



Glen Spieth  
Joan Cooley  
Bethene Campbell  
Christina Manetti

# **SPECIAL MEETING AGENDA**

## **LANDMARKS & HERITAGE ADVISORY BOARD**

**THURSDAY June 22, 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 May 11, 2023
  - d. Announcements
- 3. Public Comments**
- 4. Public Hearings**

5. **Reports by Historic Preservation Officer**
  - a. Lakewood Touring Map Update
  - b. Historical Property Development Forms and FAQ Sheets Update
  - c. Masonic Cemetery Update
  - d. LHAB Work Plan and Historic Preservation Grant Planning Reminder – Past Applications Review
  - e. Fort Steilacoom Park Athletic Fields Project – SEPA Review
6. **Unfinished Business**
  - a. Lakewood Touring Map Update Review
7. **New Business**
8. **Next Meeting Scheduled** – July 27, 2023 unless cancelled.
9. **Adjournment**

**Members** please contact Karen Devereaux at [kdevereaux@cityoflakewood.us](mailto: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, May 11, 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 6:00 PM.

### **MEETING PROTOCOL**

#### **Roll Call**

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

Landmarks & Heritage Advisory Board Members Excused: None

Landmarks & Heritage Advisory Board Members Absent: Joan Cooley

Staff Present: Josh Kubitz, Associate Planner

Council Liaison to LHAB: Councilmember Paul Bocchi (present) and Councilmember  
Trestin Lauricella (present)

**Acceptance/Changes to Agenda** None.

#### **Approval of Minutes**

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

**The minutes of the meeting held on March 23, 2023 were approved as written by voice vote, M/S/C Campbell/Manetti. Motion to approve the minutes passed unanimously, 3-0.**

**Announcements** None.

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

### **PUBLIC HEARINGS**

#### *Boatman-Ainsworth Solar Panels Type II Certificate of Appropriateness*

Mr. Josh Kubitz explained the proposal will result in exterior alteration. The existing roof is materials made of asphalt/composite and is no longer a historic feature of wooden shingles. 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.

Mr. Glen Spieth, Chair, opened the public hearing. Testimony was heard from the applicant Ms. Jeanne Candau. Ms. Fabiola Carassco, Solgen Power representative, was available to answer the boards many questions.

Mr. Kubitza clarified staff finds the proposed project is compliant with Secretary of the Interior's Standards for Rehabilitation and Recommends the Boards approval.

**Ms. Beth Campbell made the motion to approve the Boatman-Ainsworth Solar Panels Type II Certificate of Appropriateness. M/S/C Campbell/Manetti. Motion to approve passed unanimously, 3-0.**

## **REPORTS BY HISTORIC PRESERVATION OFFICER OR STAFF**

### Lakewood Touring Map Update

The touring map edits have been forwarded to the editor and a draft should be returned before the next meeting in June. Mr. Kubitza noted he made an addition to the map of the Munson House which was placed on the Washington Historic Registry in 2019. Munson House is located near Gravelly Lake off of Gravelly Lk Dr SW.

### Historical Property Development Forms and FAQ Sheet Update

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.

### Old Settlers Cemetery Update

Pierce County and the city's Parks Department are working to transition the ownership of the cemetery to the City. Mr. Kubitza will update the board as information becomes available.

Mr. Glenn Spieth requested staff to research ownership of the Masonic Cemetery noting it appears to be abandoned.

### LHAB Work Plan and Historic Preservation Grant Planning Reminder

Members were encouraged to begin brainstorming ideas to submit during the fall round of grant opportunities. Mr. Kubitza will provide copies of past applications at the June meeting. Some of the projects awarded in the past were the historical markers placed at landmark designated historic homes and the historic street name signs installed two years ago. Typically grant awards are near \$10,000 amounts.

**UNFINISHED BUSINESS** None



**NEW BUSINESS** None

**Next Regular Meeting** would be held Thursday, June 22, 2023 at 6:00 p.m.

**Meeting Adjourned** at 6:23 p.m.

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06/22/2023  
Glen Spieth, Chair  
Landmarks & Heritage Advisory Board

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06/22/2023  
Karen Devereaux, Recording Secretary  
Landmarks & Heritage Advisory Board



**TO:** Landmarks and Heritage Advisory Board

**FROM:** Josh Kubitza, Associate Planner  
Jessica Olson, Planning Manager

**DATE:** June 14, 2023

**SUBJECT:** Reports by Historic Preservation Officer or Staff

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**Lakewood Touring Map Update:**

The Touring Map Update Proof is included with the June 22, 2023 Agenda Packet for Board review. This is the final review before printing. The Board will review the proof as a group during the Unfinished Business portion of the meeting agenda. As a reminder, the Board didn't previously review Munson House (Map Item #30). The Munson House narrative was taken from the National Register nomination document. Please provide any comments to Josh Kubitza by June 30, 2023.

