



Glen Spieth
Joan Cooley
Bethene Campbell
Christina Manetti

REGULAR MEETING AGENDA

LANDMARKS & HERITAGE ADVISORY BOARD

THURSDAY April 27, 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 and March 23, 2023
 - d. Announcements
3. **Public Comments**
4. **Public Hearings**
 - a. Boatman-Ainsworth Solar Panels Certificate of Appropriateness

5. **Reports by Historic Preservation Officer**
 - a. Lakewood Touring Map Update
 - b. Historical Property Development Forms and FAQ Sheets Update
 - c. Old Settlers Cemetery Update
 - d. LHAB Work Plan and Historic Preservation Grant Planning Reminder
6. **Unfinished Business**
 - a. Lakewood Touring Map Final Comments (before 1st edit)
7. **New Business**
8. **Next Meeting Scheduled**
May 25, 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, 2023 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



LANDMARKS AND HERITAGE ADVISORY BOARD

Thursday, March 23, 2023 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; and Joan Cooley

Landmarks & Heritage Advisory Board Members Excused: None

Landmarks & Heritage Advisory Board Members Absent: Beth Campbell

Staff Present: Josh Kubitza, Associate Planner

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

Acceptance/Changes to Agenda None.

Approval of Minutes

The minutes of the meeting held on February 9, 2023 were approved as presented by voice vote, M/S/C Cooley/Spieth. Motion to approve the minutes passed unanimously, 3-0.

Announcements None.

PUBLIC COMMENTS None. No public in attendance or online.

PUBLIC HEARINGS None.

REPORTS BY HISTORIC PRESERVATION OFFICER OR STAFF

Heritage Tree Code Update

Mr. Josh Kubitza informed members City staff has created a Heritage Tree Application Form which is available on the LHAB website.

Board Vice-Chair, Ms. Christina Manetti, voiced concerns over an invasive species being allowed to be nominated. It was noted the heritage tree designation and nomination are the same process as the Lakewood Landmark and Community Landmark designation and nomination process. Board members would be allowed to review and make recommendation to City Council; City Council shall be the final authority in approving a nomination.

Historical Property Development Forms

City staff is working to revise the Certificate of Appropriateness application, create a window replacement FAQ sheet, and create a solar panel fact sheet. The board will have opportunity to review and comment once these documents are ready. The main purpose of the new documents is to make it clearer when a Certificate of Appropriateness application is needed, what is required with the application, and what the board is reviewing.

Upcoming Certificate of Appropriateness Applications

Staff anticipates a new application from the owners of the Boatman House off 112th St SW for the installation of solar panels (on the rooftop facing away from the road), historic window replacement, and gutter replacement. Once the submittal is made staff will reach out to the board chair to determine if a special meeting would be needed or not.

UNFINISHED BUSINESS

Lakewood Touring Map Review and Comments

At the February 9th meeting, members agreed to move forward with their own updates if nothing had transpired from Nisqually Tribe after months of attempts at collaboration. A final review will be completed at the April meeting and then forwarded to printer. Once a draft has been received back board members will review and return to printer. Once printing has been completed staff will post to the City website and distribute to Clover Park School District and other partners.

Ms. Joan Cooley suggested doing a group participation tour of the actual driving map. (Staff would recommend that members do this individually. Due to time constraints, staff would not be able to participate in the group activity.)

Little Church on the Prairies Update

Ms. Manetti, Vice-Chair, shared that she has not had another response from administration and believes they are not interested in a designation at this time.

Other

Ms. Manetti asked staff to confirm if the City of Lakewood is taking over the Old Settlers Cemetery and if not the City, who is now responsible for upkeep. Mr. Josh Kubitza will research and share what he finds out.

NEW BUSINESS None.

Next Regular Meeting would be held Thursday, April 27, 2023 at 6:00 p.m.
Meeting Adjourned at 6:23 p.m.

04/27/2023
Glen Spieth, Chair
Landmarks & Heritage Advisory Board

04/27/2023
Karen Devereaux, Recording Secretary
Landmarks & Heritage Advisory Board



TO: Landmarks and Heritage Advisory Board

FROM: Josh Kubitza, Associate Planner

DATE: April 14, 2023

SUBJECT: Boatman-Ainsworth Type II Certificate of Appropriateness Staff Report

Introduction:

On March 27, 2023, the City received a request for a Type II Certificate of Appropriateness from Solgen Power on behalf of property owner Jeanne Candau. The purpose of the project is to install 13 solar panels and associated solar equipment. 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.

Project Description:

The purpose of the project is to install 13 south facing solar panels on roof mounts and associated electrical equipment. The solar panels are located on the south facing roof which is directed away from public right-of-way. The solar panels are three (3) feet five (5) inches by five (5) feet nine (9) inches and will have similar slope as the existing roof. The solar panels and bracket will extend less than eight (8) inches higher than the existing roof. Installation will require punctures in the existing asphalt single roof for structural stability. The associated electrical equipment is located at the rear of the structure near the existing electrical equipment and facing the rear yard.

Landmark Listing:

Boatman-Ainsworth was nominated as a City of Lakewood by LHAB in 2002. The property is also listed in the National Register of Historic Places and the Washington Heritage Register.

Regarding the proposed project, the Boatman-Ainsworth nomination application and the National Register of Historic Registration Form states that the roof is entirely clad with wood shingles, thought to have been applied c. 1940 and the house is sheathed with a grooved, horizontal siding. In around 1939, the original rear kitchen was expanded by twelve (12) feet.

