



Glen Spieth
Joan Cooley
Bethene Campbell
Christina Manetti

REGULAR MEETING AGENDA

LANDMARKS & HERITAGE ADVISORY BOARD

THURSDAY March 23, 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: # 867 4079 5399

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: # 867 4079 5399 or by visiting <https://us06web.zoom.us/j/86740795399>

By Phone: For those participating by calling in by telephone (+1(253) 215- 8782 and enter webinar ID # 867 4079 5399) 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/86740795399>, 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 February 9, 2023
 - d. Announcements
3. **Public Comments**
4. **Public Hearings**

None

5. **Reports by Historic Preservation Officer**
 - a. Lakewood Touring Map Update
 - b. Heritage Tree Application Form Update
 - c. Historical Property Development Forms and FAQ Sheets Update
 - d. Upcoming Certificate of Appropriateness Applications
6. **Unfinished Business**
 - a. Lakewood Touring Map Last Review and Comment
 - b. Little Church on the Prairie Update.
7. **New Business**
8. **Next Meeting Scheduled**
April 27, 2023
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, February 9, 2022 Meeting Minutes
Special Regular and 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 6:01 PM.

MEETING PROTOCOL

Roll Call

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

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 presented by voice vote, M/S/C Cooley/Manetti. Motion to approve the minutes passed unanimously, 4-0.

The minutes of the meeting held on October 27, 2022 were approved as presented by voice vote, M/S/C Cooley/Manetti. Motion to approve the minutes passed unanimously, 4-0.

Announcements None.

PUBLIC COMMENTS None. No public in attendance or online.

PUBLIC HEARINGS

Lakewold Gardens Carriage House Type II Certificate of Appropriateness

Mr. Josh Kubitz explained 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 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 for the issuance of a Certificate of Appropriateness to assure the proposed rehabilitation work complies with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties.

Mr. Kubitza reviewed the Certificate of Appropriateness Criteria with board members along with the Landmark Listing History, Landscape Elements, Building Elements, and Champion Trees. Based on findings provided in the staff report, staff recommended approval subject to the following two 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.

Mr. Glen Spieth, Chair, closed the public hearing.

Ms. Joan Cooley made the motion to approve the proposed restoration project based on staff findings and conditions of approval. Ms. Beth Cooley seconded. A voice vote was taken and the approval recommendation passed unanimously, 4-0.

REPORTS BY HISTORIC PRESERVATION OFFICER OR STAFF

Nisqually Tribe Outreach

There has been no update to the touring map as staff continues to reach out to the Nisqually Tribe and Clover Park School District. It is recommended the board discuss next steps after reviewing the City Council approved 2023 Work Plan.

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.

LHAB 2023 Work Plan Update

Lakewood City Council has approved the 2023 Work Plan and is looking forward to LHAB members working with other boards to accomplish tasks.

Heritage Tree Code Update

Mr. Josh Kubitza reminded members on March 1, 2023, the heritage tree code update to the LMC Chapter 2.48 Protection and Preservation of Landmarks goes into effect. It was noted the heritage tree designation and nomination are the same

process as the Lakewood Landmark and Community Landmark designation and nomination process. City Council shall be the final authority in approving a nomination.

Member Reports

Ms. Christina Manetti informed the board she had contacted Little Church on the Prairie regarding a Community Designation. They had previously decided not to move forward because they thought they would be limited in allowed repairs to the property. Ms. Manetti explained the possibilities and Little Church is going to revisit a discussion on the designation. Ms. Manetti will report any new findings when learned.

UNFINISHED BUSINESS

Lakewood Touring Map – Next Steps Discussion

Staff has again scheduled a meeting for next week to connect with the Nisqually Tribe to reach out for input in order to update the Lakewood Touring Map and website.

Members agreed that if a month passes and no ideas are shared they would like to move forward with a draft of the new proposed map for everyone to take a last look at before publishing.

NEW BUSINESS

LHAB Chair and Vice-Chair Nominations

The floor was opened for nominations of the 2023 Chair and Vice-Chair positions.

Ms. Christina Manetti nominated Mr. Glen Spieth to continue as Chair. No other nominations were received. A voice vote was taken and the position was awarded to Mr. Spieth.

Ms. Joan Cooley nominated Ms. Beth Campbell for Vice-Chair. Mr. Glen Spieth nominated Ms. Christina Manetti to continue as Vice-Chair. Ms. Campbell withdrew from the race. A voice vote was taken and the position was awarded to Ms. Manetti.

Next Regular Meeting would be held Thursday, March 23, 2023 at 6:00 p.m.
Meeting Adjourned at 6:47 p.m.

03/23/2023
Glen Spieth, Chair
Landmarks & Heritage Advisory Board

03/23/2023
Karen Devereaux, Recording Secretary
Landmarks & Heritage Advisory Board



TO: Landmarks and Heritage Advisory Board

FROM: Josh Kubitza, Associate Planner

DATE: March 23, 2023

SUBJECT: Reports by Historic Preservation Officer or Staff

Lakewood Touring Map Update

Staff wasn't able to get into contact with the Nisqually Tribe to review the touring map. In the February 2023 meeting, the Board members agreed to move forward with updating the touring map if there was no further contact with the Nisqually Tribe. Attached to this memo is the marked up touring map from September 2021 for your review. Staff will also provide the hard copy at the board meeting. We can review any comments during the unfinished business portion of the agenda.