**Historical Property Development Forms and FAQ Sheets:**

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

**Masonic Cemetery Ownership:**

Per Pierce County Assessor-Treasurer, the Masonic Cemetery located at 11902 Masonic Rd SW is owned by the South Tacoma Masonic Center (Steilacoom Lodge #2). The property is 11 acres, surrounded by a chain-link fence, and locked gates.

**LHAB Work Plan and Historic Preservation Grant Past Applications:**

LHAB has historically has applied and been awarded grants for historical markers at landmark designated historic homes and the 2020 Historic Street Program Signage. The historical marker applications are not easily located and will take additional time to find, if available. A copy of the 2020 Historic Street Program Signage application is provided in your pack for review.

The 2023 Historic Preservation Grant Application Guidelines has been included in your agenda packet. The 2023 grant funding may be different from the 2024 grant funding. Please note that the 2024 application is not open or available and has typically had a submission deadline in the fall.

**Fort Steilacoom Park Athletic Fields Project Update:** The City of Lakewood Parks Department is proposing to convert three dirt baseball infields to synthetic turf and construct a new backstop and fencing, masonry dugouts, field lighting, stands, scoreboard, flagpole, and covered batting practice facility with storage. The project included a cultural resource investigation from 2004 that was associated with the original baseball field construction by Pierce County Parks and Recreation. This report did not identify "significant" cultural resource and recommended no further archaeological investigations. Since the project is located on previous disturbed areas with an approved cultural report, no further cultural reports were required. The City of Lakewood issued a Determination of Nonsignificance (DNS) on April 3, 2023 and the city didn't receive any appeals.



# 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, 2015 and 2023.

For further information please contact: [www.cityoflakewood.us](http://www.cityoflakewood.us)



### For further information on area history and resources consult:

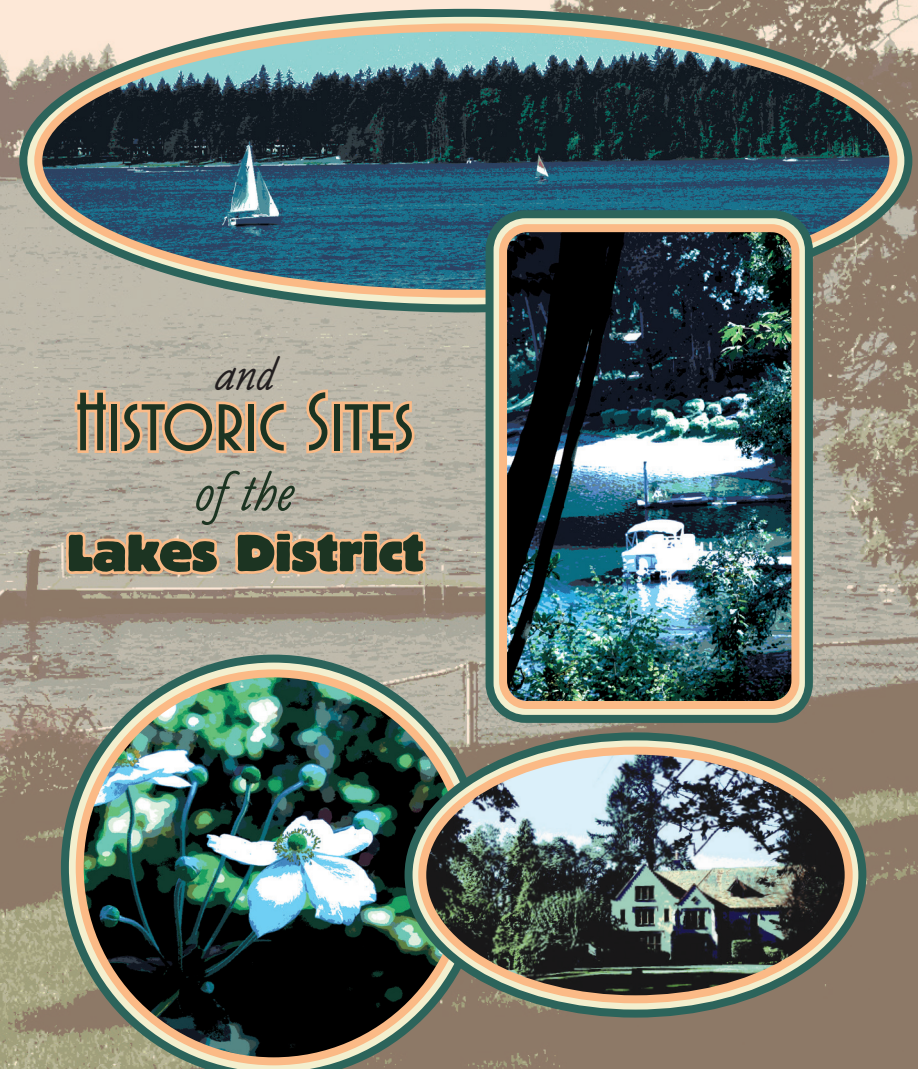
[www.historicfortstellacom.com](http://www.historicfortstellacom.com)  
[www.lakewoodhistorical.org](http://www.lakewoodhistorical.org)  
[www.lakewood-chamber.com](http://www.lakewood-chamber.com)  
Tacoma Public Library Northwest Room  
[www.tpl.lib.us](http://www.tpl.lib.us)  
[www.piercecountylibrary.org](http://www.piercecountylibrary.org)  
[www.lakewoldgardens.org](http://www.lakewoldgardens.org)  
[www.fortlewismuseum.com](http://www.fortlewismuseum.com)  
[www.mcchordairmuseum.org](http://www.mcchordairmuseum.org)  
Lakewood Landmarks and Heritage Advisory Board