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.

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 and would have the least intrusion on the historic character of the property.

Staff Response: The solar panels and associated equipment are placed in rear facing positions that are not easily visible from the public streets. While the solar panels will be placed on the roof, the roof materials are no longer historic wood shingles but made of asphalt/composite shingles. The associated equipment (meter and circuit boxes) will be placed at the rear of the house adjacent to existing electrical equipment. As proposed, the proposal will not alter historic character of the property and will have the least intrusion on the historic structure.

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: The proposed solar panels and associated equipment will result in exterior alteration. The existing roof is asphalt/composite and is no longer a historic feature of the site. The solar panel brackets attached to the roof will not result in destroying historic materials if removed. The solar panels will extend less than eight (8) inches from the existing roof and have a similar slope as the existing roof. The solar panel equipment is located and sized appropriately to be compatible with the historic property and its environment. If the solar panels and associated equipment was removed in the future, the form and integrity of the property would be unimpaired.

Recommendation:

Staff recommends LHAB approval of the Type II Certificate of Appropriateness.

Attachments:

1. Application for Certificate of Appropriateness received March 27, 2023
2. Construction Plans – Select Pages
3. Original Boatman-Ainsworth Designation Nomination Application dated August 14, 2002
4. Public Notice published in the Tacoma News Tribune April 14, 2023



Landmarks & Heritage Advisory Board (LHAB)

Application for Certificate of Appropriateness

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

GENERAL SUBMITTAL DOCUMENTS**REQUIRED: A=Always; M= Maybe**

Completed Certificate of Appropriateness Application	A
Detailed Description of Proposed Work	A
Architectural Drawings	A
Sets of Photographs	A
Site Plan	M
Statement of Reason for Demolition	M

*If you have any questions, please ask to speak with a planner.

** Applications and all required documentation are required to be submitted through our online dashboard <https://pals.cityoflakewood.us/palsonline/#/dashboard>.



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

Application for Certificate of Appropriateness

APPLICATION #(FOR OFFICE USE ONLY): _____

NAME OF LANDMARK: Boatman-Ainsworth House

ADDRESS/LOCATION: 6000 112th St SW Lakewood, WA 98499

PROPOSED USE: Residential Single Family **ZONE:** Residential

PIERCE COUNTY PARCEL NUMBER (S): 0219112053

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: Matthew Kelly - Solgen Power Daytime Phone: (509) 394-4099

Mailing Address: 5715 Bedford St Pasco, WA 99301

Email Address: permitting@solgenpower.com Professional License No: SOLGEPL820BE

Signature: Matthew Kelly Contact Person: Matthew Kelly

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: Jeanne Candau Daytime Phone: (406) 750-7253

Mailing Address: 6000 112th St SW Email Address: jeanne.candau@gmail.com

City/State/Zip: Lakewood, WA 98499 Signature: Jeanne Candau

PROPERTY OWNER 2: (if more than two property owners attach additional info/signatures)

Name: _____ Daytime Phone: _____

Mailing Address: _____ Email Address: _____

City/State/Zip: _____ Signature: _____

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.

THE APPLICANT MUST PROVIDE THE FOLLOWING INFORMATION, AS APPLICABLE TO THE PROPOSED PROJECT, WHEN SUBMITTING AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS:

- A. The completed original application form, making sure that all of the required signatures have been obtained.
- B. A detailed description of the proposed work and any changes that it will make to the landmark building or property, and how the proposed work meets the Secretary of the Interior's Standards for Rehabilitation (see attached).
- C. Architectural drawings illustrating colored building elevations, and showing and specifying:
 - 1. A floor plan showing the existing features and a floor plan showing the proposed new features or changes;
 - 2. Elevations and sections of both the proposed new features and the existing features;
 - 3. Construction details;
 - 4. The location and type of any existing or proposed lighting to be placed on the building;
 - 5. The materials and exterior finishes to be utilized for the building, windows, roofing, awnings, paving and trim. Samples may also be required to be furnished upon request;
 - 6. The architectural details and decorative trim;
 - 7. The colors to be used for all exterior surfaces;
 - 8. Any artwork or other decorative design features.
- D. One (1) set of photographs of any existing features that would be altered and photographs showing the context of those features such as the building facade where they are located. The photographs must clearly show these features.
- E. Full size scaled drawings with all dimensions shown of:
 - 1. A site plan of existing conditions, showing adjacent streets and buildings and a site plan showing proposed changes;
 - 2. A landscape plan showing existing features and plantings, and another landscape plan showing proposed site features and plantings.
- F. A tree retention plan in accordance with Community Development Department Handout #5, if significant trees exist on the site.
- G. If the proposal includes demolition of a structure or object:
 - 1. A statement of the reason(s) for demolition;
 - 2. A description of the replacement structure or object.

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.

PV Solar Roof Mount, 2 Circuit, 4.81 kW. 13 Solar Panel Modules

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.

Yes they do. The panels will be on the South facing roof of the home which is away from the street.

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

Secretary of the Interior's Standards for Treatment of Historic Properties

Standards for Rehabilitation

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.

