



REGULAR MEETING AGENDA

LANDMARKS & HERITAGE ADVISORY BOARD
THURSDAY, NOVEMBER 20, 2014 AT 6:00 PM

*City Hall
Third Floor Executive Conference Room
6000 Main Street SW*

- 1. Call to Order**
- 2. Meeting Protocol**
 - a. Roll call
 - b. Acceptance/changes to agenda
 - c. Approval of minutes from September 25, 2014
 - d. Announcements
- 3. Public Communications**
- 4. New Business**
 - OPMA Training – City Attorney, Heidi Wachter
- 5. Unfinished Business**
 - Community Landmark Designations
 - Colonial Center
 - Little Red School House
- 6. Public Hearing**

(None)
- 7. Next Meeting**
 - January 22, 2014
- 8. Adjournment**

Members: Please call Lisa Sanchez at 253-983-7753 by Wednesday if you are unable to attend. It is important to establish in advance whether or not there will be a quorum. Thank you.



LANDMARKS & HERITAGE ADVISORY BOARD

September 25, 2014
Third Floor Executive Conference Room
6000 Main Street SW
Lakewood, WA 98498

CALL TO ORDER

The meeting was called to order at 6:00 p.m. by Vice Chair Stephanie Walsh

MEETING PROTOCOL

Roll Call

Landmarks & Heritage Advisory Board Members Present: Vice Chair; Stephanie Walsh, Glen Spieth, Beth Campbell, Joan Cooley, Bob Jones, Dennis Dixon (arrived late)

Landmarks & Heritage Advisory Board Members Absent: Bill Harrison, Walter Neary

Council Liaison to LHAB Present: None

Staff Present: Dan Catron, Principal Planner; Lisa Sanchez, LHAB Secretary

Changes to Agenda: The LHAB agreed to add Post Discussion of LHAB-City Council Joint Meeting to New Business #4. Change was unanimously approved.

Approval of Minutes: Mr. Catron noted a minor change to the third sentence under Lakewold Gardens National Historic Register "National Prep Service" should be "National Park Service". With noted revision, the minutes of July 24, 2014, were unanimously approved. M/S/C Campbell/Cooley

Announcements:

- **City's Visioning Website**
 - Mr. Catron announced that the Visioning workshop was held on Tuesday, September 23rd noting its success in receiving public participation and feedback. Mr. Catron stated that a video of the event was viewable at the City's website.
 - Ms. Cooley commented that a person who had attended the meeting mentioned to her that they were disappointed with the familiarity of those in attendance and despite great marketing of the event, the turnout did not attract more Lakewood residents.
 - Ms. Campbell questioned Mr. Catron if there would be another workshop and Mr. Catron stated that there would not be another one, but there are opportunities for presentational meetings to be held at organizational levels.
- **Lakewood Historical Society Plaques**
 - Mr. Spieth noted that the LHS is working on a number of projected plaques for next year. Grants were received from Pierce County and from the City's Lodging Tax fund. The projected plaques are: The Lakewood Colonial Center, Mark Griggs home, The Woodbrook Hunt Club.

PUBLIC COMMUNICATIONS:

- Riley Childs from the Lakewood Youth Council was in attendance as a visitor. He introduced himself and was pleased to be present for the LHAB meeting.

NEW BUSINESS:

- **Post Discussion of LHAB Joint Meeting with City Council**
 - Present members of the Board were Stephanie Walsh, Glen Spieth and Walter Neary.
 - The primary topics of discussion were:
 - The need for a consultant to the LHAB
 - The historical driving tour (brochures requires updating before reprinting)
 - Request for funds to secure a consultant for the LHAB
 - Ms. Cooley suggested creating a power point presentation to showcase what LHAB has completed, projects in progress and historical facts about the City of Lakewood.
 - Ms. Walsh suggested that the LHAB meet on a monthly basis instead of bi-monthly, beginning in 2015, if Staff was allowed to do so. Mr. Catron stated that as long as the bylaws allowed for more meeting, he would forward this request to management for approval.
- **Revenue Sources for historic preservation**
 - Mr. Catron stated that during the council meeting he was tasked to write a “white paper” on potential revenue sources to fund LHAB projects. He also discussed the necessity to define projects that LHAB can focus on in order to locate funding sources.
 - Considerable discussion ensued with regard to potential projects the Board has on the horizon and agreed that they could concentrate on those projects defined in the 2015 Work Plan, including community landmark designations, public outreach activities and creation of a more robust website with regard to historic resources.
- **Lakewold Gardens National Historic Register Application**
 - The board reviewed the notice from the National Historic Register approving Lakewold Gardens application to be a nationally registered landmark.
 - Ms. Walsh stated that she may have misunderstood the application to register Lakewold Gardens that the City would have to approve the application which is why the quorum was necessary in order to be approved for the National Historic Register. Mr. Catron suggested that a motion be made in support of such application to be nationally registered.
 - Mr. Jones made motion for LHAB approve and support nomination of Lakewold Gardens to the National Historic Register, Mr. Spieth seconded the motion. A vote was made by all Board Members present, except for Ms. Walsh who abstained from the vote. The motion was unanimously approved by all members..