CITY OF LAKEWOOD  
6000 Main Street SW • Lakewood WA 98499  
(253) 589-2489 • [www.cityoflakewood.us](http://www.cityoflakewood.us)

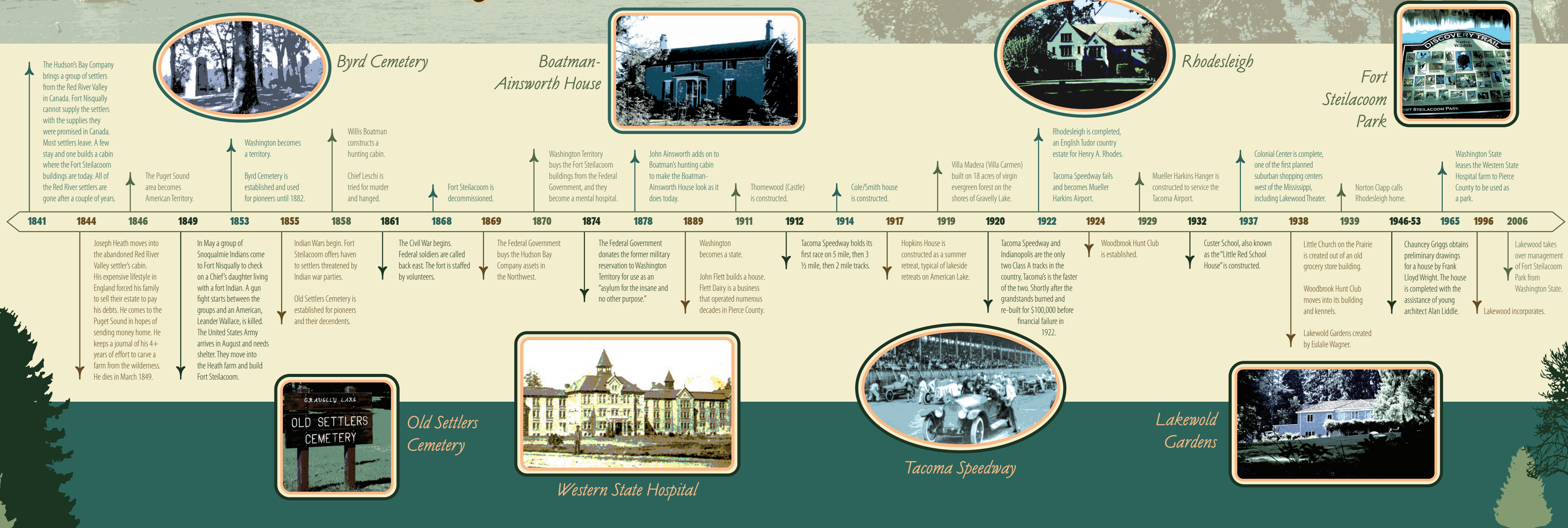
The primary duty of the Board is to identify and actively encourage the conservation of the City's historic resources by establishing and maintaining a register of historic landmarks, landmark sites, historic special review districts, and conservation districts; reviewing proposed changes to register 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



## and 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 Galvary 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.