Standards for Restoration

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

1. A property will be used as it was historically or be given a new use that interprets the property and its restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Materials, features, spaces and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

Standards for Preservation

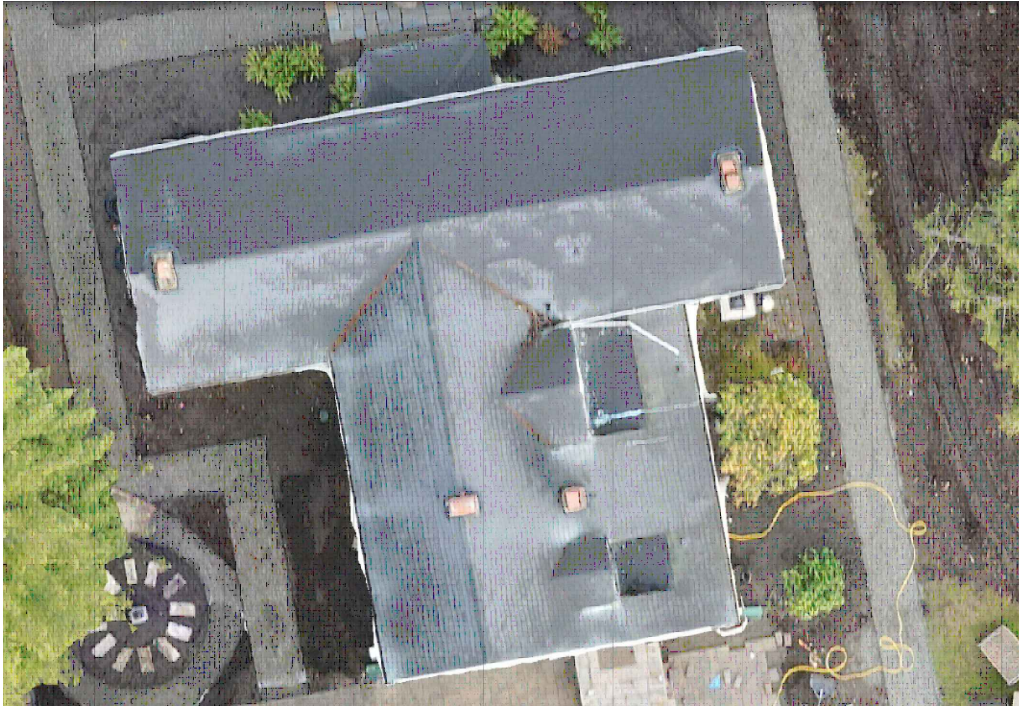


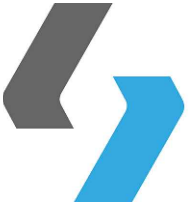
Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Standards for Reconstruction

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

A		C		D		E		F		G		H	
5723		Received City of Lakewood 03/30/2023 2:36:08 PM		AERIAL VIEW		ELECTRICAL NOTES		GENERAL NOTES					
Reviewed For Code Compliance Building Construction Only City Of Lakewood Community Development 02/21/2023						<ol style="list-style-type: none">WHERE ALL TERMINALS OF THE DISCONNECTING MEANS MAY BE ENERGIZED IN THE OPEN POSITION, A SIGN WILL BE PROVIDED WARNING OF THE HAZARDS. (PER ART. 690.17)EACH UNGROUNDED CONDUCTOR OF THE MULTIWIRE BRANCH CIRCUIT WILL BE IDENTIFIED BY PHASE AND SYSTEM. (PER ART. 210.5)A NATIONALLY RECOGNIZED TESTING LABORATORY SHALL LIST ALL EQUIPMENT IN COMPLIANCE WITH ARTICLE 110.3.ALL WIRES SHALL BE PROVIDED WITH STRAIN RELIEF AT ALL ENTRY POINTS INTO BOXES AS REQUIRED BY UL LISTINGMODULE FRAMES SHALL BE GROUNDED AT THE UL-LISTED LOCATION PROVIDED BY THE MANUFACTURER USING UL-LISTED GROUNDING HARDWARE.MODULE FRAMES, RAIL, AND POSTS SHALL BE BONDED WITH EQUIPMENT GROUND CONDUCTORS AND GROUNDED AT THE MAIN ELECTRICAL PANEL.THE DC GROUNDING ELECTRODE CONDUCTOR SHALL BE SIZED ACCORDING TO ARTICLE 250.166B & 690.47.		<ol style="list-style-type: none">PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES WITH THE DESIGN IN ANY CAPACITY. ESPECIALLY RECOMMENDATIONS, CODES, OR REGULATIONS & RULES OF THE AUTHORITY HAVING JURISDICTION, WHICH SUPERSEDED THE NEC.ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS, OSHA REQUIREMENTS ETC. FOR THE SITE, INCLUDING EXISTING SITE HAZARDS.SYSTEM IS GRID INTERACTIVE/INTERTIED VIA A UL LISTED POWER-CONDITIONING INVERTER.SYSTEM HAS NO ENERGY STORAGE OF ANY KIND, OR UPS.ALL SOLAR MOUNTING FRAMEWORK TO BE GROUNDED.FOLLOW MANUFACTURERS SUGGESTED INSTALLATION PRACTICES AND WIRING SPECIFICATIONS.ALL WORK TO BE IN COMPLIANCE WITH THE INTERNATIONAL BUILDING CODES. (IBC)ALL ELECTRICAL WORK TO BE IN COMPLIANCE WITH THE NATIONAL ELECTRIC CODE (NEC).					
RESIDENCE PHOTO						 02/13/2021 STRUCTURAL ONLY							
						SHEET INDEX							
						PV 1 COVER PAGE				PV 5 MOUNTING DIAGRAM			
						PV 2 SITE PLAN				PV 6 PLACARD			
						PV 3 ELECTRICAL DIAGRAM				CUT SHEETS ATTACHED			
						PV 4 CHIKO MOUNTING							
 SOLGEN POWER		CONFIDENTIAL - THE INFORMATION CONTAINED IN THIS PACKET AND SUBSEQUENT CUTSHEETS SHALL NOT BE USED FOR THE BENEFIT OF ANYONE OUTSIDE SOLGEN POWER. NEITHER SHALL IT BE DISCLOSED TO OTHERS OUTSIDE THE RECIPIENT'S ORGANIZATION, EXCEPT IN CONNECTION WITH THE SALE AND USE OF THE RESPECTIVE EQUIPMENT, WITHOUT WRITTEN CONSENT FROM SOLGEN POWER.		SOLGEN POWER 5100 ELM RD, PASCO, WA 99301 P: 509-931-1663 20 of 37		Jeanne Candau		DRAWN BY: CDR DATE: 14/02/2023		DRAWING SCALE: CUSTOM DESIGN 1 PAGE # PV 1			
						6000 112th St SW Lakewood WA 98499							