Heritage Tree Application Form

City staff has created a Heritage Tree Application Form, which is available on the LHAB webpage.

Historical Property Development Forms and FAQ Sheets:

Currently, the only guidance document provided to property owners and contractors for developing on historic properties is the Certificate of Appropriateness and the U.S. Department of Interior standards for treatment of historic properties. City staff is working to revise the Certificate of Appropriateness application, create a window replacement FAQ sheet, and create a solar panel fact sheet. Once these documents are ready, Staff will provide them to the board for review and comment. These documents will reflect the U.S. Department of Interior information and guidelines. The main purpose of these documents is to make it clearer when a Certificate of Appropriateness application is needed, what needs to be provided in the application, and what the board would review.

Upcoming Certificate of Appropriateness Applications

Staff anticipates that there will be a new Certificate of Appropriateness application for the installation of roof solar panels, historic window replacement, and gutter replacement. It is likely, that the roof solar panel request will be submitted any day. Once reviewed, Staff will reach out to the Chair to determine if a special meeting would be needed or not.

1. Western State Hospital
9601 Steilacoom Blvd SW, Lakewood
While the need for care of the "disturbed" was addressed and a program started, it was not until 1874 that an act of Congress approved donating the land of the former military reservation to the Washington Territory for use as an "asylum for the insane and no other purpose." HM. *"National Register of Historic Places Fort Steilacoom, Tacoma Public Library NW Room, Historylink.org, Historic Fort Steilacoom.com.*

2. Western State Hospital Museum
9601 Steilacoom Blvd SW, Lakewood
Open by appointments only. To explore the history of Western State Hospital call (253) 582-8900, ext. 2605 or ext. 2896. Tours are provided free of charge when available for appointments.

3. Historic Fort Steilacoom
9601 Steilacoom Blvd SW, Lakewood
Fort Steilacoom occupies an important position in the history of early America and the Pacific Northwest. The fort played a significant role in the settling of Washington Territory. Beginning with its construction in 1849 and ending with its closure in 1968, Fort Steilacoom served as a beacon of American power and promise, promoting the migration of settlers to Washington and securing American interest in the region. Located in the south Puget Sound, Fort Steilacoom was a part of an early network of settlements including Forts, Camps, and Military Posts which were owned by either the United States or the Hudson's Bay Company. Today, the Historic Fort Steilacoom Association seeks to interpret and preserve the fort's remaining structures, reminding current and future generations of the fort's contributions to the history of the United States through advocacy, reenactments and exhibits. **Photo: HistoricFortSteilacoom.com.*

4. The Heath Farm (1844-1849)
Joseph Thomas Heath left his home in England when he signed a contract with the Puget Sound Fur and Whaling Company to settle debts. He moved into an existing log house built ca. 1840 by one of the Canadian settlers. In 5 years Heath built a granary, barn, corn shed, Dutch barn, smoke house, kitchen, tool house, dairy, pig sty, and ox shed. He fell ill and died. Shortly after, US Fort Artillery Unit Company M arrived, leased and then purchased the property from the Hudson's Bay Company. **Lakewood Historical Museum Association.*

5. Western State Hospital Historical Cemetery (1876-1953)
9601 Steilacoom Blvd SW – Inside Fort Steilacoom Park, Lakewood
Over 3,200 psychiatric patients from Western State Hospital were buried here from 1876 to 1953. Since then, burial has been elsewhere. The graves are marked with numbers for privacy reasons and the stigma of mental illness.

6. Marker for Chief Leschi
8111 Steilacoom Blvd SW, Lakewood
Chief Leschi was tried for murder for his part in the "Indian Uprising" that took place in 1855. His first trial resulted in a hung jury. The second trial convicted him of murder. Many white settlers and military men assisted in his defense. Military officials would not allow his execution on the military reservation, so Leschi was taken from the fort and hanged in a grove of oak trees between the fort and Byrd Mill near the head of Chambers Creek. **National Register of Historic Places Fort Steilacoom, MOHAJ, Lakewood Historical Society, Historylink.org Photo MOHAJ & Historylink.org.*

7. Custer School (Little Red School House)
7801 Steilacoom Blvd SW, Lakewood
This rural school house, also known as the "Little Red School House", was constructed in 1932 and placed on the National Register of Historic Places in the summer of 1987. **National Register of Historic Places Nomination Custer School (Tacoma), Images of America: Lakewood, Historylink.org, Tacoma Public Library NW Room; Photo: National Register Nomination for Custer School/Little Red School House.*

8. Byrd Cemetery, 1853
7801 Phillips Road, Lakewood
This 1890 cemetery is one of the oldest cemeteries in the state and was actively used between 1853 and 1882. It is believed that about 100 pioneers are buried here, first person was Adam Byrd (who had a grist mill which served the early settlers) who selected the site for his burial. Once the state purchased the surrounding property in 1890, the site deteriorated to the extent that today only 19 graves can be identified. Listed on the WHR.

