8 Historic Window Detail w Storm

26 of 55



a ALIGNED

b OFF-SET

7 Interior Beadbrd Transition Trim

half size



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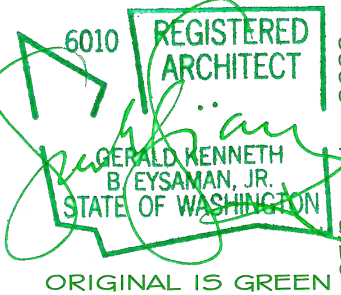
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CONTENT
DETAILS

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A5.4

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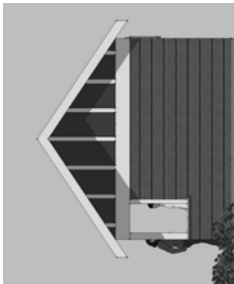


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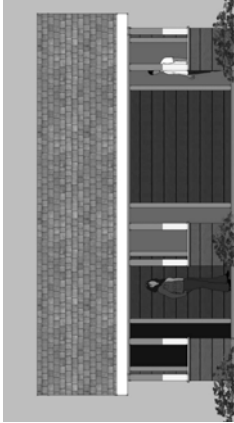
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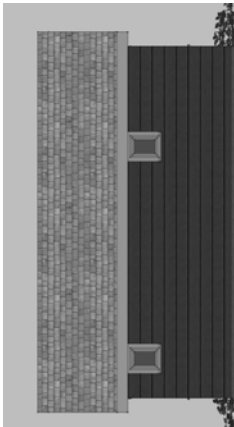
7 Left Side Elevation
1/8" = 1'-0"



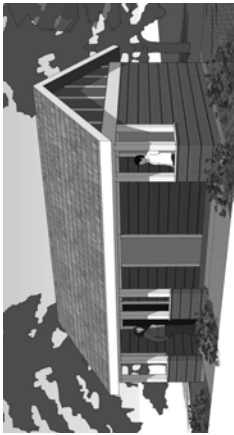
8 Front Elevation
1/8" = 1'-0"



9 Right Side Elevation
1/8" = 1'-0"

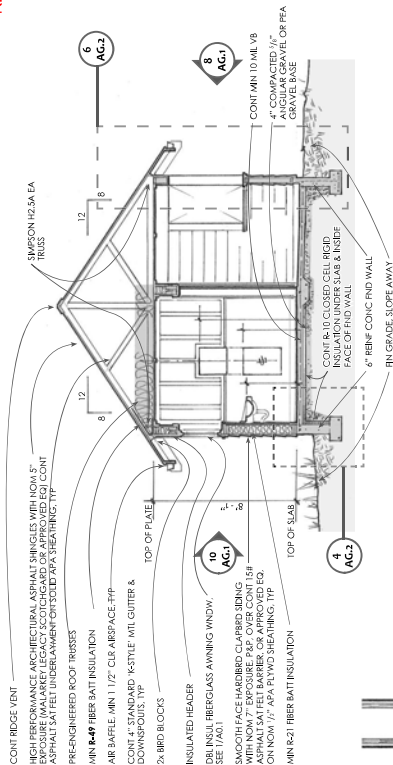


10 Back Elevation
1/8" = 1'-0"

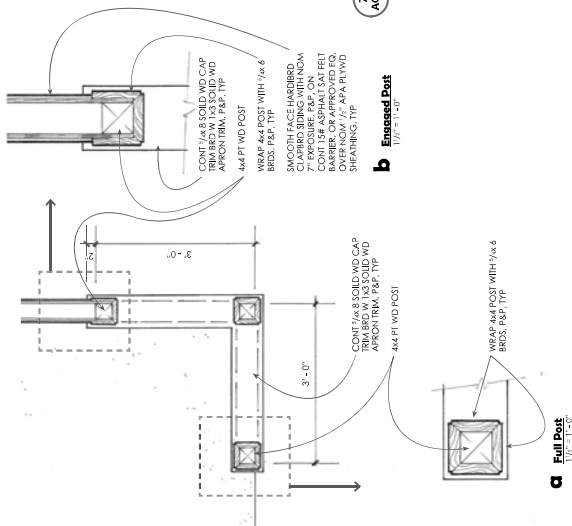


11 Perspective View
1/8" = 1'-0"

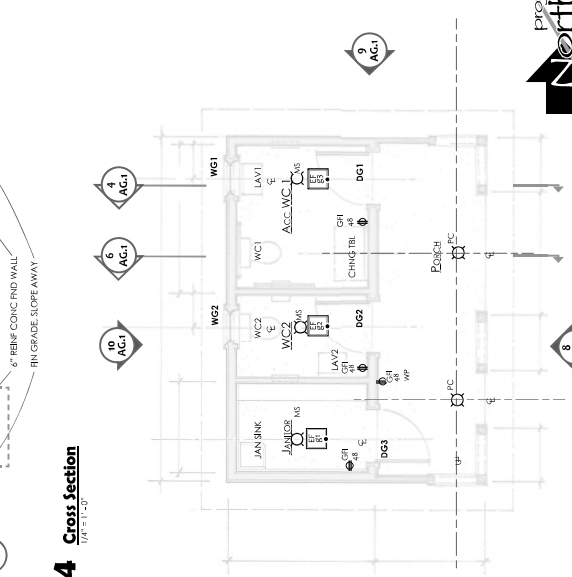
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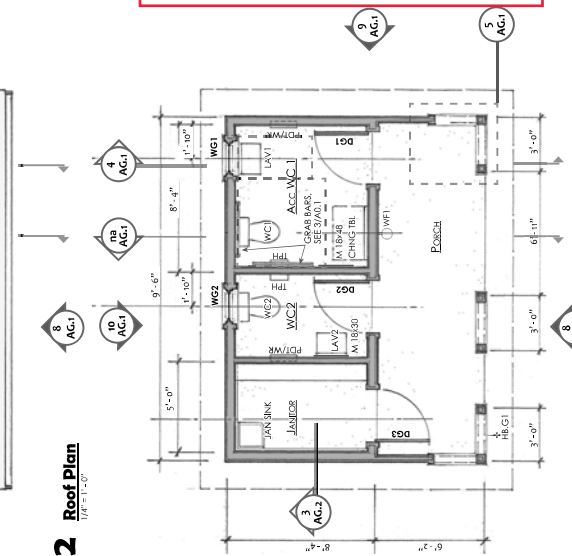
4 Cross Section
1/8" = 1'-0"



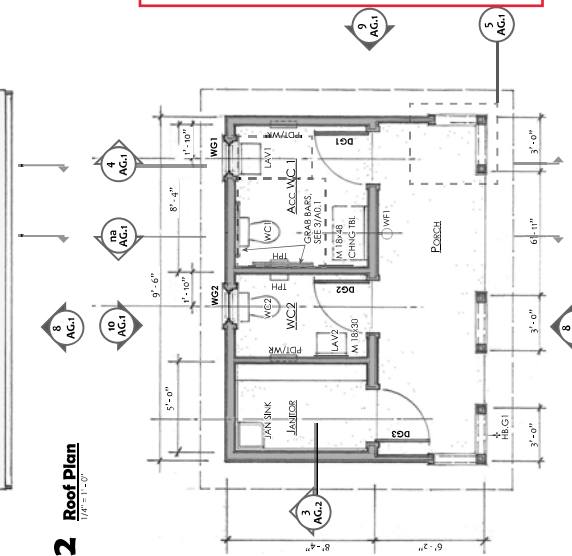
5 Porch Corner Detail
1/8" = 1'-0"



3 Reflected Ceiling Plan w electrical layout Plan
1/8" = 1'-0"



2 Roof Plan
1/8" = 1'-0"

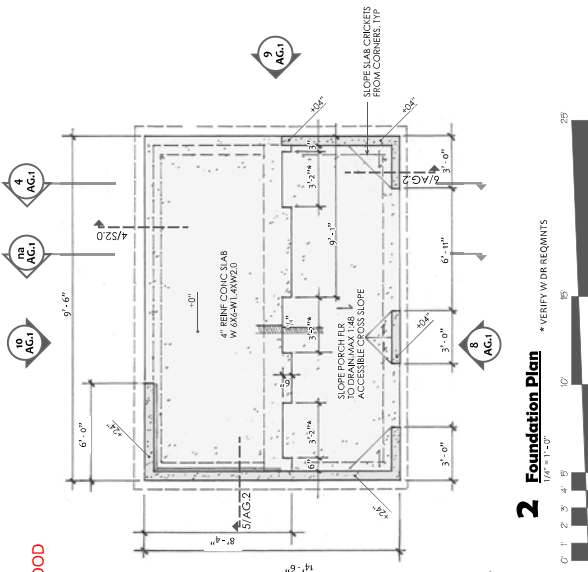


1 Main Floor Plan
1/4" = 1'-0"

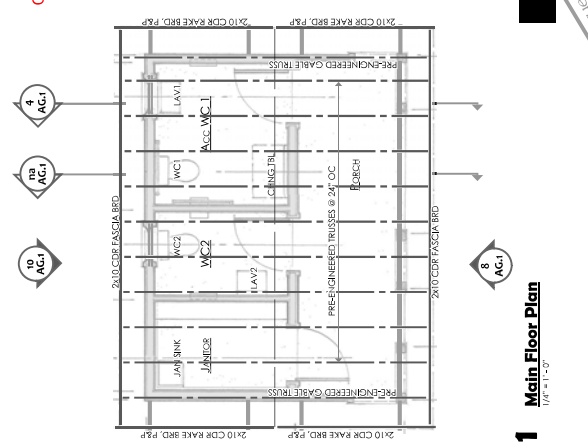
Attachment 4.