5723
Received City of Lakewood
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COMP. SHINGLE

1

WAC 51-54A-1204.2.1 IFC
2018
EXCEPTION 5

2

3

4

5

ROOF AREA: 2074.88Ft²
PV AREA: 255.14Ft²
ROOF %: 12.30%

SOLAR OFFSET
CIRCUIT 1
CIRCUIT 2



02/13/2021

STRUCTURAL ONLY

INDEX:

SYSTEM SIZE DC:4.81kW SYSTEM SIZE AC:3.90kW	RAFTER SPACING: 32" O.C.
NUMBER OF MODULES:13	RAFTER SIZE:2" x 6"
MODULE TYPE: VSUN370-120BMH	
INVERTER: Hoymiles Series	
MODULES 1	
UTILITY METER 2	
MAIN SERVICE 3	
COMBINER BOX 4	
AC DISCONNECT 5	



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21 of 37

Jeanne Candau

6000 112th St SW Lakewood WA 98499

DRAWN BY:

CDR

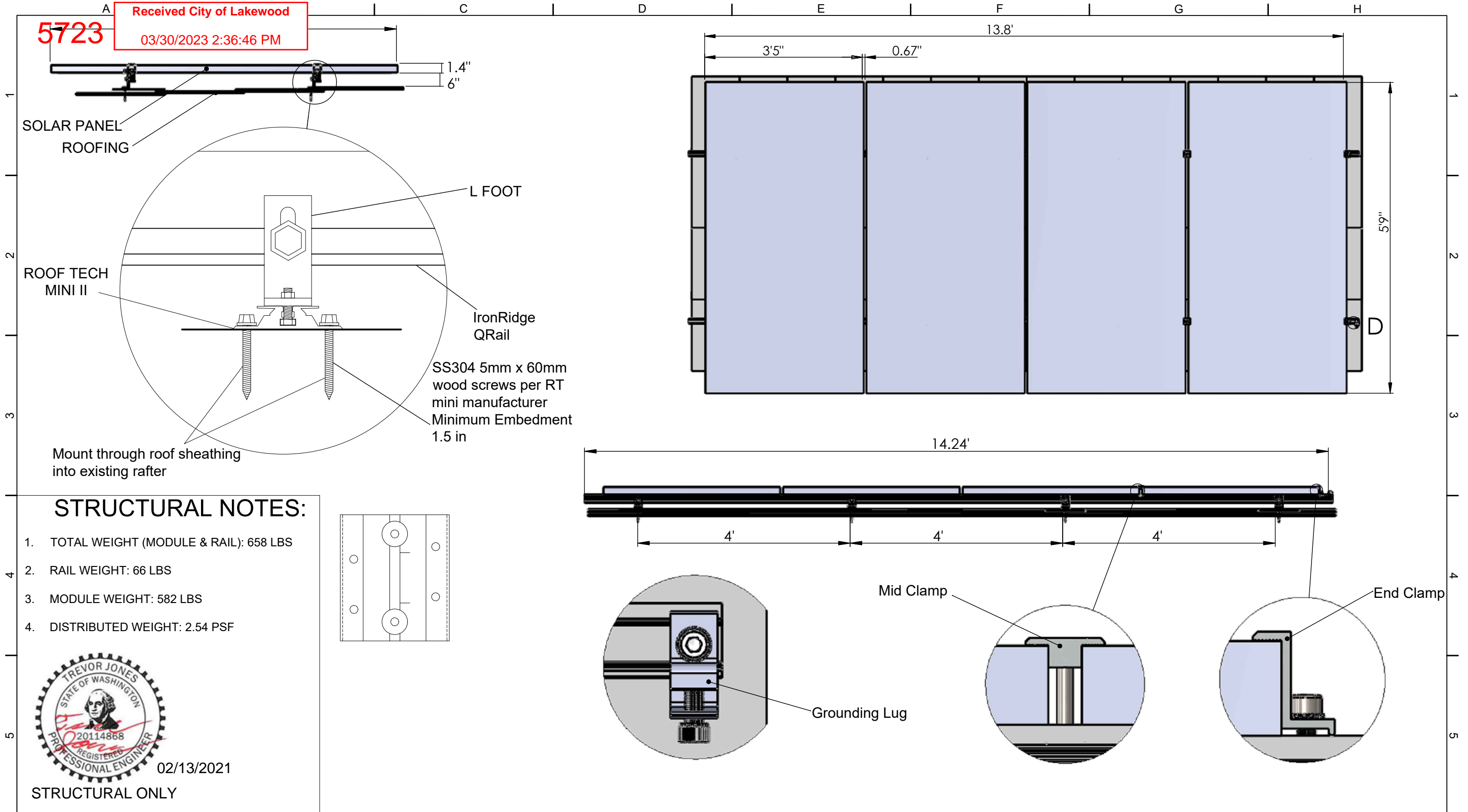
DATE:

14/02/2023

DRAWING SCALE:
31/256" = 1'-0"
DESIGN

PAGE #

1
PV 2



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PASCO, WA 99301

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22 of 37

Jeanne Candau

6000 112th St SW Lakewood WA 98499

DRAWN BY: CDR
DATE: 14/02/2023

DESIGN
1
PAGE #
PV 4

RT-MINI II

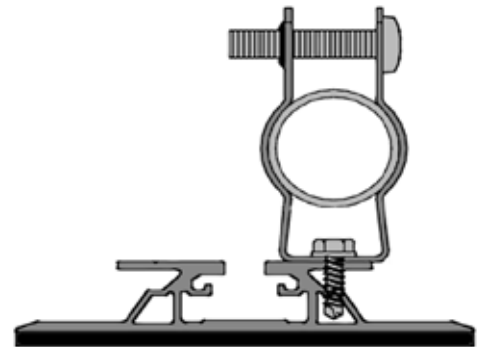
A Self-flashing PV Mount Featuring Roof Tech's AlphaSeal™ Technology



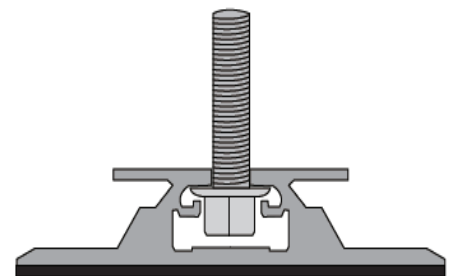
RT-MINI II is suitable for all systems with any L-Foot

- ✓ No Caulking or Pre-Drilling Required
- ✓ Universal Attachment to Any Slope
- ✓ Metal, EPDM, TPO, SBS, & Asphalt Roofs
- ✓ Wide Range of Applications & Ultimate Flexibility on the Roof
- ✓ No Need to Bend Rails
1 5/8 North & South Adjustment

Conduit Strap Installation



RT Serrated Hex Flange Bolt/Nut:
5/16-18 x 1"



Installation Manual

ICC ESR 3575



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info@roof-tech.us



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** 14th August 2002

2. **Applicant Name** Dr. & Mrs. Craig Glenn Gunter
Applicant Address 6000 112th St. S.W./ Lakewood, WA 98499
Applicant Phone Number (H) (253) 582-1950 (W) _____
Are you the owner of the property? Yes X No _____

3. **Name of Property**
Historic Name Boatman-Ainsworth House
Other Names _____

4. **Location**
Street Number 6000 112th St. S.W. **Zip** 98499
Assessor's File Number R 02-19-11-2-053
Legal Description
Plat Name R 02-19-11-2-053 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	<u> X </u> building(s)	<u> 1 </u> buildings
<u> </u> public-Local	<u> </u> district	<u> </u> sites
<u> </u> public-State	<u> </u> site	<u> </u> structures
<u> </u> public-Federal	<u> </u> structure	<u> </u> objects
	<u> </u> object	<u> 1 </u> Total

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

Number of contributing
resources previously desig-
nated as Pierce County
Landmarks:

 NA

6. Owner(s) of Property

Name: Dr. Craig Glenn Gunter & Margaret L. Gunter
Street and Number: 6000 112th St. S.W.
City, Town: Lakewood State: WA Zip: 98499-1204

7. Function or Use

Historic Uses and Property Owners:	Current Uses: House
Domestic/single dwelling	
First portion constructed by Willis Boatman, who later added a second story.	

8. Description

Architectural Classification	<u>Materials</u>
Hall and Parlor or I-House	Foundation: Concrete & Blocks
End Chimneys	Walls: Clapboard
	Roof: Wooden Shake
	Other:

Describe the present and historic physical appearance of the property:

The house is typical of the folk houses that developed in colonial America, based on the common folk forms of 17th Century England. The Boatman-Ainsworth House is a story and a half hall and parlor or I-house with gable-end chimneys that developed in the pre-railroad South and became popular throughout the midland and in the west wherever

suitable timber was available. It has a symmetrical façade with balanced windows to either side of the central entry surmounted with an eight light transom along with a front stoop or small porch covering the doorway. The house is built with a rear wing and hence is t-shape overall.

The Boatman-Ainsworth House stands in the southern outskirts of Tacoma, Washington, in area now know as Lakewood. The property is situated on the south side of 112th Street, SW, opposite Clover Park High School. Recent residential development has occurred all around the property, but a broad expanse of open lawn still separates the house from its changing surroundings, and is a reminder of the expanse that it first occupied. The site also includes a gravel driveway and an unattached frame garage to the west and rear of the house, as well as a few specimens from Willis Boatman's century-old orchard.