UNFINISHED BUSINESS:

- **Placement of 4-2 SBCT Shield (Donation)**

Discussion ensued and the Board suggested that the Ft. Lewis Army Museum would be best suited to display the shield.

Next Meeting: November 20th, 2014

Meeting Adjourned: 7:40 pm

Stephanie Walsh, Vice Chair
Landmarks & Heritage Advisory Board

Lisa Sanchez, Secretary to the
Landmarks & Heritage Advisory Board



Bob Ferguson
ATTORNEY GENERAL OF WASHINGTON

2014 Open Government Trainings Act

The Open Government Trainings Act, Chap. 66, 2014 Laws ([Engrossed Senate Bill 5964](#)) was enacted by the 2014 Washington State Legislature, effective July 1, 2014. Here is a guide.

1. Why did the Legislature enact this new law?

Answer: The bill was introduced at the request of the Attorney General, with bipartisan support. A 2012 Auditor’s Office report noted more than 250 “open government-related issues” among local governments. These included issues concerning the Open Public Meetings Act (OPMA) at RCW [42.30](#). In addition, in recent years the courts have imposed some significant monetary penalties against state and local public agencies due to their non-compliance with the Public Records Act (PRA) at RCW [42.56](#). Most violations are not malicious or intentional; they are often the result of insufficient training and knowledge. The comments to the Attorney General’s Office advisory Model Rules on the PRA, and case law, have recognized that PRA training for records officers is a best practice. See, for example, [WAC 44-14-00005](#).

The Legislature passed ESB 5964 in March 2014 and the Governor signed it on March 27, 2014. The Act is designed to foster open government by making open government education a recognized obligation of public service. The Act is also designed to reduce liability by educating agency officials and staff on the laws that govern them, in order to achieve greater compliance with those laws. Thus, the Act is a risk management requirement for public agencies. The Act provides for open public meetings and records trainings. In sum, the Act is intended to improve trust in government and at the same time help prevent costly lawsuits to government agencies. *[Section 1]*

2. What is the Act called?



Answer: The Open Government Trainings Act. *[Section 6]*

3. When is the Act effective?



Answer: July 1, 2014. *[Section 7]*

4. What is a quick summary of the Act’s requirements?



Answer: The Act requires basic open government training for local and statewide officials and records officers. Training covers two subjects: public records and records retention (“records training”), and open public meetings. *[Sections 1-4]* Whether you are

required to take trainings on one or both subjects depends on what governmental position you fill.



5. What is the Attorney General's Office role?

Answer: The Attorney General's Office may provide information, technical assistance, and training. [Section 5] See also RCW [42.56.570](#) and RCW [42.30.210](#). The office maintains and provides a public [web page](#) with training videos as well as training resources.

The office is also providing other assistance such as this Q & A guidance. The Assistant Attorney General for Open Government (ombudsman) is also available as a resource. See Q & A Nos. 13 and 22.



6. Who is subject to the Act's training requirements?

Answer:



► **Members of governing bodies.**

Members of a governing body of a public agency subject to the OPMA must receive **open public meetings training (OPMA training concerning RCW [42.30](#))**. "Public agency" and "governing body" are defined in the OPMA. RCW [42.30.020](#).

They include members of city councils, boards of county commissioners, school boards, fire district boards, state boards and commissions, and other public agency boards, councils and commissions subject to the OPMA. Effective July 1, 2014, those members must receive OPMA training no later than 90 days after they take their oath of office or assume their duties. They can take the training before they are sworn in or assume their duties of office. They must also receive "refresher" training at intervals of no more than four years, so long as they are a member of a governing body. [Section 2]

Note: If a member of a "governing body" is also an elected local or statewide official, he or she must receive both open public meetings and records trainings (see next bullet).

* * *



► **Elected local and statewide officials.**

Every local elected official, and every statewide elected official, must receive **records training (PRA training concerning RCW [42.56](#), plus records retention training concerning RCW [40.14](#))**.

Effective July 1, 2014, they must receive this training no later than 90 days after they take their oath of office or assume their duties. They can take the training before they are sworn in or assume their duties of office. They must also receive "refresher" training at intervals of no more than four years. [Section 3]

Note: If an elected local or statewide official is also a member of a “governing body,” the official must receive both open public meetings and records trainings.

* * *

► **Records officers.** 

Public records officers for state and local agencies, and state agency records (retention) officers designated under RCW [40.14.040](#), must receive **records training (PRA training concerning RCW [42.56](#) and records retention training concerning RCW [40.14](#))**. Effective July 1, 2014, they must receive this training no later than 90 days after they assume their duties. They must also receive “refresher” training at intervals of no more than four years. [Section 4]

Note: While Section 4(2) of the bill refers to “public records officers” in the training schedule, the act’s training requirements were intended to apply to both public records officers under the PRA and to state agency records officers designated under RCW 40.14.

* * *

► **Others.** 

Other public agency officials and employees who are not listed in the Act are not required to receive training. However, this Act sets only minimum training. Agencies may wish to provide or arrange for additional or more frequent training, or training for additional staff.