9. Oakes Pavilion & Lakewood Ice Arena (1923-1982)
7310 Steilacoom Blvd SW, Lakewood
In 1923 the Oakes Pavilion opened for boating, bathing, picnics, and dancing on Sunday afternoons and evenings. In 1924 the Olympic Swimming trials were held at the Oakes (including Johnny Weissmuller). Duke Ellington and Tommy Dorsey were some of the notable bands that played there. In 1936 the Oakes was sold to Lakewood Development Co. (Norton Clapp). By September 1938 the Oakes was converted into an ice arena where state championships in ice skating, hockey leagues, and figure skating were the main activities. In 1940 the water stadium was demolished. In 1948 the Lakewood Figure Skating Club bought the building. In 1955 eight performances of the Ice Capers were held. The roof collapsed in 1982 and the building was demolished to make room for lake-front condominiums. **Lakewood Historical Society.*

10. Chauncey Griggs House, 1946-1953 (Private Residence)
6816 79th Street W, Lakewood
The design for this house was initiated by Chauncey Griggs who visited Frank Lloyd Wright at Taliesin West, Wrights school of architecture, and obtained preliminary drawings in May of 1946 from Wright. In July of 1946 Griggs began work, acting as his own contractor but questions about materials led to slow work until 1953 when Griggs contacted Alan Liddle, a young architect who later was awarded a National Association of Institute of Architects (NAIA) award in 1967. Liddle remained true to Wright's design, supplying the technical detail required to make the design a reality for the Griggs. Listed on the LLR. **Lakewood Historical Society.*

11. Original Flett House Location Marker (Bradley Block House 1855)
7718 Bridgeport Way W, Lakewood
The Bradley Blockhouse stood at this site in the 1840s. It began as a log barn but during the Indian Wars of 1855–1856, it was used as a blockhouse for the protection of settlers in the area. In 1889, the Flett Family house was built over the site of the old barn. John Flett's family were early pioneers in the west settling in the Lakewood area. In the 1950s, the original 1889 house was moved from its original location (marked here) to the current site located at 7704 Bridgeport Way. HM. **Washington Heritage Register Nomination Flett House, Tacoma Public Library NW Room Archives, Lakewood Historical Society.*

12. The Byrd School (1855, 1856)
Marker set at corner of 88th Street Ct SW and Old Byrd School Avenue SW, Lakewood
The first school built north of the Columbia River in 1855, originally at the current site of Park Lodge School on 1 acre of land donated by A.C. Knecht. It was a 20x30 foot one room schoolhouse built using lumber from Byrd Mill at Lake Steilacoom. Children came from as far away as Spanaway and Fern Hill to attend. In 1856 the building was moved to a more central location on land donated by W.P. Dougherty on the northeast corner of the intersection of Lakewood Drive and Steilacoom Boulevard. The new site was 1 acre on the SW corner of his land claim which later became known as Flett Diary. The school was rebuilt in 1861 then burned in 1885. The site was dug by members of the Lakewood Historical Society in 1999. HM. **Lakewood Historical Society.*

13. The Tacoma Speedway
4500 Steilacoom Blvd SW, Building 3, Lakewood
In operation from 1912–1922 the Tacoma Speedway was the only Class A track other than Indianapolis, Tacoma's was faster. It began as a 5 mile dirt track then shrunk to 3.5 mile course then down to a 2 mile oval course built of two-by-fours laid on edge with 18 foot high banks on the curves. The grandstand burned in 1920 and rebuilt for \$80,000. The Tacoma Speedway Assoc failed in 1922 due to cost of grandstands and stolen gate receipts–the track was sold to become Muller-Harkens Airport. HM. **Images of America: Lakewood; Photo: Tacoma Public Library NW Room.*