Between the close of the Indian War in 1858 and 1861 when pre-emption claim papers were filed, Boatman built a 24' by 30' house on his original 160 acres. The house had heavy plank siding and consisted of two main rooms with a fireplace and chimney between. This early dwelling now forms the kitchen and dining room of the present-day house. Several features from this early structure remain in place today, and these include chair rail-height wainscotting, three windows with six-over-six light double hung sash, and the dining room fireplace. Dr. and Mrs. Gunter have replaced a 1930 marble mantelpiece with one dating to the 1840's from a home in Galena, Illinois that closely matches those found in the parlors at the front of the house.

The main body of the house, believed to be a late 1860's or early 1870's addition by Boatman himself, is one and one-half stories in height. Its medium-pitch gable roof runs east-to-west, and its symmetrically arranged façade fronts upon the lawn and 112th Street to the north. This c. 1870 portion of the house is comprised of two large parlors, one to either side of a central stairhall on the ground floor, and three bedrooms upstairs. The original tongue-in-groove wainscotting, staircase, and mantelpieces remain intact, as do the four-over-four light double-hung sash on the ground floor and the four-light horizontal-slide sash of the upper story. At the center of the front façade is a four-paneled door with glazed transom and a small hipped-roof entry porch with slender posts and simple decorative brackets.

Around 1939 the original rear kitchen wing was expanded by a 12' addition to the east and a one-half story addition above. The resulting configuration of this portion of the house is that of a saltbox with dormer windows on the eastern slope of the roof. This addition allowed for a bath, sewing room, furnace and utility rooms on the ground floor, and two additional bedrooms on the upper floor. An unattached garage with a pump house and saddle room was constructed to the southwest of the house at approximately the same time.

The house as a whole is sheathed with a grooved, horizontal siding held in place on the oldest portions of the house by hand-wrought nails. Hewn beams, massive floor joists, and 3" by 5" studs form the structural framework. Dr. and Mrs. Gunter installed a

concrete foundation under the house in 1971. The roof is entirely clad with wood shingles, thought to have been applied c. 1940. Presently, the entire house is painted blue with white trim around the windows, with dark green solid board shutters at all of the windows on the front façade. Dr. and Mrs. Gunter have worked steadily to return the house to a more authentic historic appearance, and have removed much of the post-1940 fabric, replacing it with mid-19th century materials whenever possible.

9. **Statement of Significance:**

- ☒ A1. Is more than 50 years old or, if a proposed landmark district, contains resources that are more than 50 years old.
- ☒ A2. Possesses integrity of location, design, setting, materials, workmanship, feeling and association
- ☒ A3. It is associated with events that have made a significant contribution to the broad patterns of national, state or local history.
- ☒ A4. It embodies the distinctive architectural characteristics of a type, period, style or method of construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
- ☐ A5. It is an outstanding work of a designer, builder or architect who has made a substantial contribution to the art.
- ☒ A6. It exemplifies or reflects special elements of the City's cultural, economic, political, aesthetic, engineering or architectural history.
- ☒ A7. It is associated with the lives or persons significant in national, state or local history.
- ☐ A8. It has yielded or is likely to yield important archaeological information.
- ☐ B1. It is an integral part of districts that meet the criteria set out in this chapter.
- ☐ B2. It is a religious property deriving primary significance from architectural or artistic distinction or historical importance.
- ☐ B3. It is a building or structure removed from its original location but which is significant primarily for its architectural value, or which

is the only surviving structure significantly associated with an historic person/persons or event.

- B4. It is a birthplace or grave of a historical person of outstanding importance and is the only surviving structure or site associated with that person.
- B5. It is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events or cultural patterns.
- B6. It is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner or as part of a restoration master plan, and no other building or structure with the same association has survived.
- B7. It is a property commemorative in intent of design, age, tradition, or symbolic value that has invested it with its own historical significance
- B8. A property achieving significance within the past forty years if it is of exceptional importance.
- X C1. It is an easily identifiable visual feature of a neighborhood or city and contributes to the distinctive quality or identity of such neighborhood or city.
- X C2. It is associated with significant historic events or historic themes.
- X C3. It is associated with important or prominent persons in the community, or recognized by local citizens for substantial contributions to the neighborhood or community

10. **Areas of Significance:** Architecture; Exploration/Settlement
 Period of Significance: 1856-1890
 Significant Dates: 1856, ca. 1868, 1878, 1889
 Cultural Affiliation: Euro-American
- Significant Person(s):** Willis Boatman
 Captain John Commingers Ainsworth
 Walter J. Thompson
- Architect/Builder:** Willis Boatman

Significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above:

The Boatman-Ainsworth House, built c. 1856 and occupied by pioneer Willis Boatman, is probably the oldest house in Lakewood.