Training is essential because even one unintentional mistake can amount to a violation of the PRA or OPMA. PRA training reduces risks of lawsuits. As the State Supreme Court has explained, “An agency’s compliance with the Public Records Act is only as reliable as the weakest link in the chain. If an agency employee along the line fails to comply, the agency’s response will be incomplete, if not illegal.” *Progressive Animal Welfare Society v. University of Washington*, 125 Wn.2d 243 (1995). And the Supreme Court has held that PRA training can reduce PRA penalties. *Yousoufian v. Office of Ron Sims*, 168 Wn.2d 244 (2010).

As a consequence, an agency may want persons who are not listed in the Act to receive training. How much training each employee receives may depend on his or her role. For example, an agency may want all employees to be trained on the basics of records management, search requirements, how to identify a request for records, and what is a public record. An agency could include basic records training in all its new employee orientations, covering both PRA and records retention.

Other employees may benefit from additional training. For example, public records officers may have other designated staff to assist them in responding to records requests. Thus, records training would be useful for those staff. And, that records training for those who regularly assist public records officers may be more detailed or frequent than, say, that provided to a board member.

Or, while a local government agency is not required to formally designate a records retention officer under RCW 40.14.040, as a practical matter, the agency may have staff who is key in maintaining records using the local government records schedules. Therefore, those local government agencies may want to provide or arrange for those staff to receive training on RCW 40.14.

Or, a board may have a staff member or clerk who posts meeting notices and agendas, and maintains minutes, so that person may likely benefit from training on the open public meetings requirements under the OPMA.

And, regular refresher training may be appropriate for any of these employees, depending upon the person's governmental position and developments in the law.

In sum, while training is not required for governmental positions not listed in the Act, the Attorney General's Office encourages agencies to consider that persons in other positions are subject to or working with these laws, and would likely benefit from receiving training, if feasible. Training on the laws is a best practice, even if not specifically required by the Act. Education helps support transparency in government and reduces risk to agencies.

7. Who is not subject to the Act's training requirements?



Answer: As noted in Q & A No. 6, public agency employees and officials not listed in the Act are not required to receive training. The courts and the State Legislature are also not required to receive training (unless the person also holds another governmental position where training is required, for example, serving on a governing body subject to the OPMA). Even so, the Act does not restrict them from receiving or participating in open government training.

Others not subject to the Act include board members, officials or employees of purely private organizations. Examples are nonprofit boards, homeowners associations, or other private entities that are not a public agency or the functional equivalent of a public agency.

8. What if I am in my elected position (an incumbent) on July 1, 2014, and I am not up for re-election in 2014? How does the training schedule work for me? What if I already received training in 2014?



Answer: Even if not specifically required by the Act, we recommend that incumbents in office on July 1, 2014 receive training for each of the required sections of law during 2014, if they have not already received such training. If they have already received training in 2014 for the required sections of law, we suggest they document it. (See Q & A No. 17). Then, calendar refresher trainings at intervals of no later than four years (as long as you are a member of the governing body or public agency). We suggest this approach for several reasons.

- First, the training will help establish a “**culture of compliance**” with open government laws in the agency if officials and others subject to the Act demonstrate they have recently received or are quickly willing to receive the training.
- Second, it will help set a similar “**base year**” for scheduling four-year refresher trainings if several officials in a public agency are required to receive that training.
- Third, it is a **good idea** for an elected official to receiving training in 2014, even if the training covers some of the same topics previously reviewed during an earlier year’s orientation or training. Given the public interest in these laws, it is good to keep them in the forefront of the official’s or employee’s base knowledge. And, there may be new developments in the statutes or court decisions that were not covered in a prior training.
- Finally, the **sooner training is received and documented, the sooner that information will be available** to a court or others if needed. Since 2010, the State Supreme Court has said it will consider PRA training in assessing penalties for public records violations specified in the PRA. (See more discussion under Q & A No. 20 discussing non-compliance with the Act.)

9. **What if I am in my elected position (an incumbent) on July 1, 2014, and I am seeking re-election in 2014? How does the training schedule work for me?**



Answer: Incumbents who are re-elected in November 2014 must receive training no later than 90 days after they take their new oath of office or otherwise assume their duties. However, they can take the training sooner. Therefore, they could either take the training some time by the end of 2014 (perhaps with other officials and staff receiving training in 2014), or they could wait to take the training within 90 days after they take their oath of office or otherwise assume their duties of office if re-elected in November.

Then, refresher training must be taken no later than every four years (as long as you are a member of the governing body or public agency).

10. **What if I am in my position as an incumbent public records officer or records officer on July 1, 2014? How does the training schedule work for me?**



Answer: If you were in your position prior to July 1, 2014, and you have already received training in 2014, we recommend you document it. However, if you did not receive any records training in 2014, we recommend you receive training this year, given the reasons and approach stated in Q & A No. 8, and document that training. (See Q & A No. 17). Then, 2014 becomes your “base year” from which you schedule the refresher

trainings that are required no more than four years later (as long as you are in the records officer position).