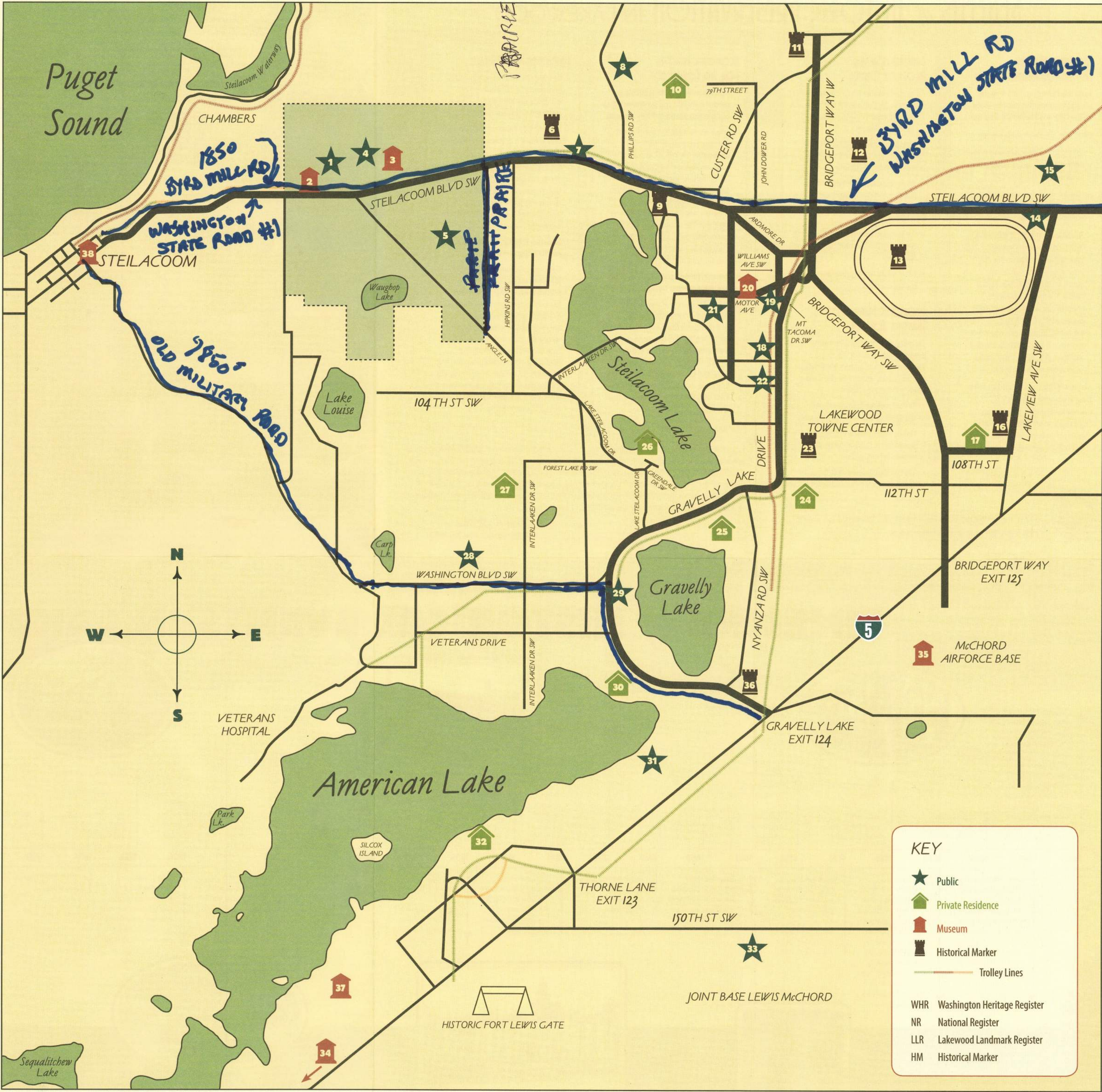
14. Mueller Harkins Hangar
4500 Steilacoom Blvd SW, Building 5, Lakewood
In 1922 R.A. Mueller & L.H. Harkins acquired the Tacoma Speedway and built an airport for Tacoma. The hangar was built in 1929 for \$10,000 and used for Airport Admin, then pilot training in the 1930–1940s (Washington Air College) and was the site of many air shows. It was instrumental in training regional pilots and supporting the war efforts. The property was acquired by Clover Park Tech College in 1949. It is one of the few hangars of its era in the nation to remain intact in its original location. HM. **Lakewood Historical Society, Historylink.org, Photo: Tacoma Public Library NW Room Archives.*

15. Mountain View Funeral Home & Memorial Park (1915, 1942)
4100 Steilacoom Blvd SW, Lakewood
James R. Thompson, Al Garner, and George G. Williamson invested in 80 acres of land on this site for the development of a cemetery that was incorporated as Mountain View Memorial Park in 1915. J. Arthur Thompson inherited his father's stock in 1927 and later added the funeral home on the grounds in late 1942. This was a very revolutionary idea as it was the second funeral home and cemetery combination in the United States at the time. In 1944 the Easter Sunrise Service began and continues as a community tradition. J. Arthur's son Brewer "Buck" Thompson arrived in 1956 and facilitated the addition of the Valley Chapel and Garden Mausoleum in the 1960s. Then the W.P. Dougherty Donation Land Claim was purchased adding 80 additional acres to the park. The fourth generation of the Thompson family (Brewer's daughter Cindy Thompson) joined the group in 1987. The garden chapel burned in 1992 then rebuilt in 1993. The Aspen Chapel was completed in 2000. In 2015 the Mount Rainier Mausoleum and Cremation Garden was constructed marking a centennial of Mountain View. **Lakewood Historical Society.*

16. Lakeview Train Station & Post Office
108th St SW & Lakeview Ave SW, Lakewood
This site is the former location of the Lakeview Train Station and Post Office. In November of 1885, a mob of Tacoma residents (including the mayor and council) forced the last 200 Chinese residents of Tacoma to walk 9 miles to this train station, then board trains to Portland. Now it is in the vicinity of a thriving, predominantly Korean-American, business district. HM. **Lakewood Historical Society, Images of America: Lakewood, "Unhappy anniversary: Tacoma expelled Chinese 125 years ago"*

17. Judge Wilson House (Private Residence)
4503 108th Street SW, Lakewood
The Judge Wilson House, a Gothic Revival two-story structure, was built ca. 1885, the same year the Western Steel Company built a plant in the vicinity hoping to make the area, known as Lakeview, the new Pittsburgh of the west. Judge Wilson was the superintendent of the short-lived company which closed by 1893.