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

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.







**PIERCE COUNTY HISTORIC PRESERVATION  
GRANT PROGRAM**

**2020 HISTORIC PRESERVATION GRANT  
APPLICATION FORM**

**Deadline for Submission: 3:00 p.m., May 10, 2019**



Email, mail, or hand deliver application to:  
Chad Williams, Historic Preservation Program, [chad.williams@piercecounitywa.gov](mailto:chad.williams@piercecounitywa.gov)  
Pierce County Planning and Public Works  
2401 South 35th Street, Room 175, Tacoma, WA 98409-7490

Download an application form on the Landmarks Commission website  
[piercecounitywa.gov/historicpreservation](http://piercecounitywa.gov/historicpreservation)

**SECTION 1: APPLICANT INFORMATION (enter N/A if applicable)** ☐

Applicant Type: ☐ Private owner of historic building or structure  
☐ Nonprofit organization  
☒ Public agency  
☐ Corporation, partnership, or other legal status

Applicant Name:  
City of Lakewood Landmarks and Heritage Advisory Board

Mailing Address:  
6000 Main Street, Lakewood, WA 98499

Email: cbrunell@cityoflakewood.us Phone: (253) 983-7839

Authorizing Official's Name and Title:  
Courtney Brunell, Planning Manager/ Historic Preservation Officer

Authorizing Official's Signature:  


**Please include a copy of the IRS 501 (c) (3) letter of determination.**

**SECTION 2: PROJECT INFORMATION**

**PROJECT TITLE:**  
City of Lakewood Historic Streets Program

**PROJECT LOCATION:**  
City-wide

**WHAT GRANT CATEGORY IS THE APPLICATION FOR? BUILDING** ☐ **NON-BUILDING** ☒

**WHAT AMOUNT ARE YOU SEEKING?** \$ 4,850.00

*(Maximum award is \$20,000 for building projects and \$5,000 for non-building projects)*

**OTHER SOURCES OF FUNDING FOR THIS PROJECT:**

The City will offer a 100% match in order to install the signs at various locations throughout the City. In addition, the City will create a website offering information on each street recognized through this program. In the future, supplemental historic markers, street signs and a walking tour may be added to the Landmarks and Heritage Advisory Boards work plan if authorized by the Lakewood City Council.

**Dates of Grant Project Activities (ALL activities must be completed by November 10, 2020)**

From: January 1, 2020

To: November 1, 2020

**CLEARLY DESCRIBE THE PROJECT AND ITS GOALS:**

(A brief, clear, concise description. No attachment for this area will be considered.)

The City of Lakewood Landmarks and Heritage Advisory Board (LHAB) is looking to launch a new historic streets program in order to increase public-awareness and highlight the historical significance of locations throughout our City. This grant will go towards funding 73 signs across 11 streets of local and State significance. The existing Steilacoom Blvd, formerly known as the Heath Farm Rd (1940's), Byrd Mill Rd (1950's) and Washington Historical Rd No.1, was the first legally established road in Washington. The road connected Fort Steilacoom through the Puyallup Valley and the southern Puget Sound Area.

The former Tacoma Speedway racetrack, which is now a portion of Steilacoom Blvd, Lakeview Ave SW and Gravelly Lake Dr, was a 5 mile dirt road racetrack dating back to 1912. In the 20's, the racetrack was downsized to a 2 mile wooden board track for automobile racing from 1914 to 1922. The track was renowned nationwide and considered by some to be second only to the Indianapolis Motor Speedway.

Hipkins Road, formerly known as Prairie Rd, is the namesake one of Lakewood's earliest residents, William Hipkins who marched alongside General Sherman prior to settling in Washington Territory in 1869. The Hipkins family farm used to occupy what is now Hipkins Road and 95th Street until 1908.

During the late 1800's what is known today at Bridgeport Way, Gravelly Lake Dr SW and Pacific Hwy connected new turn of the century homes around the lakes, including the historic Thornewood Castle, to the developing Lakewood City Center- including the one of the first suburban shopping centers in the County, the Lakewood Colonial Center. The Lakewood Colonial Center was constructed in 1937 and fronts Motor Avenue.