Ag.1

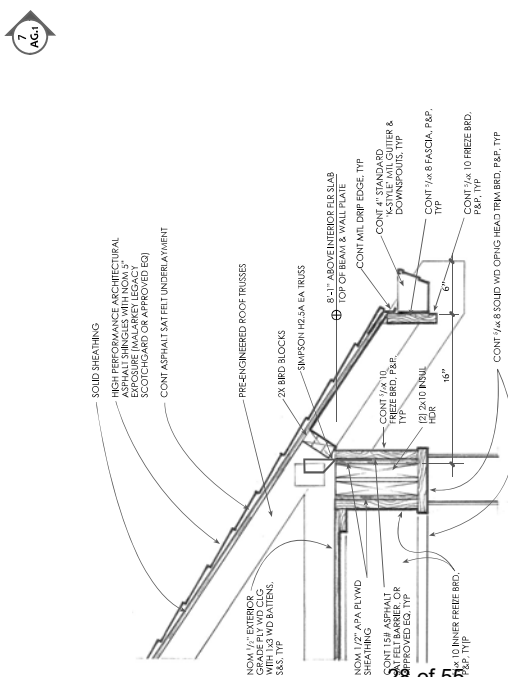
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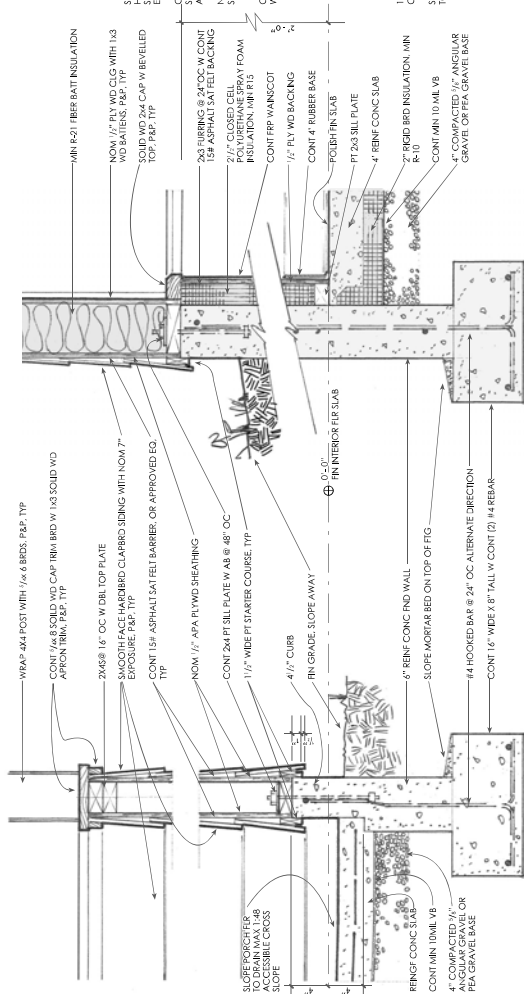
2 Foundation Plan
1/8" = 1'-0"



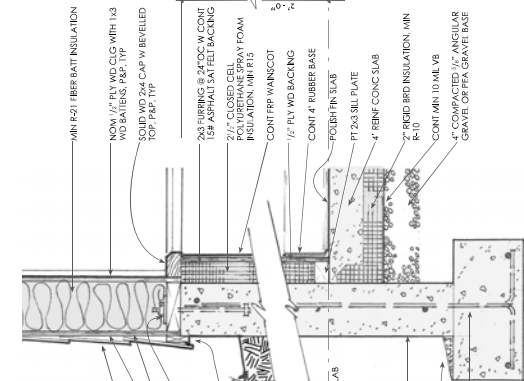
1 Main Floor Plan
1/8" = 1'-0"



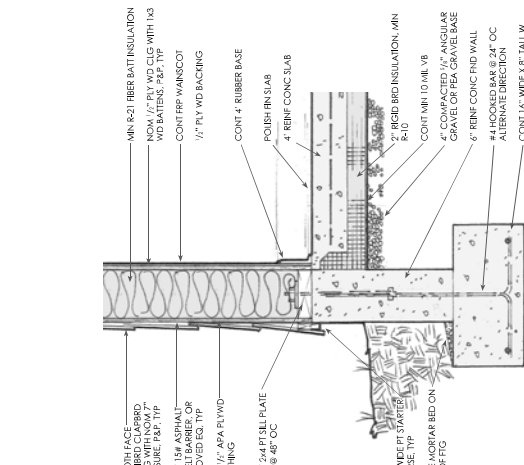
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6 Roof Framing Plan
1/8" = 1'-0"



5 Tail Footing Detail
1/8" = 1'-0"



4 Standard Footing Detail
1/8" = 1'-0"



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CITY OF LAKEWOOD
REGISTER OF HISTORIC PLACES
APPLICATION FORM

This form is for use in nominating or requesting designations of historic landmarks for properties in the City of Lakewood. Complete each item by marking "X" in the appropriate space or by entering the requested information. If an item does not apply to the property being nominated, enter "N/A" for not applicable. For multiple properties, vicinity or district, please provide requested information on each component resource therein. Feel free to attach additional sheets for supplemental information as necessary.

1. **Date** October 16, 2002

2. **Applicant Name** Friends of Lakewold
Applicant Address 12317 Gravelly Lake Drive SW/P.O. Box 39780
Lakewood, WA 98439-0780
Applicant Phone Number (H) _____ (W) 253.584.4106
Are you the owner of the property? Yes X No _____

3. **Name of Property**
Historic Name Lakewold
Other Names Inglewood

4. **Location**
Street Number 12317 Gravelly Lake Drive **Zip** 98439-0780
Assessor's File Number P270920095
Legal Description
Plat Name _____ **Block** _____ **Lot** _____, or
Section NW Corner of E ½ of NE ½ of NW ¼ of Section 11
Township 19 N **Range** 2E

5. Classification of Property

Ownership of Property	Category of Property	Number of Resources within Property Contributing/Non-Contributing	
<u> X </u> private buildings	<u> </u> building(s)	<u> </u> 1/1	
<u> </u> public-Local	<u> </u> district	<u> </u> 1	sites
<u> </u> public-State	<u> </u> site	<u> </u> 2	structures
<u> </u> public-Federal	<u> </u> structure	<u> </u> 1	objects
	<u> </u> object	<u> </u> 6/1	Total

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

Number of contributing resources
previously designated as Pierce
County Landmarks: 0

6. Owner(s) of Property

Name: Friends of Lakewold
Street and Number: 12317 Gravelly Lake Drive SW
City, Town: Lakewood State: WA Zip: 98439

7. Function or Use

Historic Uses and Property Owners:

Domestic/Single dwelling /summer home – Mrs. Emma Alexander; H.F. and Ruth Alexander

Domestic & Landscape/Single dwelling /mansion

Landscape/garden - Everett and Grace Griggs, Corydon and Eulalie Wagner

Current Uses:

Social/clubhouse/facility for Friends of Lakewold

Landscape/garden - limited public access

8. Description

Architectural Classification	Materials
20 th Century Colonial Revival	Foundation: concrete
Georgian Revival	Walls: brick
	Roof: wooden shakes
	Other:

Describe the present and historic physical appearance of the property:

Lakewold is a 10-acre estate located on Gravelly Lake, in the City of Lakewood.
Gravelly Lake is one of three main lakes in Interlaaken or the Lakes District that were
extensively developed as a summer retreat during the early 20th Century. Since the time

of summer estate development, most of the parcels have been subdivided, and the town is currently a medium density residential and shopping area with many of the residents commuting to larger municipalities such as Tacoma or Seattle for employment or working at the military facilities in the region. Lakewold may be the only large remaining landholding intact from the period of summer homes and estates that characterized the early development of the lakes district during the late 19th and early 20th Centuries.

The land is bordered on the east by the western banks of Gravelly Lake, and its western border is defined by Gravelly Lake Drive Southwest. Both north and south boundaries are fronted with private residential properties. The land is level in the vicinity of the road, with a gentle slope that increases as it approaches the shores of the lake. It is extensively wooded, as are most of the adjacent properties, but the grounds of the estate contain dozens of specimens of trees and a uniquely developed garden that is operated by a private not-for profit organization dedicated to the preservation of the estate and continued maintenance of the extensive gardens, collections and the elegant house that is the former home of the Wagner family. The property has two buildings, the former home/mansion, now used for offices of the Friends of Lakewold and for events, and the old stables, now in use for storage and a garden shop. There are two other structures on the property: the teahouse with a connected bathhouse, and a temporary structure that serves as offices and a ticket booth. Additionally, the property features numerous built and designed elements of the landscape including a brick walk, landscape ornaments, parterres, a rock garden and waterfall, a shade garden, a knot garden, and numerous varieties of rhododendron, Japanese maple, and other ornamental plants.