The Boatman-Ainsworth House in Lakewood, Washington, draws its primary significance from its association with several prominent Washington pioneers. The house was constructed by Willis Boatman, one of the earliest white settlers (1853) in what is now Pierce County. From 1878 to 1889, the house and land were owned by Captain John Ainsworth, founder of the powerful Oregon Steam Navigation Company. Walter J. Thompson, subsequent owner of the home, was a Territorial legislator, and founder of the Merchant's National Bank of Tacoma and Tacoma Savings Bank. The earliest part of the Boatman-Ainsworth House dates to between 1858 and 1860, placing it among the earliest of surviving frame houses in western Washington. Although a hall-and-parlor addition in the early 1860s upgraded the house considerably and a 1940s addition has somewhat altered the form and dimensions of the original two-room cabin, early pioneer simplicity still characterizes the house as a whole.

Willis Boatman left his home in Sangamon County, Illinois, in March of 1852, and journeyed by wagon train over the Oregon Trail to Portland. The party was decimated by cholera, and among the hundreds who died along the trail that spring was Boatman's brother-in-law. After a winter's stay in Portland, Boatman brought his family north to Steilacoom on Puget Sound in Washington Territory. They worked briefly in a lumber camp, then started a boarding house in Steilacoom, and in January of 1854 located a donation land claim in the Puyallup Valley. The Indian War of 1855 forced the family to return to Steilacoom. Boatman worked for the Quartermaster out of Fort Steilacoom until the close of the Indian War in 1858.

Pre-emption land claim records reveal that by 1861 Boatman had settled upon land approximately four miles from Steilacoom near Gravelly Lake. There he had fenced 140 acres, planted an orchard, built a substantial barn and erected a one-story 24' by 30' house, "a comfortable house to live in." This original structure is now incorporated in the enlarged rear kitchen and dining room wing of the house as it exists today. More visually prominent today is the 1½ story main body of the house, situated perpendicular to the early core and fronting on 112th Street to the north. This major improvement was probably also accomplished by Boatman, probably in the late 1860's or early 1870's.

Willis Boatman sold his house and land to Captain John Commingers Ainsworth on October 8, 1878. In his youth, John Ainsworth began his colorful career on the Mississippi River where he became a riverboat pilot and subsequently a steamboat master. The discovery of gold in California brought Ainsworth to San

Francisco in 1850. Soon afterward he traveled north to take command of the steamship "Lot Whitcomb." For some thirty years thereafter, Ainsworth was closely associated with the steamboating industry on the Willamette and Columbia Rivers. He founded and directed the Oregon Steam Navigation Company, a consolidated system of railway portages and steamers which plied the Upper Columbia and Snake Rivers and all their navigable tributaries. The company enjoyed the most complete monopoly of any transportation corporation outside of California, until it merged with Henry Villard's Oregon Railway and Navigation Company in 1879. Ainsworth headed the latter company until 1881, when his interests turned to banking in California and Portland.

During the late 1870's, Ainsworth's involvement in real estate and railroads in western Washington had grown. He was instrumental in the completion of the Northern Pacific line between Portland and Puget Sound and invested extensively in real estate in Pierce County. Ainsworth and his family used the Boatman House as a summer home and headquarters for his Washington Territory enterprises. It is believed that the home also served as his occasional hunting lodge.

After Ainsworth had moved to Oakland, California, the property was sold in 1889 to Walter J. Thompson of Tacoma. In addition to the founding of two Tacoma Banks, Thompson helped organize the Tacoma Chamber of Commerce. He served in both the lower house and Senate of the Territorial Legislature, and in 1890 was a Progressive Party candidate for the U.S. Senate. Known for his fine personal library and collection of paintings, Thompson was much interested in public education in Tacoma. He donated a portion of the old Boatman-Ainsworth property to Clover Park High School, land that became known as Thompson Field.

The nominated property remained in the hands of the Thompson family until 1939 when it was purchased by A. Dwight Orr. At that point the rear kitchen wing was expanded to the east and enlarged by one-half story. The house was rented for a number of years until it was purchased by the Dr & Mrs. Gunter in 1971, and restored to much of its original appearance.

Architecturally, the Boatman-Ainsworth House contains much of its original mid-19th century fabric. Its structural system is intact, including the heavy hewn beams and 3" by 5" studs. Exterior horizontal siding is held in place by hand wrought nails. Most of the original fenestration, including six-over-four light double hung sash, remains in place in the early section of the house. Original paneled doors and hardware, wainscoting in nearly all of the rooms, and Classical Revival mantelpieces also lend considerable interest to this solid example of an early but permanent western Washington homestead.

11. **Major Bibliographical References**
Bibliography

Bonney, William Pierce. History of Pierce County, Washington. 1927

Gaston, Joseph. The Centennial History of Oregon, Vol. 1. Clark Publishing Company, 1912.

National Register of Historic places inventory-Nomination Form, "Boatman-Ainsworth House", Prepared by Florence K Lentz, editor. Based on draft submitted by C.G. Gunter, October 1980.

Rau, Weldon Willis. Surviving The Oregon Trail-1852, Washington State University Press, 2001

12, Prepared By: Dr. Craig Glenn Gunter
Applicant Signature

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

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<div><div>ACCOUNT INFORMATION</div><div><div>CITY OF LAKEWOOD IP</div><div>6000 MAIN ST SW</div><div>LAKEWOOD, WA 98499-5027</div><div>253-589-2489</div><div>BSchumacher@cityoflakewood.us</div><div>CITY OF LAKEWOOD</div></div></div>	
<div><div>TRANSACTION REPORT</div><div><div>Date</div><div>April 10, 2023 3:13:10 PM EDT</div><div>Amount:</div><div>325.38</div></div></div>	
<div><div>SCHEDULE FOR AD NUMBER IPL01180220</div><div><div>April 17, 2023</div><div>The News Tribune (Tacoma)</div></div></div>	

**NOTICE OF PUBLIC HEARING
City of Lakewood Landmarks
and Heritage Advisory Board
Thursday, April 27, 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 solar roof panel installation on the historic Boatman-Ainsworth property located at 6000 112th Street SW, Lakewood, WA 98498. The application was received on March 27, 2023 from Solgen Power on behalf of the property owner. 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 testimony:
Public testimony on this Public Hearing will be accepted by mail, email or by in person or live 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.