These are just a few examples of the historical significance this program will highlight.

**HOW WILL PIERCE COUNTY GRANT FUNDS BE USED?**

(A brief, clear, concise description. No attachment for this area will be considered.)

This grant will be used to fund 73 signs across 11 streets within our City. The street sections which will be recognized include: Motor Avenue, Bridgeport Way from Pacific Hwy to Gravelly Lake Drive, Lakeview Ave SW from Steilacoom Blvd to 100th Street, all of Steilacoom Blvd, Gravelly Lake Drive from Nyanza to Steilacoom Blvd, Pacific HWY from Ponders to Bridgeport Way, and Hipkins Rd SW.

The price per sign equals: \$39.10 for signalized signs (72 signs total) and \$69 for signs placed on posts (1 sign total) subtotal \$2,816.00 plus tax \$287.23 grand total \$3103.23

Hardware total: \$1,582 + \$161.36 tax = \$1,743.36

In matching funds the City of Lakewood historic preservation officer will coordinate the project and create all advertising/marketing materials. Staff time to complete this task is estimated 40 hours, hourly rate is \$44.18 for a total \$1767.20.

Additionally, City Operations and Maintenance Crew is estimating it will take 38 hours to install the 73 signs, it will require 2 signal technicians to complete the work due to needing a ground man for the bucket truck. Total based on the union contract is \$2955 for labor and construction costs associated with installing the signs.

Lastly, the City of Lakewood will create a new webpage associated with the main site, yearly website hosting fee is \$130.00

**HOW WILL THE PUBLIC BENEFIT FROM THIS PROJECT?**

(A brief, clear, concise description. No attachment for this area will be considered.)

This project will increase public awareness of historically significant streets and events by displaying historic street signs at major intersections throughout the City. These street signs will be visible and recognizable by any resident or visitor within Lakewood's limits. In addition, the City will create a website dedicated to sharing the history of each of the historic streets highlighted through this program. Information about the website will be advertised using Lakewood's various communication methods including: the Lakewood Connections, City Manager's bulletin, website and social media.

**IS THIS PROJECT PART OF A LARGER MASTER PLAN, OR LONG-TERM SERIES OF PROJECTS?**

**IF SO, EXPLAIN:**

The Landmarks and Heritage Advisory Board (LHAB) currently publishes a Historical Touring Map featuring 38 historically significant sites throughout the City. Of the 38, 22 sites will be accessed directly from streets identified as historic and marked using historic street signs funded by this grant. Most of the streets identified are also listed on the historic touring map. In the future, LHAB would be interested in promoting a walking tour that would feature the historic streets and historic markers located between the Central Business District and former Tacoma Speedway Racetrack.

The proposed walking tour will likely begin at the recently completed streets project, the Colonial Plaza, which is along historic street "Motor Avenue" then connect onto historic Bridgeport Way, Steilacoom Blvd (formerly State Hwy 1) and Lakeview Ave SW (former Tacoma Speedway). This walking tour would lead individuals to eleven historic sites throughout the City via approximately a 3 mile walk.

### SECTION 3: PROJECT BUDGET\*

Budget Page  
Agreement with:

Project:

Worktag: 001-00.HDOC.51310P0

FY19 AMOUNT: \$ 9,702.00

ACTIVITY	COUNTY	OTHER	TOTAL
Personnel (salaries and benefits)	\$ 0.00	\$ 1,767.20	\$ 1,767.20
Administration	\$ 0.00	\$ 0.00	\$ 0.00
Supplies	\$ 4,850.00	\$ 0.00	\$ 4,850.00
Marketing/Promotion	\$ 0.00	\$ 130.00	\$ 130.00
Travel (mileage rate: \$.54 per mile)	\$ 0.00	\$ 0.00	\$ 0.00
Consultants	\$ 0.00	\$ 0.00	\$ 0.00
Construction/Labor	\$ 0.00	\$ 2,955.00	\$ 2,955.00
Other: (Explain)	\$ 0.00	\$ 0.00	\$ 0.00
	\$ 0.00	\$ 0.00	\$ 0.00
<b>GRAND TOTAL</b>	<b>\$ 4,850.00</b>	<b>\$ 4,852.00</b>	<b>\$ 9,702.00</b>

**\*APPLICANTS MUST BE ABLE TO SELF-FUND ANY UNSECURED MATCH TO SUCCESSFULLY COMPLETE THE PROJECT.**

NOTE ON IN-KIND VOLUNTEER HOURS: Applicants may not charge more than \$24.69 per hour for volunteer time. For professionals who are volunteering their time in their professional capacity (i.e. a professional photographer who is taking photos for a project) please list their normal hourly rate and bill as such.