HOUSE

The Northern Pacific Railroad Company gained title to large tracts of land in the area that is now Lakewood as part of the federal land grant for railroad development. The land around Gravelly Lake was not needed for railroads per se, and the Tacoma Land and Improvement Company platted the land and offered it for sale to individuals.

Emma Alexander purchased a five acre lot and built a summer home on it between 1910 and 1912. It was a shingled two-story cross-gabled house showing Craftsman style influences. Large colonnaded porches with a balustrade fronted the east and north sides of the house with an entry porch on the west and a porte-cochere on the north facade. The roof had a deep overhang, with clipped gables and exposed brackets. Photographs show shingle siding. The windows were double-hung: 12, 8, or 6 over one, depending on the width of the window, with wide board trim and drip cap, painted white or a light color. The windows appear to have been frequently paired or ganged on each of the facades except the south, where historic photographs show at least three windows on the ground floor and five on the second floor. A light colored splashboard trimmed the exterior walls at their base.

Interior photographs show a boxed beam ceiling in the living room and picture rails and broad trimmed doorframes in the living room and dining rooms. The gardens were already locally famous in 1913, as the Tacoma Daily Ledger headlined "Nature-loving Tacomans make modern Arcady of Gravelly Lake's shores" (11/30/1913). Mrs.

Alexander was an active garden club member in Tacoma, and had a rose named for her, the climbing "Ruth Alexander".

In 1918, Mrs. Alexander transferred the property to her son, Tacoma shipping magnate H.F. Alexander. Hubbard Foster and Ruth Alexander had a house in Tacoma at Fifth and Yakima, and used the house at Gravelly Lake as a country retreat. They purchased the adjoining five-acre lot, creating the 10 acres that Lakewold enjoys today. Alexander was the president of America's largest steamship company providing luxury passenger service, the Admiral Lines. The family entertained at the lakeside estate with lawn parties and family weddings.

Major Everett Griggs bought the property in 1925 and renamed the house Lakewold, a middle English term meaning "lake-woods". Major Griggs sold the property to his nephew, Corydon Wagner in 1938. Either the Griggs, or, more likely, the Wagner's, apparently did away with the porte cochere, and replaced it with an arched colonnade on the north side of the house. The photographic evidence only goes so far as to indicate that the colonnade was added before the radical renovations of the late 1950s that changed the house to a Georgian revival style with an elegantly finished interior.

George Corydon Wagner was the son of a prominent Tacoma physician. Mr. Wagner was the Vice President and Treasurer of the St. Paul and Tacoma Lumber Company, as well as President of the C.W. Griggs Investment Company and of the Wilkeson Company, which was in coal production. Eulalie Wagner, the wife of Corydon and daughter of a prominent Seattle lumber family, the Merrills, is well remembered for her dedication and her contributions to the practice of landscape gardening, epitomized by the Lakewold Gardens. She was a member of the Board of Directors of the Garden Club of America from 1962 to 1966. She was also instrumental to the foundation of the Tacoma Art Museum, where she served as President of the Board of Directors. She was also a director of the Seattle Art Museum.

In 1958-59, the Wagner family remodeled extensively, integrating the style of the house to the high style gardens they were creating for the estate. The massing from the original house has been retained, and additions were made to the south, forming a more extensive kitchen and service area. However, the house that is Lakewold today is vastly changed in appearance from the country home of the first half of the 20th Century. The home created by the Wagners is most typical of the colonial revival Georgian style with pronounced formal symmetry formal entry. This style enjoyed renewed popularity throughout America in the 1950s and 1960s, as part of a period of appreciation of American history that saw the establishment of the National Trust for Historic Preservation and the passage of the National Historic Preservation Act of 1966.

Eulalie and Corydon Wagner engaged the services of the architects William and Geoffrey Platt of New York City and Nickum, Lamont and Fey of Seattle for this extensive remodel in the late 1950s. It was at this time that they began their long friendship and work with landscape architect Thomas Church.

Renovations seem to have vastly affected appearance terms of finish materials, windows and style, while retaining the basic massing and room arrangement of the old house. The roofline has been dramatically changed from end gabled to mansard. The shingle exterior wall finish was replaced with antiqued pink brick manufactured in Tennessee. The 1958 shipping notice from Herbert Materials of Nashville, Tennessee lists 16,000 "sulfur lick hand made face brick". The changes also removed the (potentially contrasting) brick library chimney and lowered the kitchen chimney.

The four 15 light glass paired doors that open toward the lake to the east have been retained, though the covered porch on the east side has been replaced with a brick terrace and a wisteria trellis with wrought iron supports. On the second floor newer windows of three light paired casement sash that swing out have replaced the multi light double hung sash. They occur in the same locations and rhythm on the second floor of the east side, but elsewhere the openings have been changed or deleted. A sunroom was added on the north side, replacing the former porch and colonnade.

A few interior features, such as the library bookcases and the picture rails, as well as some of the cabinets, shutters, and doors from hall to library were also retained. Otherwise, while the original room configuration was retained, the interiors were given a much higher style in finish materials. Interior finishes include marble flooring in the entry hall and bathrooms, silk Chinese tapestries, and a curving stairway with a mahogany handrail.

GARDEN

Lakewold Gardens, a ten-acre estate on the west side of Gravelly Lake, is laid out as a grouping of outdoor rooms, each with its own theme, progressing from traditional formal styles near the house to re-creations of natural landscapes farther away. The gardens incorporate local varieties of naturally occurring trees and shrubs, as well as the contributions of two generations of the Alexander family, of Major Everett and Grace Griggs, and of Corydon and Eulalie Wagner. The Wagner's, who had both the most significant and most recent impact on the gardens, engaged renowned landscape architect Thomas Church to design many aspects of the gardens.

The estate retains a front fence and gate that was built by the Alexander's between 1914 and ca. 1918. The wrought iron entrance gate in an [open scroll design, flanked by an eagle with wings spread on each gatepost, and the glacier rock pillars are original, while the wood posts and rails are a restoration of the original form and dimensions.

Some elements of the garden design, such as the teahouse and the brick walk, which creates an axis within the garden and leads from the main house to the teahouse, are contemporary with the original house, built in 1914. The brick walk is of such high quality that, although its foundation is sand, only minor repairs have been required since its construction. It was originally bordered by wide floral borders, which remained for almost half a century. The hexagonal teahouse originally had a shingle roof and a cupola. The Wagner's rebuilt it with a lathe dome, which was damaged by a storm in 1992 and subsequently rebuilt to the original dimensions.

Many of the Douglas firs, the Garry Oaks, and other native trees and shrubs predate development of the property. A copper beech and a Japanese maple planted by Grace Griggs still remain on the property. The Wagner family, upon acquiring the property in the 1930s, removed a large number of fir trees to open up views and to provide room for borders and flowerbeds. They also planted many hybrid rhododendrons.

Thomas Church added formal elements such as the parterres, the pool which conceals its identity as a swimming pool under its quatrefoil design, and the Elizabethan-style knot garden, and also less formal elements such as the shade garden and the lookout, a small area for reflection overlooking the alpine pool and rock gardens designed by Eulalie Wagner, a collection of Japanese maples, and Gravelly Lake. Mrs. Wagner also designed the scree gardens.

The gardens incorporate many pieces of sculpture and garden furniture, acquired largely by the Wagner's. Some exceptions are the Japanese scholar and pagoda lantern were purchased by Major Griggs in the 1920s. There are a great many antique pieces, and, of particular local significance, pieces purchased from Thornewood, the largest of the private estates in the area, when it was subdivided in the 1940s. In this last group are included the satyrs, the antique English lion fountain and Queen Anne sundial, and the Italian terra cotta pots and marble benches. Antique pieces not acquired from Thornewood include a Chinese white stone water vessel, Finnish gaslight standards (at this writing removed for refurbishing), an 18th-century Italian statue of Bacchus, an 18th-century French well head, an 18th-century French marble relief of the Madonna, a Chinese figure, a classical figure of a woman with grapes, a small white marble sarcophagus, and a marble bas relief plaque with lion, eagle, hare, griffin and peacock.

Lakewold is home to many impressive plant collections, including rhododendrons, Japanese maples, and alpine plants. Mrs. Wagner's connections to the propagators of rhododendrons facilitated the collection of 250 different species, 500 varieties, many of which are rare specimens. There are over 30 varieties of Japanese maple (*Acer palmatum*), some planted over fifty years ago, allowing for the maturity of these slow-growing trees. Lakewold also is home to several trees which are among the largest of their kind in the state (see addendum "Champion Trees"), including a Leyland cypress, a Dawn Redwood, and the Persian Parrotia tree, and to several Yoshino cherry trees (*Prunus yedoensis*) which are cuttings from the original trees, planted in 1924, from the famous shipment from Japan to adorn our nation's capital. Side by side with the carefully collected plants are many old growth firs and a mature native stand of Garry oaks (*Quercus garryana*).

The overall plan integrates the parts, with elements connecting one "room" to another, or leading the eye to a particular view. This approach is characteristic of the work of Thomas Church, who firmly believed in taking advantage of the surroundings. For example, Church oriented the pool with its four leaves to the compass points, parallel to the walk, and with a view of Mt. Rainier perpendicular to the walk.