18. Tsutakawa "Lily" Fountain (1964)
10011 Gravelly Lake Dr SW, Lakewood
This fountain was designed by internationally recognized Japanese-American Seattle artist George Tsutakawa. Designed of stylized water lily petals the artist has stated that he was fascinated by the concept that water "...moves about endlessly in its various forms..." Originally designed in 1964 for Tacoma's Pacific First Federal Savings Bank it was later moved to its current site in Lakewood where it has been enjoyed by many members of the community. **Historylink.org*



19. Lakewood Theater, Colonial Center (1937, 1951, 1955, 1962)
6120 Motor Avenue SW, Lakewood
When the Lakewood Colonial Center and Theater was built in 1937, it was known as the Lakewood Community Center and represented a new way of life for the Lakes District and American people. It was the first suburban shopping center (mall) west of the Mississippi. Developed by Norton Clapp on a sparsely settled section of prairie land, the original development included a theatre, grocery store, pharmacy, dental office and other shops. An additional section with 11 stores was added to the central core in 1951. The final complex with 14 more stores was added in 1955 on the north side of Gravelly Lake Drive. By 1962 there were 32 stores and services in the greater Lakewood Colonial Center. The Colonial Revival architecture of this complex was echoed throughout the area with the cupolas and colonial style architecture found on both large and small commercial structures and residences nearby the center. The development of Lakewood Center had the largest impact on the architectural style of Lakewood's blossoming suburban landscape and created the atmosphere of a traditional sense of place in the suburban landscape. **Draft LHAB Nomination for Lakewood Theater, Historylink.org, CremonaTreasures.org, Images of America: Lakewood, Photo Draft Lakewood Heritage Register Nomination*

20. Lakewood History Museum
6211 Mt Tacoma Dr SW, Lakewood
This local history museum is a wonderful springboard for the driving tour upon which you are about to embark. The museum includes an illustrated timeline of local people, places and events that have shaped the community that has become Lakewood today. Explore the exhibits including a homestead cabin, post office, and many rotating and traveling displays that provide an often changing opportunity to learn about Lakewood. **Lakewood Historical Society.*

21. Little Church on the Prairie
6310 Motor Avenue SW, Lakewood
This Church structure started out as a grocery store that was adaptively reused in 1938 to become a community church. Since that time it has grown with the community and is still an active part of the Lakewood community with the church and educational programs. **Tacoma Public Library NW Room, Images of America: Lakewood, Historylink.org, Photo Tacoma Public Library NW Room*

22. House of Donuts, 1959
9638 Gravelly Lake Drive SW, Lakewood
In 1959 the Cheatham family opened the House of Donuts and operated the business for over 50 years. This Google style building has been a local landmark sweet spot for decades.

23. Visitation Villa (1923-1956)
Marker is set on the NE corner of Safeway Building located at 10223 Gravelly Lake Drive SW, Lakewood
A Catholic girls school began shortly after the Sisters of the Visitation moved in on August 15, 1923 and operated until 1954. In May of 1956, construction began on the Villa Plaza Shopping Center which opened in 1957. The Visitation Villa building site is in the central southern core of this building and extended into the loading area and street. HM. **Lakewood Historical Society.*

24. Boatman-Ainsworth House, 1858 (Private Residence)
6003 12th Street SW, Lakewood
Originally the structure was built as hunting cabin for one of the men who helped construct Fort Steilacoom, Willis Boatman, in 1858. It was expanded into a house in 1878 by Captain John Ainsworth, founder of the Oregon Steam Navigation Co. The house was also owned by Walter J. Thompson, a territorial legislator and founder of both Merchant's National Bank of Tacoma and Tacoma Savings Bank. Boatman-Ainsworth House is listed on the NR, WHR and LLR. HM.

25. Villa Madera (Villa Carman) (Private Residence)
11211 Gravelly Lake Drive SW, Lakewood
Built in 1919 on the shores of Gravelly Lake, originally was an 18-acre estate constructed for Joseph Carman who was one of 25 men to contribute money to purchase land on American Lake for the Tacoma Country and Golf Club. The estate was designed by Kirtland Cutter and landscape designed by Seattle landscape architect Fred Cole. Currently, it is not listed on any registers of historic places, and a portion of the original 18 acres has been divided up in recent years, but Villa Carmen remains a valuable historic resource in Lakewood. **Tacoma Public Library Northwest Room, Images of America: Lakewood.*

26. Rhodesleigh, 1922 (Private Residence)
10815 Greendale Drive SW, Lakewood
Rhodesleigh was a seventy-acre country estate designed by Heath and Gove architects and completed in 1922 for Henry A. Rhodes. It is an English Tudor design and was home to two distinctive owners who contributed significantly to Lakewood and Washington State: Henry A. Rhodes and Norton Clapp. Rhodes developed a small coffee and tea business into a major land investment firm. Clapp acquired Rhodesleigh in 1939, is associated with Weyerhaeuser Co. and responsible for one of the first planned suburban shopping centers in Washington State. The entire property is listed on the NR and WHR. The carriage house is listed on the LLR.

27. Cole/Smith House, 1914 (Private Residence)
11012 Interlaaken Drive SW, Lakewood
Built in 1914, this vernacular two-story residence remains intact with original form, windows, doors, siding, chimney, even light fixtures. If the 1914 owners were to pass this house today they would immediately recognize it as their own. It is a strong example of an intact historic structure. Listed on the LLR.

28. Old Settlers Cemetery, 1855
83rd Avenue and Washington Blvd SW, Lakewood
The property was designated in 1855 for use as a cemetery for pioneers and their decedents by Frank and Lena Clark. It is the final resting place for over 170 pioneering members of the community that later became Lakewood. The only modification to the property is the addition of burial sites and a Works Progress Administration era (1930s) fence erected to prevent horses from kicking over the gravestones. This property is listed on the LLR, HM.

29. Lakewold Gardens
12317 Gravelly Lake Dr SW, Lakewood
In 1908 this property was a 5-acre parcel developed for use as a summer home. In 1918 the owners acquired the neighboring 5-acres and used the property as a country retreat. In 1925 it was name Lakewold, meaning lake woods. In 1938 Eulalie Wagner created the gardens that are a destination for residents and visitors. Lakewold Gardens is listed on the WHR and LLR. HM.