If you are appointed on or after July 1, 2014, you will need to receive training no later than 90 days after assuming your duties, and then receive refresher trainings no more than four years later.

You can receive more frequent trainings, too, if feasible. More frequent trainings are not restricted in the Act.

11. What must the training include?

Answer:



- **Open public meetings training** should cover the basics of the OPMA. [Section 2]

The Act does not provide further details. However, for example, the training could cover the purpose of the act, requirements for regular and special meetings, public notice, executive sessions, and penalties. The training may also include the requirement to maintain minutes and have them open for public inspection, as described in another law at RCW [42.32.030](#).

The Attorney General's Office online OPMA video and OPMA Power Point cover the basics of the OPMA and satisfy this requirement.



- **Records training – PRA.** Training on the Public Records Act should cover the basics of the PRA at RCW 42.56. Training must be consistent with the Attorney General's Office [Model Rules](#). [Sections 3, 4] The Act does not provide further details.

However, for example, the training could cover the purpose of the PRA, what is a "public record," basic public records procedures, how an agency responds to requests, searches, what an agency must do before withholding information in a record from the public, and penalties. The training might also cover an agency's particular PRA procedures set out in its rules or policies.

The Attorney General's Office online PRA video and PRA Power Point cover the basics of the PRA and satisfy this requirement.



- **Records training – records retention.** Record retention training should cover the basics of RCW 40.14. [Sections 3, 4]

The Act does not provide further details. However, for example, the training could cover basic retention requirements, what is a records retention schedule, and a brief description of what schedule(s) apply to the agency. For board members, it may

also specifically cover how to manage emails and other electronic records. For a records officer, the training may be much more detailed, addressing more specifically the agency's records retention schedules and categories of records.

The Washington State Archives records retention training covers the basics of records retention and satisfies this requirement.



- **The four-year “refresher” training** should cover the basic requirements in effect at the time of the training. It is a good idea to cover any recent developments in the law since the last training. Under the Act, the refresher trainings must occur at intervals of no more than four years.

There may be options an agency wants to consider for giving refresher training. For example, it may be useful to have a refresher training once a year such as at a board meeting or staff workshop. In that way, officials and employees subject to these laws can receive ongoing refreshers as well as updates on the laws, without needing to individually calendar the four-year cycle.



12. Who will provide the training?

Answer: That choice is up to each agency official and employee, depending on the agency's needs and resources. The Attorney General's Office has provided a [web page](#) with training information. That web page includes resources for PRA and OPMA training. Examples include Power Point presentations, videos, manuals, and links to other training resources. The web page also provides links to the Washington State Archives online training materials and other information describing records retention requirements. Other training options are available as well. See Q & A No. 13.

13. What are the training options for an official or employee?

Answer: There are many options to receive training. To illustrate, an official or employee could take training in any of the following ways:



- **In-House Training at the Agency.**
 - In-house training provided by the agency's legal counsel, assigned Assistant Attorney General, or agency staff familiar with the requirements of the law.
 - Training through videos or Power Points at a board meeting or staff meeting or workshop, perhaps with someone available to answer follow-up questions.
 - Training as part of the orientation for new members and new staff.



- **Internet or Remote-Technology Based Training.** [Sections 2, 3, 4]
 - Online or internet-based training, webinar training, or training via Skype.
 - The training resources provided on the Attorney General's Office training web page includes videos and links to training materials. The Attorney General's Office OPMA and PRA videos and two Power Point presentations linked there satisfy the OPMA and PRA training requirements. The State Archives records retention training linked there satisfies the records retention training requirements.



- **Training from Public Agencies or Public Agency Associations.**
 - Training offered by or at other public agencies or associations.
 - For example, training may be provided by a school board association, a fire district association, a public records officer association, and similar entities.
 - The Attorney General's Office is also examining whether its training videos can be made available online on the State of Washington Department of Enterprise Services "Learning Management System" website for state employees.



- **Outside Training.**
 - Training from an outside private trainer.
 - For example, a resource for local governments is the [Municipal Research and Services Center](#).
 - The Washington State Bar Association may also provide Continuing Legal Education (CLE) programs, particularly on the PRA and OPMA. These may be useful for persons who are attorneys who must receive training under the Act and who are also required by the WSBA to obtain CLE credits.



- **Washington State Archives - Records Retention Training.**
 - The Washington State Archives provides guidance and support to state and local government agencies in public records management by offering education and training opportunities.
 - Information about the State Archives training for state agencies and local agencies is available [online](#).
 - Another option is to ask the State Archives staff to provide records retention training or to guide the agency to other useful records retention training resources. An agency can contact the State Archives by email at recordsmanagement@sos.wa.gov or by telephone at (360) 586-4901.



- **Attorney General's Office In-Person Training.** [Section 5]
 - Ask the Assistant Attorney General for Open Government to provide PRA or OPMA training.
 - *Note:* There may be minimum audience size, travel and other factors to consider.

- **Other Training.**
 - Consider other training options that cover the open public meetings and records training requirements.