LANDMARKS AND HERITAGE ADVISORY BOARD

**Thursday, November 21, 2002 – 7:00 p.m.
Lakewood City Hall Council Chambers**

MINUTES

Present: Richard Densley; Donnie Weeks; Cyrus Happy; Walter Neary; Wayne Herstad; E. Janet McDonald; Jack Avril; Anita Booker-Hay, Lakewood Preservation Officer; Elizabeth Anderson, Consultant; Suzi Riley, Recorder

Guests: Glenn Spieth; Dr. and Mrs. Craig Gunter, owners of the Boatman-Ainsworth house; Nancy Dilworth, representing Friends of Lakewold

Absent: None

Chairman Walter Neary called the meeting to order at 7:27 p.m. The meeting started late because staff was unable to get the Audio-Visual equipment in the Chambers to operate. Although a Public Hearing is to be taped in its entirety, the Board chose to proceed with its business and to maintain a written record of the Public Hearing proceedings.

The Board members and guests recited the Pledge of Allegiance to the flag.

Richard Densley moved and Wayne Herstad seconded a motion to approve the minutes as they were presented. The motion passed by a unanimous vote. The minutes reflected that Mrs. Weeks was to get back to Mrs. Booker-Hay with information on the outcome of her meeting with Donna Casey regarding the RhodesLeigh gate. Mrs. Weeks noted that she had not yet contacted Mrs. Booker-Hay with that information.

Mr. Neary commented that the City and its Landmarks and Heritage Board were making history at this meeting by approving new properties as designated local historic sites. He explained that the Board is new at this process and the initial designations had taken longer than anticipated, and he thanked the Board and the applicants for their patience.

As the Public Hearing portion of the meeting began, Mr. Neary briefly reviewed proper etiquette by participants. He asked speakers to identify themselves when speaking and he reviewed with the Board their purpose: To receive evidence and hear argument only on the issues of (1) whether the historic resource meets the criteria for designation of landmark or community landmark as specified in the Lakewood Municipal Code Chapter 2.48.060 and merits designation as a landmark or community landmark, and (2) the significant features of the landmark. He explained that no other issues were appropriate for discussion during the Public Hearing.

He explained he would follow three steps during the proceeding: (1) Read into the record the information contained in the staff report (2) allow comments from the owner or other interested party with regard to the two issues to be considered and (3) call for the question of whether or not the property met the criteria for designation.

PUBLIC HEARING ON LAKEWOLD GARDENS:

The second Public Hearing for the evening involved Lakewold Gardens. The Hearing was called to order at 7:42 p.m.

Elizabeth Anderson, consultant to the Landmarks and Heritage Board, presented the staff report relevant to the designation of Lakewold Garden as a local historic site. The property at 12317 Gravelly Lake Drive was nominated by Friends of Lakewold Gardens and all procedures surrounding the nomination had been followed appropriately. Mrs. Anderson indicated that this was a fascinating property with a long history and included ten acres. The gardens are a significant element within the property.

The house was built in 1910 and had gone through some changes, especially in the 1950's , but it remained true from a period arts and craft shingle dwelling to a more formal Georgian styled home. The home/grounds reflect the style of the William and Geoffery Platt, noted building architects, and Thomas Church, renowned landscape architect. The interior of the house was remodeled to a more elaborate style, but the house retains its structural integrity regarding room forms. The house demonstrates a good case for retaining its integrity.

The gardens surrounding the home make it truly unique. They incorporate a flowing application and include special features of their own.

The local history of the house as detailed in the application was summarized.

Mrs. Anderson reminded Board members and guests that designation as a local historic site allowed a property to be identified with a special plaque and allowed the homeowner to take advantage of special tax relief.

Mr. Neary asked Ms. Nancy Dilworth to speak as a representative of the applicant organization, Friends of Lakewold. She stated that she appreciated the intent of the Board to preserve properties for the future.

Mrs. Weeks inquired of the process to be followed when seeking tax relief. Mrs. Anderson reported that the County handled the paperwork associated with a request for tax relief, but a request was approved through the Landmarks and Heritage Board as facilitated by the staff. The Board review proposed it work to ensure the project falls within the parameters of state law and that it does not adversely affect the historical value of the property.

Mr. Neary asked if there were comments by the public, and Mr. Glenn Spieth of 5928 Steilacoom Blvd. stated that he fully agreed with the choices selected by the Board as

their initial proposed designations. He requested that his comments be ‘amended’ to the public comments of the Boatman Ainsworth house. He felt it was an excellent first choice and that Lakewold Gardens was an excellent second choice. He stated as a member of the public, “I heartily agree with both nominations.”

Walter reiterated that the process followed by the Board is set up to safeguard the properties in Lakewood which may have historic value.

Mr. Cyrus Happy made a motion to designate Lakewold Gardens as the second local historic site designated by the Landmarks and Heritage Advisory Board. He said, “ I move that the Landmarks and Heritage Board find that the Lakewold Gardens meets criteria for significance in accordance with the criteria set forth in the Lakewood Municipal Code and that the property be designated to the Lakewood Historic Register.”

Mrs. Weeks seconded the motion.

The Board voted unanimously to pass the motion. There were seven yes votes; there were no no votes.

Mr. Neary stated that within 14 days of the Public Hearing, a written designation report will be prepared by staff to include: (1) the boundaries of the resource and other descriptive identifying information (2) two significant features and information that the agency deems appropriate; findings of fact and reasons supporting the designation with specific reference to the criteria and (4) a statement that no significant feature may be changed without first obtaining a certificate of appropriateness from the Agency pursuant to the provisions of the chapter. The agency report shall be mailed to the owner, to interested persons of record and the City Manager within five days after it is issued. A copy of the Agency’s designation shall be filed with the appropriate city office together with a legal description of the designated resource and notification that the provisions of this chapter apply.

The Public Hearing on the Lakewold Gardens property was closed at 8:00 p.m.

The Board took a brief recess and reconvened at 8:13 p.m.

LAKEWOLD

Name of Property

PIERCE COUNTY, WA

County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Lakewold is a 10-acre designed estate garden located on Gravelly Lake in Lakewood, a city in the south Puget Sound region of Washington. The City of Lakewood is bounded by the cities of Tacoma and University Place on the north, the towns of Steilacoom and DuPont to the west, and on the east and south, Interstate 5 highway and the Joint Base Lewis McCord military reservation.

Gravelly Lake is one of three main lakes that were extensively developed as a summer retreat area during the early 20th century. Since that time of large parcel development, most have been sub-divided, and the city is currently a medium density residential and shopping area with most of the employed residents commuting to larger municipalities or working at the regional military facilities.

Lakewold is the only large remaining landholding intact from the period of summer homes and estates that characterized the early development of the lakes area. The property is situated on the west side of Gravelly Lake with its own western border defined by Gravelly Lake Drive SW. The land is level in the vicinity of the road, and slopes increasingly as it approaches the lake shore. Sections of the property are extensively wooded, as are most of the adjacent properties, but it also contains a uniquely designed estate garden; it is owned and operated by The Friends of Lakewold, a private not-for-profit organization that maintains the gardens and the structures.

The landscape design was created by noted landscape architect Thomas Dolliver Church, who organized it into various Garden Rooms that include formal *parterre* beds, a woodland waterfall rock garden, a shade garden, a formal knot garden, and a courtyard garden. The site contains an extensive collection of rhododendrons and Japanese maple trees, plus a number of rare imported trees and numerous ornamental shrubs and plants. There are two historic buildings on the property: the house (with its detached garage) now in use for offices and events; and the old carriage house, used for horticultural storage and a garden shop. There are also two historic structures: the entry gate/fence, and the tea house gazebo.

Current Condition

The grounds and structures at Lakewold have been carefully preserved and maintained, and they reflect the original design elements established many decades ago. The rhododendron (and azalea) collection is mature and extensive with over 850 plants representing over 225 species rhododendrons and over 430 hybrids. There is also a significant Japanese maple collection with 30 different specimens. The site is currently home to nine Washington State Champion Trees¹, including the Dawn Redwood (*Metasequoia glyptostroboides*), a deciduous conifer planted in 1949 that was thought to be extinct until 1946. The full list includes the following specimens:

- *Acer palmatum* – Japanese Maple
- *Acer palmatum* 'Atropurpureum' – Red Japanese Maple
- *Halesia caroliniana* var. *monticola* – Mountain Silverbell
- *Ilex x altaclerensis* *camelliaefolia* – Camellia-leaved Highclere
- *Ilex crenata* – Japanese Holly
- *Metasequoia glyptostroboides* – Dawn Redwood
- *Parrotia persica* – Persian Ironwood
- *Prunus* 'Pandora' – Pandora Cherry

¹ Van Pelt, Robert, *Champion Trees of Washington State*, University of Washington Press, 1996
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Name of Property

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- Prunus 'Tai Haku'– Tai Haku Cherry

Lakewold's gardens also feature stately native Douglas firs, Garry oaks, and Western red cedar, including old growth specimens. Furthermore, the property has a significant collection of mature trees of distinction, planted by the various owners. Since the 1990's state audit, it is possible that some of the trees listed below may have qualified for Champion Tree status:

- Abies pinsapo – Spanish Fir
- Acer griseum – Paper Bark Maple
- Acer palmatum 'Sango kaku' – Coral Bark Maple
- Acer palmatum 'Shindeshojo' – Japanese Maple Shindeshojo
- Acer palmatum 'Shishigashira' – Lion's Head Maple
- Acer palmatum dissectum 'Goshiki shidare' – Goshiki Maple
- Betula papyrifera – Paper Bark Birch
- Catalpa speciosa – Northern Catalpa
- Cercidiphyllum japonicum – Katsura Tree
- Cornus controversa 'Variegata' – Variegated Wedding Cake Tree
- Cornus mas – Cornelian Cherry Dogwood
- Cornus nuttallii – Pacific Dogwood
- Davidia involucrata – Dove Tree
- Embotrium coccineum – Chilean Flame Tree
- Fagus sylvatica 'atropunicea' – Copper Beech
- Fagus sylvatica 'Tricolor' – Tricolor Beech
- Gleditsia triacanthos – Honey Locust
- Magnolia sieboldi – Siebold's Magnolia
- Magnolia x soulangiana – Saucer Magnolia
- Paulownia tomentosa – Empress Tree
- Prunus serrulata 'Shirotae' – Mt. Fuji Cherry
- Prunus serrulata 'Ukon' – Ukon Cherry
- Sciadopitys verticillata – Umbrella Pine
- Styx japonicus – Japanese Snowbell
- Styx obassia – Fragrant Snowbell
- Trochodendron aralioides – Pinwheel Tree

The east side of the house opens onto a large (74' x 21') brick verandah constructed as a natural extension of the original herringbone brick walk. Its spacious (59' x 14') opaque glass roof has wrought iron supports that are interlaced with the growth of old Japanese White Wisteria vines (*Wisteria floribunda*) and Chinese Blue Wisteria (*Wisteria sinensis*); their pendulous racemes of magnificent fragrant flowers hang below.

The property also houses a sizable (47-piece) collection of antique and historic reproduction garden art and furniture. These include statuary, urns, pots, vases, benches, planters, lanterns, a well, fountains, a sun dial and plaques. The materials include marble, other stone, terra cotta and concrete.

In keeping with Lakewold's mission to enhance the experience of garden visitors, several new garden rooms have been added over the years. While lacking in historic value, these additions are strategically placed and well integrated into the overall garden design without altering the historic fabric.

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Historic Landscape Elements (Contributing Sites)

Lakewold has ten significant landscape design elements. Most of these elements were introduced by Thomas Dolliver Church starting in 1958 and subsequently featured in the second edition of his landmark book, *Gardens Are For People*.² These garden design elements remain to this day.

- 1) **Circle Drive:** The original driveway had a direct approach from the road to a loop at the *porte-cochère* at the northwest corner of the house. Church's 1959 design replaced this with a sweeping drive that approaches the house obliquely, curving through a grove of native trees intermixed with stunning rhododendrons. Along the way, glimpses of the house are caught across a wide lawn.
- 2) **Entrance Courtyard:** The sweeping drive brings guests to the front entry of the house with its formal entry courtyard (that replaced the original entrance loop). This courtyard can accommodate 20 cars and is bounded by walls constructed from the same brick used for the house; the walls are lined by pink dogwood, cherry, rhododendron and camellia, with accents of white *Styrax*. Beyond this court a grassed area, completely enclosed by trees, screens the driveway and extends the space of arrival; it also offers a vista to departing guests, giving them a view of the mature Empress tree and its stunning spring blossoms.
- 3) **Brick Walk:** A formal decorative brick walk (240' x 9') connects the sunroom (on the north side of the main house) with the tea house gazebo. At the mid-point of its herringbone pattern, the walk features an expanded section (59' x 14') containing three large diamond patterns. It was well constructed (between 1919-1920) on a thick base of sand that remains stable today. This design element became the backbone of the estate's overall landscape design.
- 4) **Parterre Beds:** During the Alexander ownership, wide borders of perennial flowering plants and shrubs flanked the brick walk. Church converted these to eight smaller, rectangular (32' x 8' and 25' x 8') *parterre* beds (four on each side) at the north half of the brick walk; they are framed by the gazebo and white Mt. Fuji cherry trees. On the south end of the walk near the main house, he created two large (26' x 22') *parterre* beds, inset with circles and topiary swans; between them he added a (20' x 20') quatrefoil bed. The bed perimeters are defined by clipped boxwood hedges, and feature colorful spring bulbs and summer annuals. He then left a thick growth of trees and rhododendrons to separate the west half of the garden from the east, lakeside vista.
- 5) **Quatrefoil Pool:** In the open green, southwest of the gazebo, Church designed a (40' x 40') quatrefoil swimming pool in 1961-1962, which, with an antique lion fountain to the west and a Queen Anne sundial on the east, sits on a direct axis to the walkway, and which provided swimmers with a view of Mount Rainier in the distance. The shape of the pool accommodated Mr. Wagner's desire for a lap pool with Mrs. Wagner's sense of design. The quatrefoil shape, with brick planter boxes at the intersections of each arc, transforms the forty-foot swimming pool into an integral garden feature. That quatrefoil shape is also found in other parts of the garden and in the sun room of the main house.
- 6) **Shade Garden:** A fir tree whose terminal bud had been damaged when small often results in a good deal of lateral gnarled and knotted growth; upon maturity they often become "wolf trees" (very large forest trees with wide-spreading crowns that inhibit or prevent the growth of smaller trees around it). The centuries-old specimen in this estate gave Church the opportunity to design a shade garden threaded with pathways, and containing a small pool with accompanying statuary and bench.
- 7) **Library Courtyard:** Adjacent to the house with an entry from the library and the dining room, Church designed (in 1961) a contrasting quiet space: a small, intimate, walled courtyard with apsidal niche for one of the antique statuary figures. A narrow space at the base of the walls provides for additional plantings, serving both to soften the brick enclosure and provide additional screen from the larger garden spaces.

² Church, Thomas D, *Gardens Are For People*, 2nd Edition, New York: McGraw-Hill, 1983
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Name of Property

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- 8) **Elizabethan Knot Garden:** Church designed an Elizabethan knot garden featuring a strap-work design; the boxwood hedge perimeter is square (20' x 20') with concave corners. The inside design is a square set at a 45-degree angle to the perimeter, and is crossed by arcing hedge bands with spaces within for low growing perennial herbs. Historically, these types of gardens can be traced to Greek and Roman origins, but in the late medieval period, they evolved into intricate interlace designs, capitalizing on the contrast of both leaf color and cut. The herbs were utilitarian, both as medicine and flavors for food. The knot garden at Lakewold is located directly outside the kitchen in a brick-paved patio (28' x 28') surrounded by a low brick wall of seating height.
- 9) **Woodland Waterfall Garden:** In the wooded slope of the north east part of the property is an informal waterfall garden: a series of small pools and falls, fed by water pumped from the lake. Huge stones, quarried from the nearby Olympic mountain range, serve as the foundation of the reflecting pools, waterfalls, and bridges over the cascading stream; they also provide massive textural contrasts to the hillside and vegetation. Near the top of this garden, nestled under the canopy of tall firs and with the sound of the falls, Church designed a small flagstone patio area for rest, reflection and meditation. Originally called "The Overlook," this was reportedly Mrs. Wagner's favorite spot in the garden. This restful spot was renamed the Peace Garden after Lakewold Gardens was designated in 1998 as an International Garden for Peace.³ (Gardens for Peace is an international organization that promotes international gardens as symbols of peace and places of reflection and meditation). Below this patio, a path leads to a family picnic spot overlooking the lake; it is now called Picnic Point.
- 10) **Scree (aka Rock Garden):** Below the sweeping lawn on the east side of the house, Mrs. Wagner wanted a Scree Garden. She prevailed over the objections of Church, who feared it would become a drain of time and effort to maintain such a feature. Its three-tiered design was meant to emulate an alpine moraine with rocks, hummocky ground covers, heaths, blue gentians and other tender alpine plants that were not necessarily suited to the wet climate of western Washington.⁴ Time proved Church correct; although this garden element retains its historic design foundation, it has lost its past luster and requires focused intervention to restore it to its former horticultural distinction.

Historic Building Elements

Lakewold has two contributing & one non-contributing building on the property,

- 1) **Main House & Garage:** Starting in 1958, the Wagners remodeled the original Alexander country home. The design architects for this project were William and Geoffrey Platt, of New York City; detailed plans were created and coordinated by the local architectural firm of Nickum, Lamont and Fey of Seattle (job #2697, 1958-1959). The orientation of the original, wood-frame, arts and crafts-style structure was retained: the focus of the house is toward the lake on the east with the formal entry remaining on the west side, keeping the northern and eastern portion of the gardens in full view. The style of the original home, however, was dramatically changed; for example, the original gabled roof was replaced with a mansard roof clad in wood shingles. In addition, many of the Arts & Crafts style house features (i.e., surrounded, colonnaded porches surmounted by a balustrade, and the entry *porte cochère*) were removed, giving way to a more Georgian "block" structure. The wood-sided house was also faced with pink, hand cast, and sulfur-licked brick from Tennessee laid in a Flemish bond; the same brick was used for the entry courtyard wall. The color of the brick established the foundation color for the entire garden with its variations of pink and white against the backdrop of dominant greens throughout.