Attend in person at Lakewood City Hall American Lake Conference Room or virtually by telephone at +1(253) 215- 8782 and by entering Webinar ID: 867 4079 5399 or online <https://us06web.zoom.us/j/86740795399>

For those using the ZOOM link <https://us06web.zoom.us/j/86740795399> upon entering the meeting, please en-

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.

Questions, please contact Josh Kubitza at 253-983-7837.

W00000000

Publication Dates



TO: Landmarks and Heritage Advisory Board

FROM: Josh Kubitza, Associate Planner

DATE: April 19, 2023

SUBJECT: Reports by Historic Preservation Officer or Staff

Lakewood Touring Map Update:

All LHAB Board Member touring map comments are due on April 27, 2023. Attached to this memo is the marked up touring map from September 2021 for your review, which was provided also for the March meeting. Staff will also provide the hard copy at the board meeting. We can review any comments during the unfinished business portion of the agenda. Staff will finalize comments on April 28th, 2023 and send it out for draft edits.

Historical Property Development Forms and FAQ Sheets:

No updates. The forms and FAQ sheets are still in their early stages.

Old Settlers Cemetery Update:

Old Settlers cemetery is currently owned and operated by Pierce County Parks Department but is located within the city limits. The City is interested in transferring the site to the City to ensure long term care, but the process is still on going. The main objective would be to preserve and care for the space, which would require vegetation management plan. While still in the early stages, it is initially believed that this would fall under the Parks Department.

LHAB Work Plan and Historic Preservation Grant Planning Reminder:

As reminder, Pierce County Historic Preservation Grant Program typically is due in the fall. If LHAB is interested in pursuing grant funding to fulfill a work plan item, planning and discussions should start occurring in the coming months.

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

This project was funded with a Lakewood Lodging Tax Grant and Pierce County Historical Preservation Grant
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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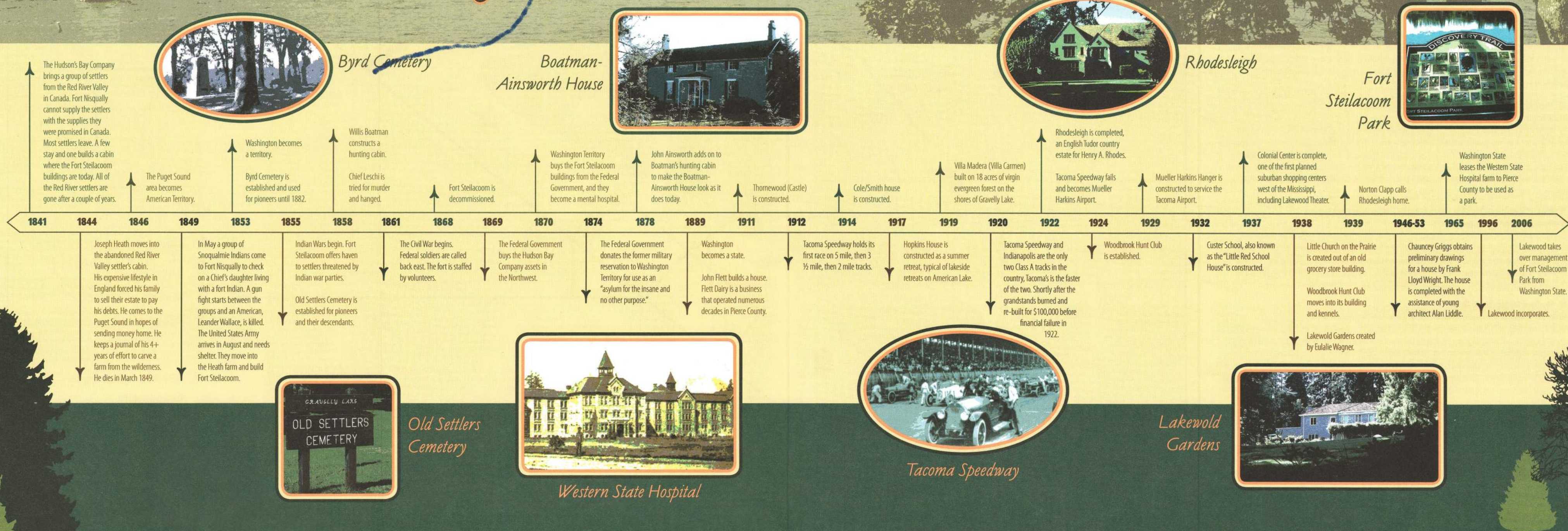
The primary duty of the Board is to identify and actively encourage the conservation of the City's historic resources by establishing and maintaining a register of historic landmarks, landmark sites, historic special review districts, and conservation districts; reviewing proposed changes to register 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: Stories of Steilacoom

GARRY 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