The Act was designed to be flexible so an agency official or employee could select a training option that best fits his/her needs, governmental position, and agency resources.

14. What does it mean when the Act says that the PRA training must be consistent with the Attorney General’s Office PRA Model Rules?

Answer: The Attorney General has, in [chapter 44-14 WAC](#), adopted “Model Rules” on PRA compliance to provide information to agencies and to requestors about “best practices” for complying with the PRA. While the PRA Model Rules are advisory (RCW 42.56.570), they are also noted as a training tool in the Act. [Sections 3, 4]. We believe they are used and referenced by many agencies today. As such, they are a good training foundation from which an agency can conduct or design PRA training. The Model Rules are also available on the office’s Open Government Training [web page](#).

The Attorney General’s Office PRA training video available on our web page is consistent with the Model Rules.

15. Does the Act require the Attorney General’s Office to approve or certify training?



Answer: No.

16. Are there a minimum number of hours required for training?



Answer: No.

However, basic training for the OPMA and PRA should probably last no less than 15 – 20 minutes each, and basic records retention training should probably last 10-15 minutes. More detailed and longer training may be appropriate for some positions. For example, records officers may want to receive more detailed training on the PRA and records retention schedules, and/or receive training more often than once every four years.



17. Should an official or employee document the training? If so, how?

Answer: The Act does not require training to be documented. Even so, we recommend officials and employees subject to the Act document this training, and we recommend that their agencies assist them. An agency will want to have training information available to a court or to others if needed. (See Q & A No. 20 regarding possible consequences of non-compliance.)

The Act also contains no requirements describing how to document training. Every agency may be different in how it maintains its employees' or officials' training records. Or, if the training is conducted at a board meeting, the minutes can reflect that the training was provided and who attended. The minutes would also qualify as documentation.

The AGO has prepared sample documentation forms (a sample certificate and a sample training roster) which are available on the open government training [web page](#). Other forms or methods of documenting training are fine as well.

If an incumbent official or staff member has already received training during 2014, we recommend the official or staff member, or agency, document that training, too, if they have not already done so.

18. Is an official, employee or agency required under the Act to report completed trainings or provide training documentation or data to the Attorney General's Office?

Answer: No.



19. What is the training cost to the official, employee or agency?

Answer: The cost depends on what trainings the officials or employees take. They may incur travel costs on behalf of their agency, but if they take online training, the "cost" is primarily only their time. There is no cost to take the online trainings available on the Attorney General's Office website; they are free. There is no cost to take the State Archives online trainings on records retention; they are also free.

Many agencies that currently arrange for training on these open government laws, or other topics, already either use their own staff to conduct the trainings (such as their attorneys) or seek out other trainings from other organizations/associations. Thus, those are the types of costs currently taken into account by agencies.

20. What is the penalty for an official's or employee's non-compliance with the Act?

Answer: The Act does not provide any new penalties for an official or staff member not receiving required training. The Act does not provide any new penalties for an agency

not providing training. The Act does not create a new cause of action in court regarding training under the OPMA, PRA, or records retention laws. Remember, the Act is intended to reduce liability, not create new lawsuits. [See, e.g., Section 1]

However, under current case law, a court can consider whether agency staff received training when it is determining whether to assess a penalty for violations of other sections of the PRA (as specified in the PRA). That is, under current case law, evidence of training can mitigate an agency's exposure to penalties; absence of training can aggravate penalties.

21. What is the bottom line?

Answer: In sum, training is required by the new Act effective July 1, 2014. And, under current law and guidance, training is also in the agency's and the public's best interests. That is, it is already a best practice for officials and other employees who work with those open government laws to receive training, so they can better comply. The new Act simply takes that best practice one step further, by requiring training for many officials and records officers.

22. Who can we contact for more information?



Answer: You may contact the Attorney General's Office:

Nancy Krier
Assistant Attorney General for Open Government
(360) 586-7842
Nancyk1@atg.wa.gov

Attorney General's Office Open Government Training Page:
<http://www.atg.wa.gov/OpenGovernmentTraining.aspx>

* * *

Information about State Archives records management and retention training
for state and local agencies is available at:

<http://www.sos.wa.gov/archives/RecordsManagement/>

Agencies can contact the State Archives by email at recordsmanagement@sos.wa.gov
or by telephone at (360) 586-4901.



MEMO

Date: November 20, 2014

To: Landmarks and Heritage Advisory Board

From: Dan Catron, Principal Planner

RE: Designation of Little Red Schoolhouse and Colonial Theater as
Community Landmarks

At its last meeting on September 25, 2014, the LHAB indicated it would like to pursue Community Landmark designations for the Little Red Schoolhouse and the Colonial Theater. Attached are partially completed nomination forms and information for both of these buildings. The Community Landmark designation is honorary in nature, and does not restrict the property in any way.

To move forward with these nominations, the nomination forms need to be completed and a date set for a public hearing. Also, staff or the City's Historic Preservation Officer must verify that the owner(s) of any privately owned properties do not object to the designation. A notice of public hearing shall be given not less than thirty nor more than forty-five calendar days before the hearing date. The hearing notice must be published in a local paper at least 10 days in advance of the hearing.