## SECTION 4: ADDITIONAL SUPPORTING DOCUMENTATION

### Required for All Projects:

- Letters of support (maximum of two) from endorsing organizations, governments, or relevant professionals with knowledge of the project and/or applicant's abilities.
- A W-9 if you have not received grant funding from Pierce County.
- If applicable, current bid(s) from potential contractor(s).

### Required for Building Projects:

- Digital photographs illustrating the project. Applicants must submit at least one clear photo for each exterior wall of the building and additional photos as needed to clearly identify project scope.
- If applicable, architectural drawings, construction plans.
- Current cost estimates/bids from professionals for hired work and/or estimates for materials for owner-completed work.

***PLEASE NOTE: If all required information is not received at the time of application, your application may not be considered for funding.***

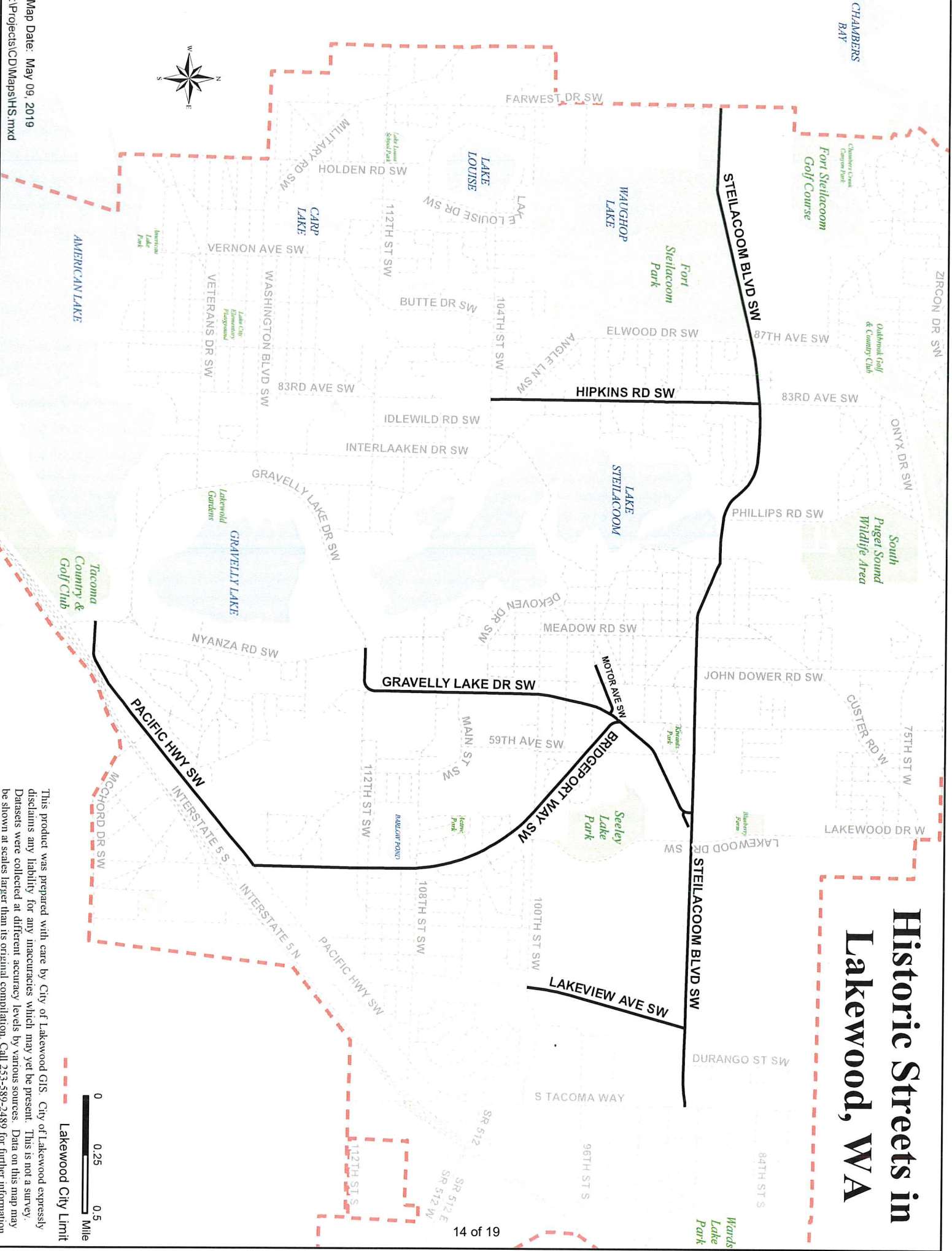
Fort Steilacoom  
Golf Course

Oakbrook Golf  
& Country Club

South  
Pugent Sound  
Wildlife Area

# Historic Streets in Lakewood, WA

Wards  
Lake  
Park



This product was prepared with care by City of Lakewood GIS. City of Lakewood expressly disclaims any liability for any inaccuracies which may yet be present. This is not a survey. Datasets were collected at different accuracy levels by various sources. Data on this map may be shown at scales larger than its original compilation. Call 253-589-2489 for further information.

-- Lakewood City Limit

# Pierce County Historic Preservation Grant Program

2023 Historic Preservation Grant  
Application Guidelines  
and  
Application Form

**Deadline for Submission: 3:00 p.m., Tuesday, October 4, 2022**

Pierce County  
Landmarks & Historic Preservation Commission



Ryan Medlen, Planner 3  
Pierce County Planning and Public Works  
[Ryan.Medlen@piercecountywa.gov](mailto:Ryan.Medlen@piercecountywa.gov) or 253-798-6239

Pierce County is a Certified Local Government (CLG) in historic preservation pursuant to Section 101(c) of the National Historic Preservation Act of 1966 as amended (16 U.S.C. 470). Pierce County became a CLG in 1986 by meeting the CLG requirements and administering the County's Historic Preservation program. The Pierce County Landmarks and Historic Preservation Commission is an advisory commission appointed by the County Executive and confirmed by the County Council. The commission is comprised of 11 members, one from each of the 7 Council Districts and 4 at-large members with professional credentials in architecture, history, archaeology, or archival library science.