The main entry to the home faces west and is symmetrical in character. Centered on the façade is a formal, Classical entry capped with a triangular pediment framing a set of double doors. The first floor is devoid of windows. The second floor has four window openings of double casement style windows divided

³ Gardens for Peace (web site)

⁴ *House Beautiful* Magazine, September 1964

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into three panes. These windows have brick sills and are abutted directly next to the cornice line. The north façade has a large enclosed glass verandah covered with a glass shed roof. The rear, or east façade facing the lake, is more open with windows and doors on the first and second floors. Here casement style windows are groups in singles, pairs and threes. The south side of the home has a two story wing with hip roof which drops to a one-story extension with flat roof hidden by a shallow parapet wall. This extension forms a small brick laid courtyard at the southwest corner.

Inside the home is formal with painted heavy trim and plaster cornice moldings, carved marble fireplace surrounds, and paneled library. The marbled floored entry has a large serpentine stair well rising to the second floor bedrooms. The fixtures and finishes throughout the house are original.

The Georgian character of the house is compatible with the new sweeping driveway approach to the house, which, like 18th century country estates, provided gradual glimpses of the home before the actual full-view arrival in the entrance courtyard.

There is a detached single-car garage on the south side of the house. It is finished with the same Tennessee brick used to face the house and has a flat roof hidden by a shallow brick parapet. The date of construction has not been verified.

- 2) **Carriage House:** The Alexanders built an L-shaped carriage house in 1918.⁵ It served as a car garage, a horse stable and a garden equipment storage area. Although the building has been re-purposed to serve as the Lakewold Garden Shop and the Horticulture storage area, the wood-sided exterior remains as it was when built. It also retains its original sliding carriage doors and original wood windows. The building has a gable roof, covered in asphalt shingles and is clad with 8" wide clapboard siding.
- 3) A temporary office building is located on the west side of the property by the visitor's entrance. This is a non-contributing building and is a modified constructed trailer with a side facing gable roof, aluminum sliding windows and clapboard exterior.

Historic Structure Elements

Lakewold has two contributing structures on the property,

- 1) **Entry Gate and Fence:** The glacier rock pillars and wrought iron entrance gate were built by the Alexander family between 1914 and c.1918. The intervening wood posts and rails form the westerly fence of the property, and have been restored to the original form and dimensions. The iron entry gate is an open scroll design, and an eagle with spread wings surmounts each of the gateposts. In style, these eagles can be traced to the Federal Period when eagles of this type were manifestations of an American identity.⁶
- 2) **Tea House:** A hexagonal, lattice-domed, open gazebo is the focal point at the north end of the decorative brick walk. It is paved with exposed aggregate surrounding a six-sided design of mosaic in the center, and a hexagonal edging of brick; there is a statuary apse at the back. There are wings alongside with concealed rest rooms and a utility room below. These structures are partially sunk into the ground (approx. 3') and have a flat roof and vertical T&G siding.

The original (1919) tea house was built by the Alexander family to be a simple hexagonal domed summer house with a wood-shingle roof and a ceiling. A small hexagonal pool and fountain were installed inside the structure by the Griggs family in 1931; the design was done by Hill, Mock and Morrison, Architects (Tacoma, WA). In 1956, the Wagner family renovated this structure, retaining the floor plan, but replacing the hexagonal shingled roof with a dome of lathe construction, making it a more open gazebo. In 1961,

⁵ Fields, Ronald, ed., *Lakewold - A Magnificent Northwest Garden*, Seattle: University of Washington Press, 2011

⁶ Lakewold Gardens Washington Heritage Register Application, 1999
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Name of Property

PIERCE COUNTY, WA

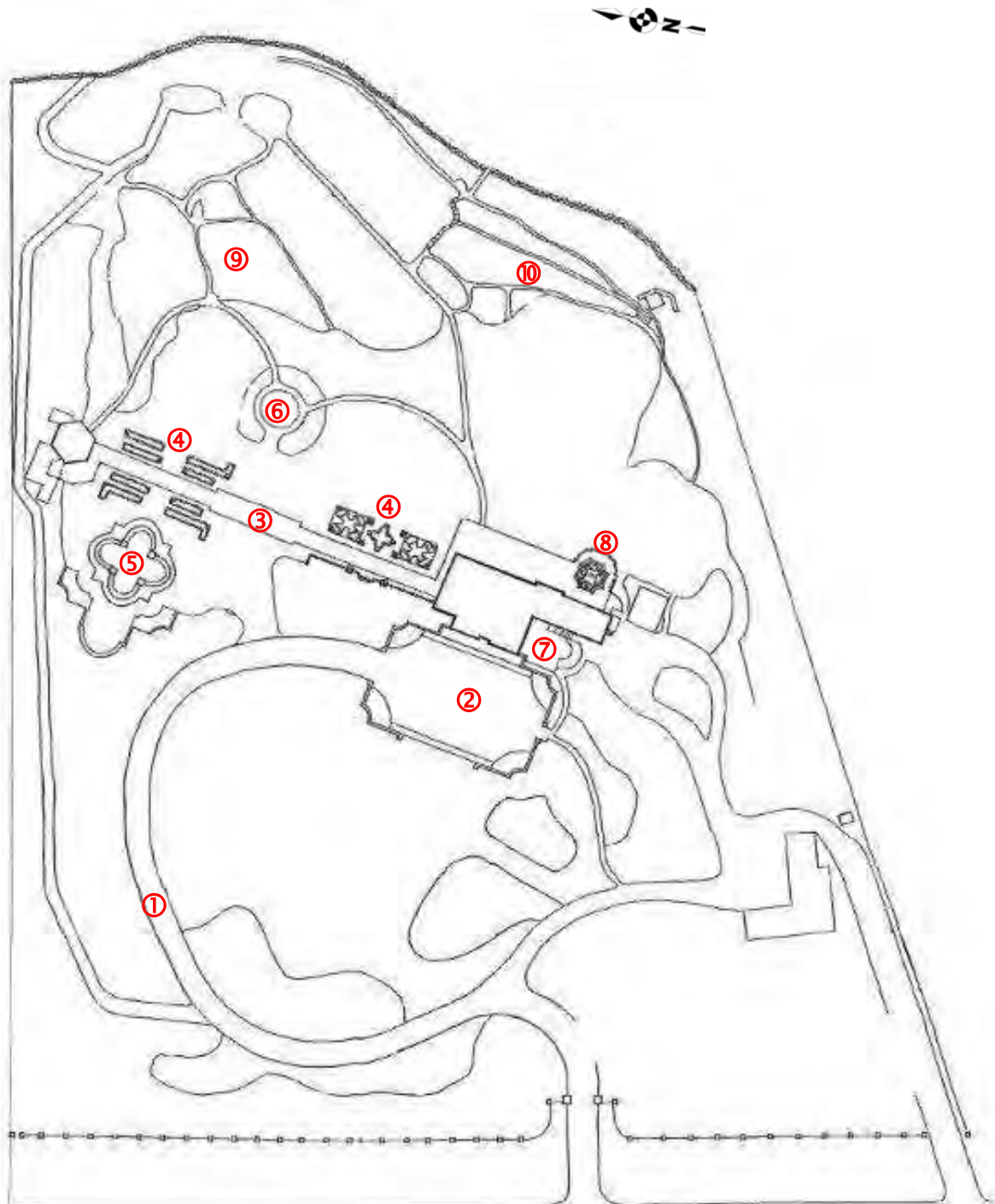
County and State

Thomas Church skillfully altered the design by adding wings with concealed dressing rooms and a small kitchen. He also added the statuary apse, and replaced the small pool and fountain under the lattice roof with a mosaic floor pattern.⁷ The detailed plans for this project were produced in 1962 by Thomas Rickert, Architect (Tacoma, WA). The concealed kitchenette was later converted to a handicap-accessible rest room after Lakewold opened to the public. This structure suffered significant storm damage in 1992, and was partially rebuilt; its dimensions remain faithful to the original structure built by the Alexander family.