At the November 20th meeting, the Board is asked to review the nomination forms, suggest additional information to be included, and discuss the nomination/ designation process. Boardmembers may want to volunteer as the nominator, or direct staff to do so. The Board should also consider an appropriate date to conduct a public hearing on the proposed nominations.



Lakewood Historic Register

Landmark Nomination Form

I. Applicant Information



Date	
Name	
Street Address	
City State Zip Code	
Home Phone	
Work Phone	
E-Mail Address	

II. Owner Information

Name	Lakewood Colonial LP
Street Address	1505 Westlake Avenue N Ste 320
City State Zip Code	Seattle WA 98109
Home Phone	
Work Phone	
E-Mail Address	

III. Property Information

Historic Name	Lakewood Theatre
Other Names	
Location	6120 Motor Avenue SW Lakewood WA 98499
Tax Parcel Number	5140001070 * part of Lakewood Colonial Center West and not a separate parcel
Legal Description	Section 35 Township 20 Range 02 Quarter 34 LAKEWOOD SUB/DIV # 1: LAKEWOOD SUB/DIV # 1 L 1 THRU 14 B 21 TOG/W SELY 25 FT VAC MOTOR AVE ADJ N 1/2 VAC FORMER 96TH ST ADJ & N 1/2 VAC ALLEY ADJ ALSO L 15 THRU 21 B 21 LY WLY OF GRAVELLY LAKE DR TOG/W SELY 25 FT VAC MOTOR AVE ADJ & NWLY 1/2 VAC AVE ADJ

IV. Classification of Property

Ownership of Property	Number of Resources Contributing	Non-Contributing
<input checked="" type="checkbox"/> Private	<input checked="" type="checkbox"/> Building(s)	<input type="checkbox"/> Building(s)
<input type="checkbox"/> Public-Local	<input type="checkbox"/> District	<input type="checkbox"/> District
<input type="checkbox"/> Public-State	<input type="checkbox"/> Site	<input type="checkbox"/> Site
<input type="checkbox"/> Public-Federal	<input type="checkbox"/> Structure	<input type="checkbox"/> Structure
	<input type="checkbox"/> Object	<input type="checkbox"/> Object
	<u>1</u> Total	<u> </u> Total
Historic Name <i>Lakewood Theatre</i>		Name of related multiple property listing <i>N/A</i>
Number of contributing resources previously listed as Pierce County Landmarks <i>None</i>		Number of contributing resources previously listed on National Register <i>None</i>

V. Function or Use

Historic Uses and Property Owners	Current Uses
Theatre	Vacant

VI. Property Architectural Description

Materials			
Foundation: <i>Concrete</i>	Siding: <i>Masonry Veneer</i>	Roof: <i>Composition</i>	Windows: <i>Wood and lead glass</i>
Other: _____	Other: _____	Other: _____	Other: _____

Architectural Description:

Describe the present and historic physical appearance of the property below and on the continuation sheet. Use as many sheets as necessary.

Architectural styles in the United States have always been a reflection of the societal, political, and economic times of the country. Colonial Revival in Lakewood is no exception. In the late 1930s, the country worked to regain it's footing after the boom of the Progressive Era, participation in the

Great War (WWI), and the climb out of the Great Depression. Dark times were looming in Europe and America with the onset of World War II and America followed President Harding's summation in 1920 that America should seek "not heroism, but healing. Not nostrums but normalcy." According to Carol Rifkind (p. 217) "When prosperity returned, practical considerations, not an image of grandeur, guided city planning and new construction." The public found reassurance in the stability articulated in Colonial Revival architecture. Period revivals like the Colonial Revival, with its red brick, white wood trim, bowed display windows, and tendency toward symmetry, suggested "local idiom or quaint effect" (Rifkind, p. 220).

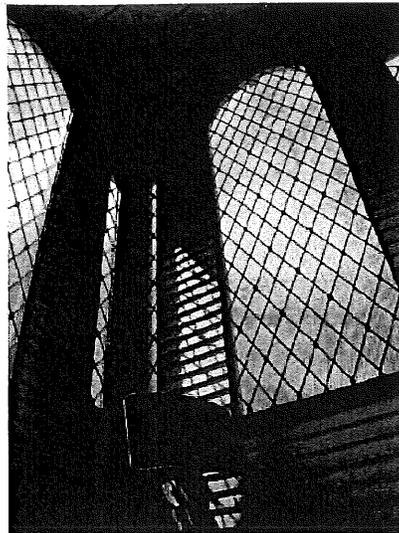
The Lakewood Theatre is a masonry veneer building constructed in the Colonial Revival style following that trend. The most distinctive element of the structure is the tower portion of the Lakewood Theatre. The Theatre and its tower are the focal point of the Colonial Center complex that boasts an irregular plan best described as an odd trapezoid. The Colonial Center was constructed in 1937 by Norton Clapp who was the developer responsible for the suburban development of Lakewood in the 1930s-1940s including the Colonial Center and Lakewood Motor Inn. Norton Clapp was dubbed the "Lord of Lakewood" a fitting title considering his contributions to the development of the "village" he envisioned during development of the suburban landscape in the 1930s filled with Colonial Revival architecture. Cupolas and copper roofs are abundant in the 1930-1940s architecture around Colonial Center.