Pierce County is committed to a policy of equal opportunity regardless of race, religion, color, national origin, age, sex, physical, mental or sensory disability, or veteran status.

## About the Historic Preservation Grant Program

Funds for the Pierce County Historic Preservation grant program come from annual budget appropriation. The program is funded by the County's one-dollar portion of the five dollar per instrument surcharge charged by the Auditor for each document recorded under provisions of RCW 36.22.170 (1)(a). The program goal is to distribute small, yet meaningful, grants to help promote historic preservation throughout the County.

The Pierce County Landmarks and Historic Preservation Commission ("Commission") administers the grant program. The Commission provides a recommendation projects and funding allocations. This recommendation is then forwarded to the Pierce County Council ("Council") for final consideration and decision.

The Commission evaluates grant applications on a competitive basis of both quality and strength. Criteria used for scoring includes, but is not limited to, historic significance, urgency, public benefit, demonstrated ability to execute and complete projects, and general quality of the completed application.

**Applications due:**

**Applicants notified of Commission's recommendation:**

**Work completion:**

**Tuesday, October 4, 2022, 3:00 p.m.**

**December 2022 (estimate)**

**December 31, 2023**

For additional questions, contact:

Ryan Medlen, Planner 3

Pierce County Planning and Public Works

[Ryan.Medlen@piercecountywa.gov](mailto:Ryan.Medlen@piercecountywa.gov) or 253-798-6239

## Building Project – Maximum Award Amount: \$35,000

The following types of building projects are eligible to apply:

- Stabilization, restoration, or rehabilitation of buildings or structures.

Your property must be designated as an official landmark at the city or County level, listed on the Washington State Heritage Register, or the National Register of Historic Places. No Exceptions.

All work must comply with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. For more information about the standards, please visit their webpage:

<https://www.nps.gov/tps/standards.htm>.

If applicable, all contractors must comply with Prevailing Wages as defined by the Washington State Department of Labor & Industries.

Prior to the start of work, applicants shall present drawings and replacement details to the Commission for those building-related applications. If the project is under the jurisdiction of a Pierce County Certified Local Government (CLG), approval from that CLG is required. Individual projects, such as interior work, may also require Landmarks Commission approval.