⁷ *House Beautiful Magazine*, September 1964

Lakewold Gardens Site Map – Landscape Elements

- | | | | |
|--------------------|-----------------------|----------------------|------------------|
| 1) Circle Drive | 2) Entrance Courtyard | 3) Brick Walk | 4) Parterre Beds |
| 5) Quatrefoil Pool | 6) Shade Garden | 7) Library Courtyard | 8) Knot Garden |
| 9) Woodland Garden | 10) Scree Garden | | |



Lakewold Gardens Site Map – Building and Structure Elements

1) Main House

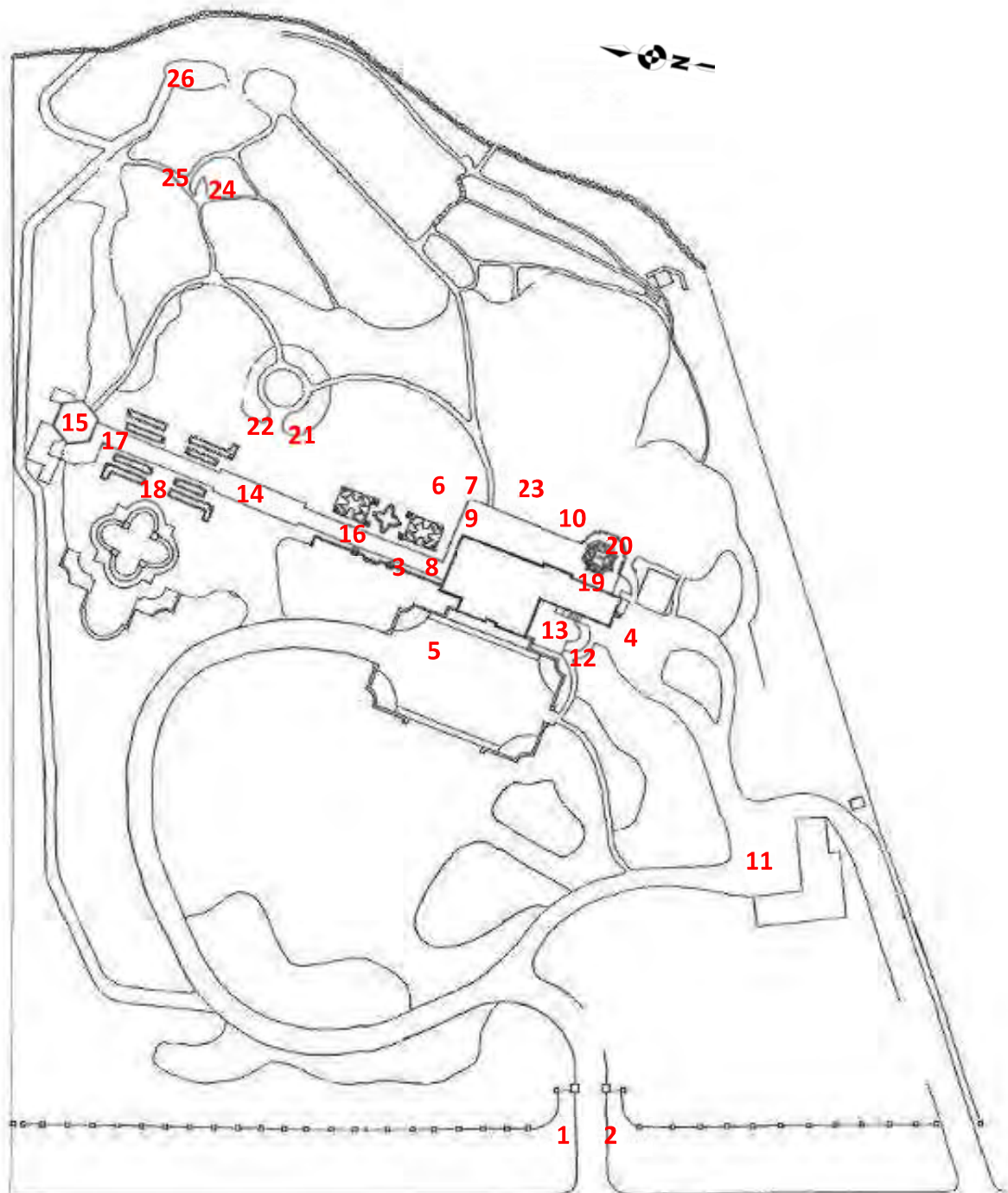
2) Carriage House

3) Entry Gate & Fence

4) Tea House



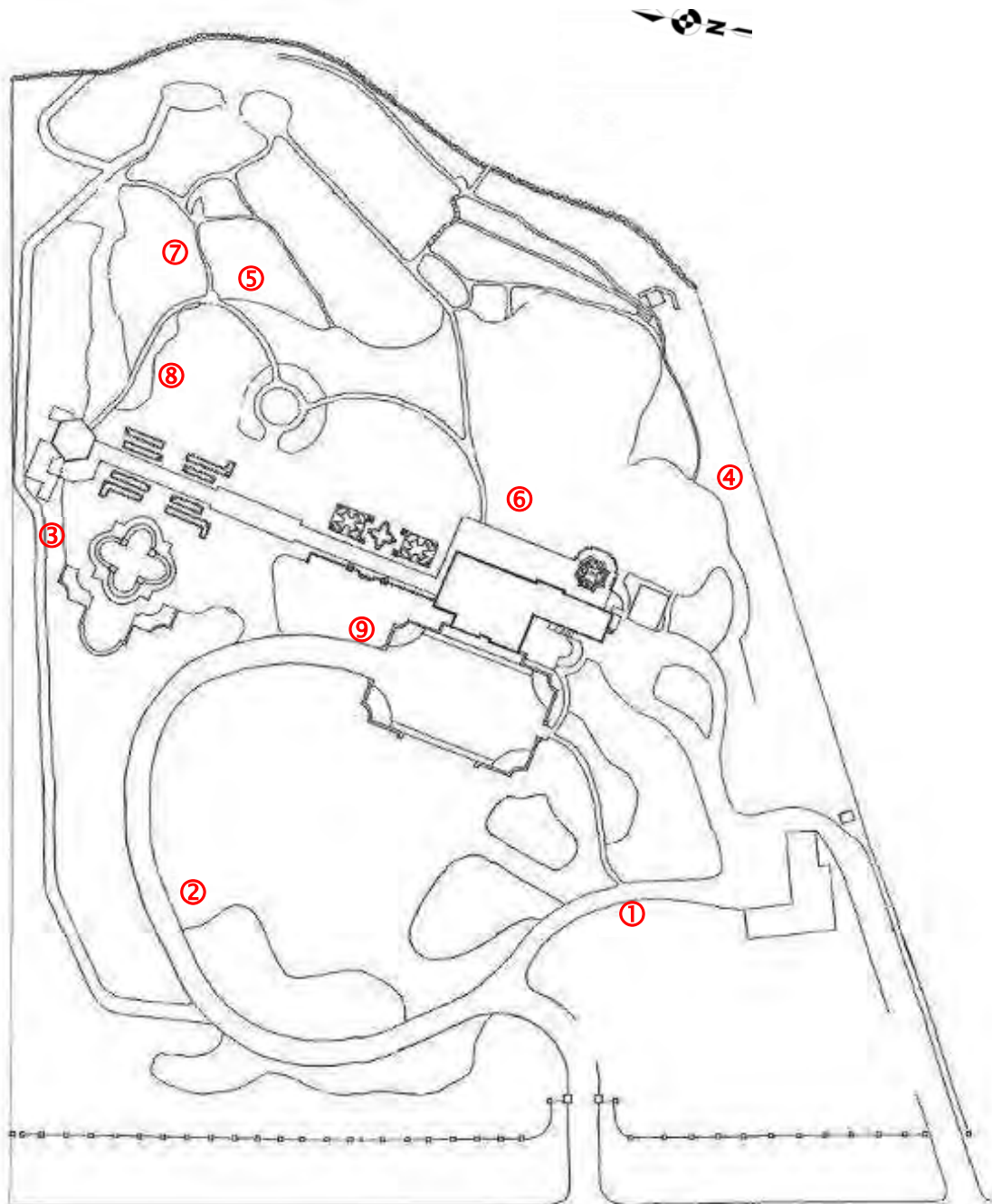
Lakewold Gardens Site Map – Photography Object Locations



National Register Nomination
Lakewold Gardens, Pierce County, Washington

Lakewold Gardens Site Map – Champion Trees

- | | |
|---|--|
| 1) <i>Acer palmatum</i> | 2) <i>Acer palmatum</i> 'Atropurpureum' |
| 3) <i>Halesia caroliniana</i> var. <i>monticola</i> | 4) <i>Ilex x altaclerensis</i> <i>camelliaefolia</i> |
| 5) <i>Ilex crenata</i> | 6) <i>Metasequoia glyptostroboides</i> |
| 7) <i>Parrotia persica</i> | 8) <i>Prunus</i> 'Pandora' |
| 9) <i>Prunus</i> 'Tai Haku' | |



**NOTICE OF PUBLIC HEARING
City of Lakewood Landmarks
and Heritage Advisory Board
Thursday, January 26, 2023 at
6:00 PM.**

The City of Lakewood landmarks and Heritage Advisory Board has received an application requesting a type II certificate of appropriateness for the proposed interior/exterior work and 2nd story addition to the Carriage House associated with the historic Lakewood Gardens property located at 12317 Gravelly Lake Dr. SW, Lakewood, WA 98498. The application was received on December 14, 2022 from Gerald Eysaman on behalf of Susan Warner, Executive Director of Lakewood Gardens. The project files are available upon request from the City of Lakewood Development Services Department. The Board's review of the certificate of appropriateness will be based on the record made at the public hearing and no further right to present evidence or comment will be provided.

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 by in person or virtual comment. Send comments by mail or email to Josh Kubitza, Associate Planner, at 6000 Main Street SW Lakewood, WA 98499 or jkubitza@cityoflakewood.us. Comments received up to one hour before the meeting will be provided to the Landmarks and Heritage Advisory Board.

Residents can attend in person by going to the American Lake Conference Room at City Hall or virtually attend by watching 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 and make comment by telephone at +1(253) 215- 8782 and by entering Webinar ID: 881 1361 9589 or online <https://us06web.zoom.us/j/88113619589>.

By ZOOM: For those using the ZOOM link <https://us06web.zoom.us/j/88113619589> upon entering the meeting, please enter your name or other chosen identifier. Use the "Raise Hand" feature to be called upon by the Project Planner during the Public Comment portion of the Public Hearing. 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.