The Theatre is the portion of the Colonial Center complex nominated to the Lakewood Register and was designed by architect Silas Nelsen, the builder was Pasadena Co, and C.M. Martinson was the contractor. The Theatre opened its doors on July 9, 1937.



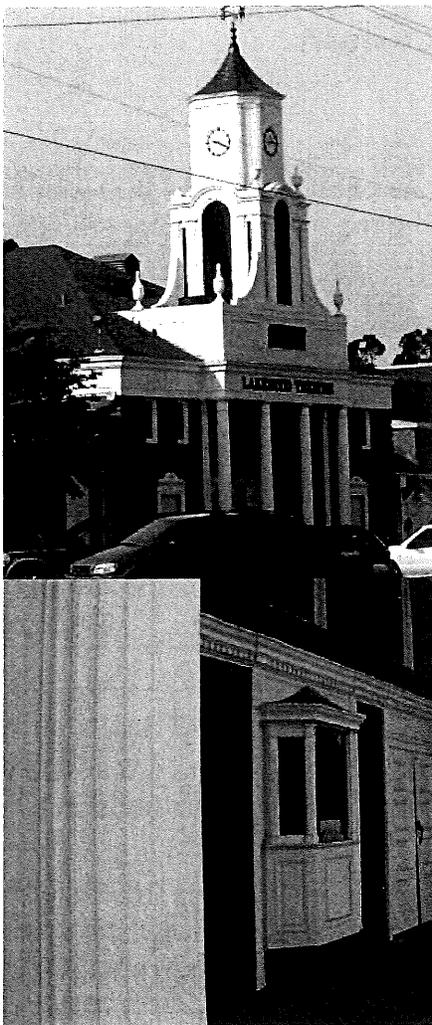
Seating capacity of the theatre has been said to be 600 with two glassed in rooms off the back portion of the main floor, one for smoking, the other for crying babies.

The Theatre itself is a symmetrical tri-partite configuration with the tower rising above the forward portion of the Theatre's rectangular hipped roof form. The entrance to the theatre is located on the short side of the rectangular form, the tower portion of the entrance is about half of the overall width of the front façade. The entrance is situated with a slightly projecting portico supported by four fluted Doric columns. A wide fascia capping the exterior façade of the rectangular form leads to a four sided clock tower the base of which is a balconette

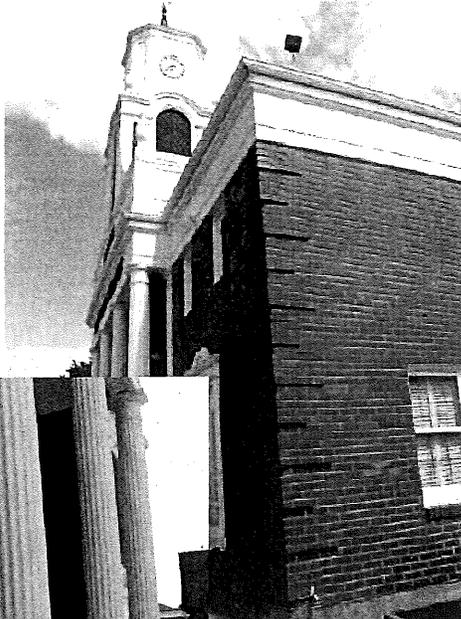


configuration which rises to four screened in sides.

The openings of those sides are created with Palladian configuration above which is the octagonal clock tower with four clocks, the corners clipped, above which is a pyramidal roof form with clipped corners clad with well patinaed copper above which rises a weather vane with elaborate font N-E-S-W. At each of the four corners of the clock tower at the balcony and above the Palladian levels are urn forms.



The cladding for the buildings is brick veneer laid entirely in header bond with decorative elements including quoins and sills.



s, double hung and picture windows. On the upper
s of leaded 8 lite casement windows set recessed
hangs directly in front of each of those windows

hangs directly in front of each of those windows and is centered between a pair of the columns when viewed head on. Also on the second level of the structure, flanking the recessed portion under the portico, are pairs of smaller rectangular windows centered in the space. On the main level of the primary façade the recessed portion under the portico is a triptych configuration of the box office flanked by pairs of double four panel doors capped with a solid transom.



The box office is a bay structure with three sides on a sill of standing soldier brick course capped with a stretcher course. The kick plate portion of the bay is traditional wood recessed panel construction above which sits the windows the entire projection of the box office is sheltered by a copper roof. Spanning the headers of the three openings of this portion of the façade is a belt course of millwork including dentil molding. Flanking the portico on the lower level of the primary façade are two wood frame poster windows to showcase the upcoming events with colonial revival scrollwork on the header and apron of the window trim.