## Non-Building Project – Maximum Award Amount: \$15,000

The following types of non-building projects are eligible to apply:

- Preservation or enhancement of photographs, documents, and/or other materials in Pierce County museums, historical societies, and libraries.
- Historic markers to promote Pierce County heritage. If applicable, all contractors must comply with Prevailing Wages as defined by the Washington State Department of Labor & Industries.
- Pierce County history research compiled under the supervision of a history professional. Research associated with historic sites, buildings, structures, or objects important to a community is encouraged. Upon completion, the project must be housed in a facility open to the public.
- Public events and public programs which have a primary purpose of promoting public awareness of Pierce County history at large.

## Non-Eligible Projects

The following are **not** eligible for the grant:

- Performing arts.
- Preservation planning (condition assessments and structural investigations). These may be part of a larger project or part of the matching fund if developed specifically for the grant project. However, the grant is not designed to solely fund condition assessments.
- Purchase or rental of equipment for events.
- Attendance at seminars, conferences, or lobbying events.

## Applicant Eligibility

Individuals or entities that own a property listed on a Local, State, or National Register. If the applicant does not own the historic building, a letter from the property owner approving the application and proposed project is required.

Nonprofit organizations (tax-exempt status under IRS 501(c)(3)) including museums, historical societies, and other community-based organizations.

Public agencies, including governmental units such as a housing agency, community development agency, school district, or parks department.

Only one grant request per agency/organization/applicant per funding cycle is allowed.

## Funding Information and Requirements

Maximum grant amounts fall into two categories: 1) \$35,000 for stabilization, restoration, or rehabilitation of register-listed buildings or structure; and 2) \$15,000 for photographic/document preservation, historic markers, history research, and public events/programming. The Commission and/or County Council reserves the right to award higher levels if additional funding becomes available.

Matching resources, equal to 100% of the requested grant amount, comprised of cash or in-kind donations are required and must be clearly demonstrated on the application of how that 1:1 match is to be accomplished. While the grant cannot fund expenses incurred prior to the effective date of the contract, the matching fund portion *may* include volunteer or staff time incurred after Council approval of the grant. If the grant match is indicated as requiring secondary grants or unsecured funding, applicant must indicate capacity to self-fund the match and ability to complete the proposed grant project.

### **Be aware as you prepare your budget:**

This is a 1:1 matching, reimbursable grant. If you are awarded a grant, Pierce County will match your expenses, up to the maximum amount awarded by Council. You will be reimbursed after you submit documentation that shows:

1. The scope of work you have applied for has been achieved; and
2. You have paid your portion and the portion to be reimbursed within the specified grant time period.

Therefore, you will need to spend at least 2x the grant amount before you can be reimbursed for the grant amount.

*Example:* You apply for a \$20,000 grant to cover part of a building restoration project. You will need to show you have \$40,000 available when you apply. If awarded the grant, you must spend at least \$40,000 for the work in this example, and provide documentation before you can be reimbursed for the \$20,000 in the grant.

Reimbursable grant time period: Work applied to this reimbursable grant shall occur within a specified time period. See the dates in this section of the guidelines and on the application.



When preparing your budget, have your contractors and suppliers include a factor for price changes; final approval of awarded grants will not occur until about one-half year after they are submitted. This is due to required procedural steps, after the Commission completes their recommendations and before County contracts can be finalized.

Grant recipients must acknowledge the Pierce County Historic Preservation grant funding in all publications, media materials, and press releases related to the project. Pierce County will supply logos upon request.

General operating expenses are not eligible for inclusion in a grant request.

Private owners of a historic building or structure soliciting grant funds for their property should explain the public benefit resulting from a successful project. This may include hosting a public event or offering some source of public outreach and education documenting the project. For applicants unfamiliar with how a public event, such as a Historic Home Tour, provides a public benefit, please visit: <https://www.tacomahistory.org/hometour> or similar webpages for many of the specifics included in this funding requirement.

Events funded by the grant must be open to the public.

The grant project must be completed and submitted to Pierce County for reimbursement with all required paperwork by December 31, 2023.

Pierce County will disburse grant reimbursement funds after the project is satisfactorily completed and all required documentation and paperwork for reimbursement are submitted to, and approved by, Pierce County within the timeframe specified in the grant contract. If contract deadlines are not met, funding may be rescinded.

## Major Evaluation Criteria

1. Quality, significance, and lasting impact of the project
2. Ability for successful project execution
3. Time urgency and/or level of need