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Publication Dates



TO: Landmarks and Heritage Advisory Board

FROM: Josh Kubitza, Associate Planner

DATE: February 09, 2023

SUBJECT: Reports by Historic Preservation Officer or Staff

Lakewood Touring Map Update

There has been no update to the Lakewood touring map as staff continues to reach out to the Nisqually Tribe and Clover Park School District. It is recommended that the Board discuss next steps after reviewing the City Council Approved 2023 work plan.

LHAB 2023 Workplan

The City Council approved the LHAB 2023 Workplan at the January 17, 2023 meeting. The approved workplan is attached.

Heritage Tree Code Update

On March 1, 2023, the heritage tree code update to LMC Chapter 2.48 Protection and Preservation of Landmarks goes into effect.

The purpose of the heritage tree designation is to ensure additional measures of protection and maintenance for trees with unique characteristics, historical importance, or cultural significance. Any tree may be designated as a heritage tree due to its historical, cultural, or environmental significance to the community. Projects could receive various development incentives for the preservation of heritage trees.

The heritage tree designation and nomination are the same process as the Lakewood Landmark and Community Landmark designation and nomination processes. City Council shall be the final authority in approving a nomination.

The heritage tree nomination application is required to include a short description of the tree, reason for designation, and an arborist report identifying the current condition of the tree and maintenance needs.

The updates to LMC 2.48 Protection and Preservation of Landmarks is attached to this memo.

EXHIBIT A

Amendments to Lakewood Comprehensive Plan and Municipal Code

Sections and portions of sections of the Lakewood Municipal Code not included below remain unchanged and in effect.

Lakewood Municipal Code

Chapter 2.48

PROTECTION AND PRESERVATION OF LANDMARKS

Sections:

- 2.48.010 Purpose.
- 2.48.020 Definitions.
- 2.48.030 Landmarks and Heritage Advisory Board created.
- 2.48.035 Powers of Lakewood Landmarks and Heritage Advisory Board.
- 2.48.040 Designation criteria.
- 2.48.050 Nomination procedure.
- 2.48.060 Designation procedure.
- 2.48.070 Certificate of appropriateness procedure.
- 2.48.080 Evaluation of economic impact.
- 2.48.090 Appeal procedure.
- 2.48.110 Penalties for violating this chapter.
- 2.48.120 Special valuation for historic properties.
- 2.48.130 Severability.
- 2.48.140 Retroactive approval of acts.

2.48.040 Designation criteria.

D. A tree may be designated as a heritage tree due to its historical, cultural, or environmental significance to the community. The purpose of the heritage tree designation is to ensure additional measures of protection and maintenance for trees with unique characteristics, historical importance, or cultural significance. The nomination and designation process shall follow LMC 2.48.050 and LMC 2.48.060. Heritage trees are not subject to LMC 2.48.070. All heritage trees shall be retained unless allowed to be removed per LMC Chapter 18A.70 Article III Tree Preservation.

A complete application for heritage tree nomination and designation shall include the following information:

1. A short description of the tree(s), including the address or location, species, and size (height, crown spread, and DBH);
2. Reason for designation as a heritage tree(s) including special characteristics of the tree and/or site; and
3. A report completed by an ISA Certified Arborist to identify the tree's characteristics, current condition, and maintenance needs.



CITY OF LAKEWOOD
LANDMARKS AND HERITAGE ADVISORY BOARD (LHAB)
2022 SIGNIFICANT ACCOMPLISHMENTS and 2023 WORK PLAN

Members

Glen Spieth
Joan Cooley
Beth Campbell
Christina Manetti
Mark Hayes

Council Liaison
Paul Bocchi

Staff Support

Jessica Olson, Development Services Manager
Josh Kubitza, Associate Planner
Karen Devereaux, Administrative Assistant

Meeting Schedule

Fourth Thursday of every month at 6:00 PM in City Hall, American Lake Room

Background

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. The Landmarks and Heritage Advisory Board advises the City Council, the City Manager and City staff in connection with protection and preservation of historical landmarks in Lakewood and establishing procedures for designation and preservation of landmarks.

2022 Accomplishments

- Completed preliminary draft edits to the Lakewood Touring Map.
- Recruited new member to LHAB.

2023 Work Plan

Ongoing Projects

The Landmarks and Heritage Advisory Board has provided no specific timelines for the completion of the following work plan items since this Board is often dependent on the follow-through of other public agencies or private property owners.

- Look for opportunities to expand the historic streets recognition program.
- Continue to work with Clover Park School District to incorporate local Lakewood History into the Curriculum.
- Research grant opportunities to fund additional historic markers throughout the City of Lakewood.
- Update the Lakewood Touring map to include historic streets identified through the recognition program.
- Work with Pretty Gritty Tours to develop a walking tour program for the City of Lakewood.
- Explore the use of the Community Landmark designation for the Colonial Center; Western State Hospital; Rhodesleigh House; Villa Carman (Madera); the Flett House;

Little Church on the Prairie; Thornewood Castle; Mueller-Harkins Hangar; Tacoma Country and Golf Club; the "H" barn at Fort Steilacoom Park; Bowlero Lanes, Denny's, House of Donuts, the Alan Liddle House and Lake Steilacoom Dam.

- Work on recruitment of new members to serve on the LHAB.
- Actively engage with the City of Lakewood Youth Council.
- Create short, "History of Lakewood" videos to post online to engage with youth and online viewers. Consider a partnership with Clover Park School District to create the videos or offer them as a resource for students to learn more about local history or other nonprofits that have interest in documenting Lakewood history.
- Update "Lakewood History and Historic Preservation" website to include Heritage Tree program information such as the application process, designation criteria; and the Board's role in approving, conditionally approving, or denying applications.
- Work with Lakewold Gardens on the expansion/modifications to existing structures.
- In consultation with the communications director, develop relevant historic videos to place on the City's website.

Role of the LHAB:

The role of the LHAB is to assist the City Council in the following areas:

- Designate, preserve, protect, enhance, and perpetuate those sites, buildings, districts, structures and objects which reflect significant elements of the City's, county's, state's and nation's cultural, aesthetic, social, economic, political, architectural, ethnic, archaeological, engineering, historic and other heritage;
- Foster civic pride in the beauty and accomplishments of the past;
- Stabilize and improve the economic values and vitality of landmarks;
- Protect and enhance the City's tourist industry by promoting heritage-related tourism;
- Promote the continued use, exhibition and interpretation of significant sites, districts, buildings, structures, objects, artifacts, materials and records for the education, inspiration and welfare of the people of Lakewood;
- Promote and continue incentives for ownership and utilization of landmarks;
- Assist, encourage and provide incentives to public and private owners for preservation, restoration, rehabilitation and use of landmark buildings, sites, districts, structures and objects;
- Assist, encourage, and provide technical assistance to public agencies, public and private museums, archives and historic preservation associations and other organizations involved in the preservation, exhibition, protection and interpretation of Lakewood's heritage;
- Work cooperatively to identify, evaluate and protect historic resources in furtherance of the purposes of this chapter.
- New assignment, designate City Heritage Trees.



TO: Landmarks and Heritage Advisory Board

FROM: Josh Kubitza, Associate Planner

DATE: February 9, 2023

SUBJECT: Election of Chair and Vice-Chair Process

I. Background

The Landmarks and Heritage Advisory Board Bylaws, Section IV, states that the Chair and Vice-Chair shall be elected on an annual basis by his/her fellow Board members.

II. Chair, Vice Chair responsibilities

Consistent with Lakewood Municipal Code Chapter 2.48.030, the Chair:

- A. Shall preside over all meetings of the Board, and retain the full right to vote in all board deliberations.
- B. Decides all points of order and procedural matters subject to the rules and By-Laws.
- C. May appoint such ad hoc committees as may be established by the Board per Section F to conduct research and report on specific matters of interest to the Board.
- D. May appoint, subject to the confirmation by a majority of the Board, such standing committees as may be established by the Board to perform its functions in accordance with the purpose of protection and preservation of landmarks as found in the Lakewood Municipal Code section 2.48.010.
- E. May from time to time appoint members of the Board as Board representatives on joint committees made up of representatives of other public and private organizations. Should the member so appointed be authorized to make commitments on behalf of the Board, such appointment and the extent of such authority shall be subject to confirmation by a majority of the Board.

III. Process for Making Nominations

- 1. The presiding officer opens the floor for nominations.
- 2. A board member makes a nomination for a specific office.
- 3. Nominations do not require a second.
- 4. A Board Member can nominate himself/herself.
- 5. A Board Member should not offer more than one nomination until all other Commissioners have had the opportunity to make nominations.
- 6. The presiding officer can continue presiding, even if he/she is one of the nominees for the office.
- 7. A Board Member can decline the nomination during the nomination process.
- 8. After each nomination, the presiding officer repeats the name of the nominee to the

Board Members and public.

9. Nominations are taken for successive offices in the order they are listed in the bylaws (Chair and Vice-Chair).
10. Motions to close nominations are unnecessary because the nomination process simply continues until no one wishes to make further nominations.
11. Officers are elected after the presiding officer requests a vote, the board member with the highest number of votes is elected to the office.