30. Hopkins House, 1917 (Private Residence)
7520 North Street SW, Lakewood
This lakeside house was constructed by one of the contractors for Fort Lewis in 1917 and used as a summer home until 1932 when artist Milda Hopkins and her husband James acquired it. Milda was an artist featured in the Tacoma News Tribune from 1962–1978 and exhibited in Handforth, Frye, and at the University of Washington. This intact craftsman house is on the LLR.

31. Tacoma Country & Golf Club (1894, 1904, 1910, 1964)
13204 Country Club Dr SW, Lakewood
One of the first courses west of the Mississippi, established in 1894, the TCC grew and relocated to 287 acres on the shores of American Lake after purchasing the R.B. Lehman Farm and adjoining property owned by the Tacoma Land and Improvement Company for \$7,000 in 1904. In 1906 the Tacoma Railway and Power Company constructed tracks to the club, electrical power arrived in 1907 to operate the water system, and lighting was provided from gas. In 1909 the new clubhouse was destroyed by fire. A new club house, the "Grand Old Lady" was built in 1910, only to have it destroyed by fire in 1961. The current club house was built and opened in December of 1964. Upgrades were made in 2008 to add the "1894" cafe and bar. **Lakewood Historical Society.*

32. Thornewood, 1909-1911 (Private Residence)
8601 North Thorne Lane SW, Lakewood
This rare example of English Manor structure in the Pacific Northwest was constructed between 1909–1911 primarily using materials out of buildings and castles in Europe shipped to the area around the hom. Initially it was a 100-acre country estate for Tacoma financier and industrialist Chester Thorne. It was designed by Kirtland Kelsey Cutter in collaboration with the Olmstead Brothers landscape design. Presidents William Howard Taft and Theodore Roosevelt spent nights in the Presidential Suite. In the 1980s and 1990s, a portion was converted into apartments, then the 30,000 sq. ft. residence was restored and featured in a 2002 TV Mini-Series "Rose Red." It is listed on the NR and the WHR.

33. Woodbrook Hunt Club, 1938
6122 150th Street SW, Lakewood
The Hunt Club was established in 1924 and the clubhouse and kennels have been in use since 1938 at the edge of the 70,000-acre Fort Lewis military reservation, now Joint Base Lewis-McChord (JBLM). It is the Pacific Northwest's only hunt club and one of the few clubs of its type in the western United States. It is based on English hunting traditions. Listed on the NR and WHR.

34. Lewis Army Museum
Constitution Drive, JBLM
The Lewis Army Museum is located in the Historic Red Shield Inn building on Joint Base Lewis-McChord (JBLM). The Lewis Army Museum is the only certified U.S. Army Museum on the West Coast. The Museum has the mission of preserving historic artifacts relevant to Camp Lewis, Fort Lewis, the Army component of JBLM and the units which have served here. The museum educates military professionals and the general public on the history of Camp Lewis, Fort Lewis and the Army component of JBLM and the role that the United States Army has played in the exploration, defense and development of the Pacific Northwest. Admission is free but donations are gladly accepted.

35. McChord Air Museum
517 Barnes Boulevard, JBLM-McChord Field
The McChord Air Museum is the official USAF organization whose mission is to portray the history of McChord Air Force Base, the aircraft woven through that history and the people who made that history part of our heritage. That mission is accomplished by the exhibit of aircraft, and scaled models, unit exhibits, extensive collection of armament, instruments, paintings and art from the USAF art collection, photographs, vintage uniforms and other memorabilia. The McChord Air Museum is open free to the public as an educational and recreational experience for all to enjoy.

36. Naches Trail Marker
The Naches Trail was a military road between Steilacoom and Fort Walla Walla. See "Transportation" on reverse side for more information.

37. Camp Murray Washington National Guard
See "Military" on reverse side for more information.

38. Steilacoom Historical Museum Association
1801 Rainier Street, Steilacoom
A new modern museum was constructed in 2001–2003 on the Nathaniel Orr property. It depicts the history of Steilacoom and its role in territorial Washington. Rotating exhibits are changed twice a year. Educational experiences have continued to be a priority with book reviews, lectures, antique identification, field trips, workshops and tours for the fourth graders. The Steilacoom Historical Museum Association also owns and manages the Wagon Shop and Bair Drugstore. New members are welcome to join and be part of this active organization which continues to preserve Steilacoom's rich heritage.

Color change for lakewood landmark
add speedway

PLEASE REMEMBER
• Some sites are private residences and places of business.
• The map is an artistic representation, not necessarily to scale.

BENEFITS of HISTORIC PRESERVATION IN LAKEWOOD

LANDMARK CRITERIA AND RESPONSIBILITIES

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

Criteria for placement on the register:

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

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

BENEFITS FOR THE PROPERTY OWNER

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

ECONOMIC BENEFITS OF HERITAGE TOURISM

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

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

ECONOMIC BENEFITS FOR THE COMMUNITY

- Rehabilitation of historic buildings creates more jobs and tax revenue than construction of new buildings or roads.**
- A New Jersey study, *Economic Impacts of Historic Preservation*, developed conservative "recipes" for assessing the economic impact of historic preservation. For example, for every \$1 million dollars spent on nonresidential historic rehabilitation 38.3 jobs, \$1,302,000 in income, and \$202,000 in taxes is generated. The same amount spent on new nonresidential construction generates 36.1 jobs, \$1,223,000 in income, and \$189,000 in taxes.
- Rehabilitation results in more local jobs and business for local suppliers.**

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

ENVIRONMENTAL BENEFITS

- Re-using existing buildings eliminates unnecessary landfill waste. In 1996 35-38% of all landfill waste was from construction and demolition debris.
- Demolishing a building 25' wide by 120' deep erases the recycling of 1,344,000 aluminum cans.
- Reusing buildings and materials has two significant environmental benefits: it spares the resources that would otherwise be used to make new products and it prevents the waste of resources that have already been fashioned into products and structures.
- Investing in historic neighborhoods results in less sprawl.**

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

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

— Don Rypkema
Nationally recognized expert in Economics

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Compiled by the Lakewood Landmarks Heritage Advisory Board 2013 and 2015.

For further information please contact: www.cityoflakewood.us



For further information on area history and resources consult:

www.historicfortstellacom.com
www.lakewoodhistorical.org
www.lakewoodchamber.com
www.tacoma-public-library-northwest-room
www.tpl.lib.us
www.piercecountylibrary.org
www.lakewoldgardens.org
www.fortlewismuseum.com
www.mchordairmuseum.org
Lakewood Landmarks and Heritage Advisory Board

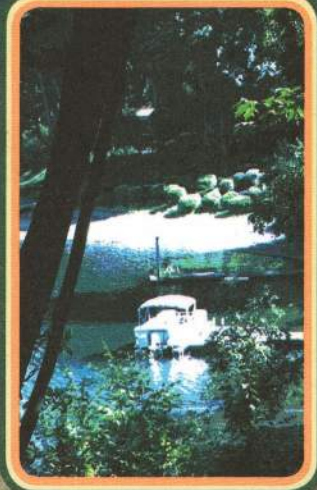


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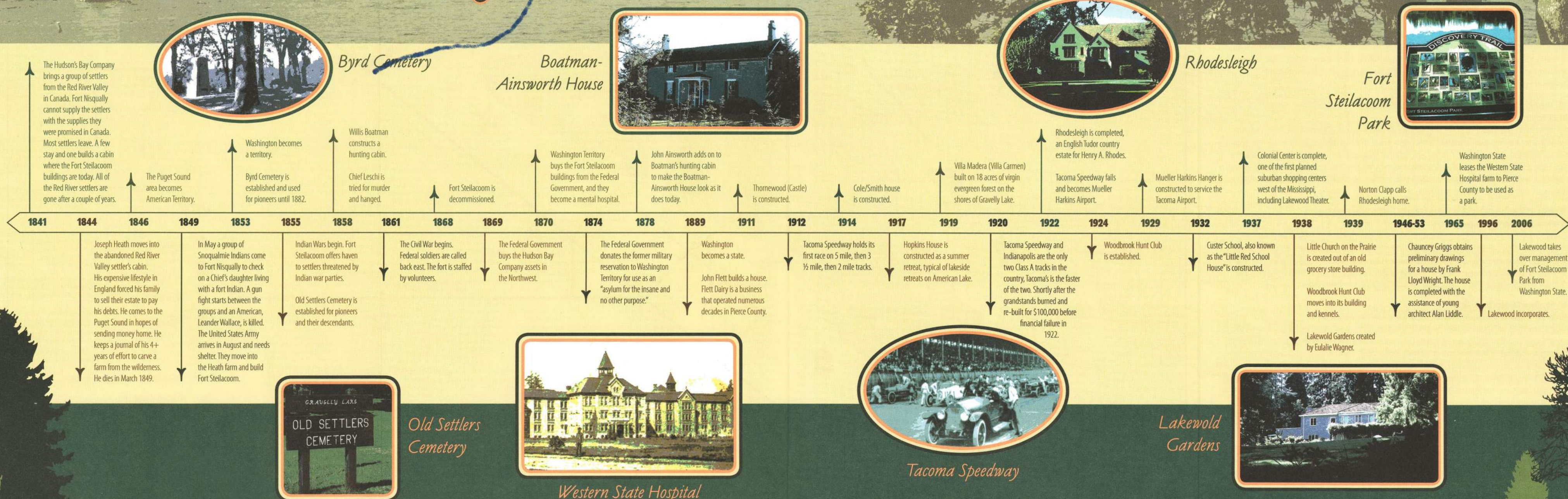
The primary duty of the Board is to identify and actively encourage the conservation of the City's historic resources by establishing and maintaining a register of historic landmarks, landmark sites, historic special review districts, and conservation districts; reviewing proposed changes to register properties; raising community awareness of the City's history and historic resources; and serving as the City's primary resource in matters of history, historic planning, and preservation, as provided for in this chapter (LMC 2.48.035).

HISTORICAL TOURING MAP of LAKEWOOD, WA

G. SPIETH
MARK V. 8 9/23/24
HISTORIC SITES
of the
Lakes District



TIMELINE of HISTORICAL EVENTS IN LAKEWOOD



MILITARY TIES TO LAKEWOOD

Camp and Fort Lewis

Camp Lewis was established in 1917 on 68,721 acres of land purchased by the citizens of Pierce County, using a \$2 million bond, then given to the federal government (September 30, 1927) for military use as a permanent army post. In 90 days a "city" of structures was constructed to provide heat and light for 44,685 men. It was also in 1917 that the gateway to Camp Lewis called "Liberty Gate" was constructed using money donated by the Hurley-Mason workers. It was moved in 1957 to its current site near the main Joint Base Lewis-McChord (JBLM) Gate along the I-5 corridor. In 1927, after a major investment in the Camp, the post was renamed Fort Lewis.

McChord

Just north of Camp Lewis, Tacoma Field opened on March 14, 1930, a modern 1,000-acre airport for \$370,000 offering a "...splendid potential site for manufacturing, airplane repair, and distribution." (Tacoma Ledger). In 1939 the deed was passed from Pierce County to the War Department to be used as part of a giant airbase to defend the Pacific Northwest and named McChord Field in honor of Colonel William C. McChord. The United States Government invested \$18 million to

improve the airfield including 1285 man barracks, housing for officers and enlisted men with families, and Hangars 1 through 4. McChord Field is listed on the National Register of Historic Places including the 39 buildings constructed by the Public Works Administration between 1938 and 1940.

Joint Base Lewis-McChord (JBLM)

On February 1, 2010 McChord Air Force Base joined Fort Lewis to become JBLM as a result of congressional legislation recommending consolidation of facilities that were adjoining but separate military installations into a single joint base. JBLM is one of 12 such joint bases around the United States.

Camp Murray

The Washington Army National Guard dates back to 1854 beginning as the Washington Territorial Militia. The Guard's command is headquartered at Camp Murray which also houses the state's National Guard Museum, "The Arsenal." The site for Camp Murray initially purchased in 1903 included 220 acres of land and was called Murray Station. Additional purchases expanded the camp to 231 acres by 1932.

TRANSPORTATION IN THE LAKES REGION

The City of Lakewood may be young in terms of city government (incorporated in 1996) but it is a community rich in history, including transportation. Some of the very same routes residents travel today have been used since before the Hudson's Bay Company arrived in 1841.

Roads

The Naches Trail (later known as Military Road) was a rapid route between Steilacoom and Fort Walla Walla, an important site for settlers moving west along the Oregon Trail. The creation of the Naches Pass Road was important enough to be the subject of the first issue in the first newspaper published north of the Columbia River in September of 1852. By January 7, 1853, congress passed an appropriation of \$20,000 to build a "Military Road" over the Cascades.

*HistoryLink.org

Air

In 1922 Muller & L.H. Harkins acquired the Tacoma Speedway and built the Mueller-Harkins Airport (later known as the Tacoma Municipal Airport). In 1929 they spent \$10,000 to build a hangar which was used for Airport Administration then used for pilot training in the 1930s-1940s for Washington Air College. The site was used for many air shows and was instrumental for training regional pilots and supporting war efforts.

*HistoryLink.org



Water

1944 the US Navy acquired the airport property for the Pacific Naval Advance Base (Lakewood Navy Yard) the former site of the Tacoma Speedway and Tacoma Municipal Airport. The Naval Yard was connected by Rail to the Port of Tacoma. After World War II the property was turned over to the state for use as an industrial park. In 1962, the land was approved for use as a technical school, Clover Park Technical College.

*HistoryLink.org Images of America: Lakewood

Rail

The Steilacoom-Tacoma was an early steam, then horse drawn, then electric trolley interurban line spanning 12 miles running through Lakewood. It began in 1891 and ran until 1915 when another line began on a standard-gauge route. Initially the trolley bypassed Lakewood then was re-routed to service Western State Hospital. Small passenger trolley companies were built around the turn of the century with many stops in Lakewood including: Mountain View Cemetery and Lakewood Colonial Center. An American Lake (Pacific Traction Company) line also ran passing Calvary Cemetery and Steilacoom Lake following Steilacoom Boulevard into Steilacoom. The whole system died out by the mid-1930s. Rails were removed to aid in the "war effort" (though the lobbyists for automobile, petroleum, and asphalt companies really encouraged this form of war effort).

*HistoryLink.org Images of America: Steilacoom
Images of America: Lakewood, Town on the Sound: Steilacoom

CARRY OAK TREES (ALSO CALLED OREGON WHITE OAK)

The west coast from British Columbia to Oregon is home to a special ecosystem created by Garry Oak woodlands that were established in the gravelly soil left in the wake of glaciers over 15,000 years ago. Native Americans actively maintained the oak prairies in the northwest for thousands of years by burning the prairie land which kept the native evergreen forests from growing and squeezing out the oaks as well as providing the fertile land for the camas bulbs (a major source of food for the Native Americans) and other prairie plants important to local tribes.

largest terrestrial ecosystems along the west coast. The oak trees are directly associated with over 800 insect and mite species (100 of which are at risk).

Many of the trees are at risk because of encroachment by exotic grasses and shrubs, development, and growth of evergreens. There are conservation groups dedicated to restoring their habitat and actively working to ensure this fragile ecosystem remains in spite of the fact that only 10% of the Garry Oak habitat remains intact. Lakewood has taken a role in fostering preservation of this native tree by naming it the City's official tree. It is protected according to City Municipal Code by labeling the tree as a significant tree and placing requirements for the protection and preservation of the species.

The Garry Oaks were named for a deputy governor of the Hudson's Bay Company, Nicholas Garry and is the only native oak species that occurs in the Northwest. The trees are slow growing and support one of the