The Theatre portion of the building is flanked by a-symmetrical forms. To the east of the tower is

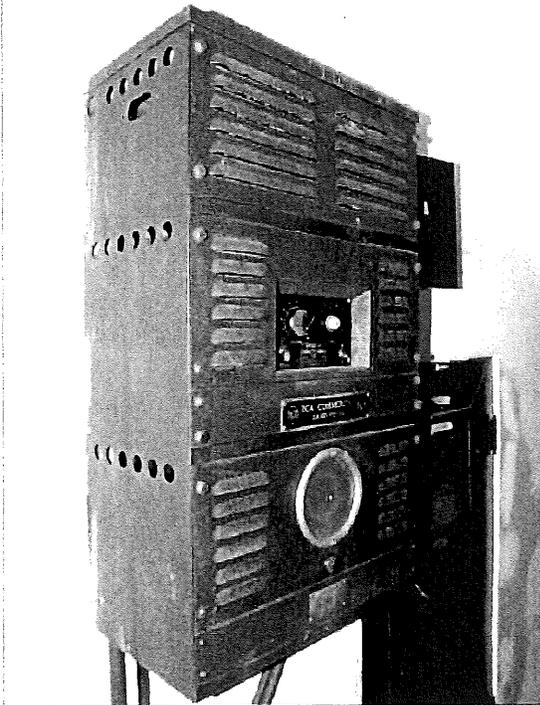
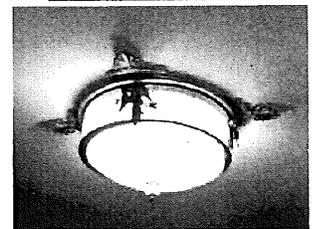


a more elaborately designed structure. Leading east from the theatre hipped roof portion of the complex is a gabled wing with four hipped bay windows between each an arched opening for the doorways. At the east end of the wing the form angles at 45 degrees with a hipped roof form with three modified M dormers in white clapboard. On the North façade of this wing is an elaborate colonial entrance with protruding from the face of the building approximately one foot with a gable supported by two pilasters and a fanlite transom. Traditional panel doors are found on the entire structure. It appears the gabled wing was once lined with decorative wood balustrade with urns atop each

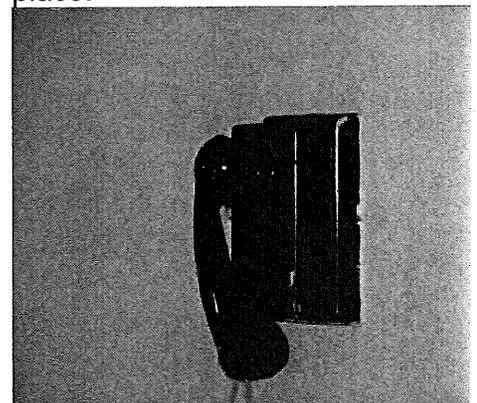
baluster. The very end of the wing boasts a rounded form, single story storefront very modern in style with fishbowl type windows and a plain, wide cornice. Decorative brickwork on this portion of the building includes a band of soldier bricks at a low cornice level arching over the formal door at the angle on the north elevation. Doorways between the projecting bay windows are topped by wood arches in fanlite configuration. The gabled portion was once the Terrace Restaurant. This portion of the complex is not nominated for the Lakewood Register at this time.

The website Cinematreasures.org lists one hundred eleven Colonial Revival style theaters of which, the Lakewood Theatre is only one of four located in the northwest region of the United States. Cinema Treasures, is a website dedicated to historic theaters across the world and boasts a listing of over 20,000 theaters around the world including 285 in Washington State.

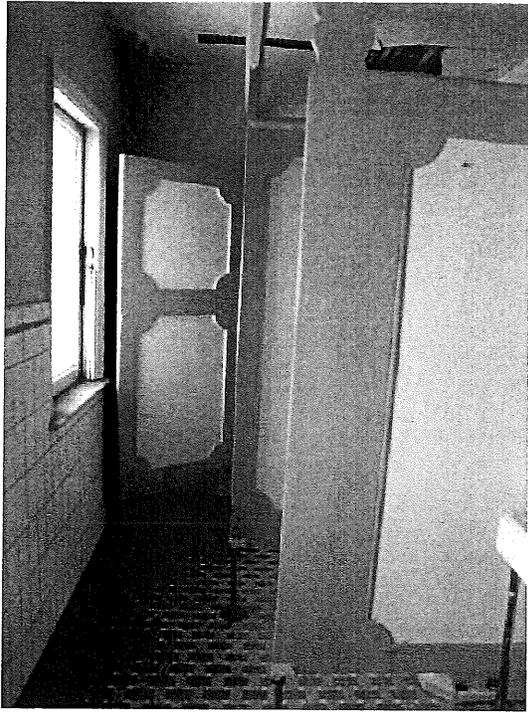
The interior of the Theatre includes a lobby with the box office centered in the entry. The door frames off the lobby spaces are elaborately trimmed out with arched openings and a wooden soffit and keystone as well as wainscoting with classic colonial detail. The light fixtures are in keeping with the Colonial Revival style of the building. The lobby leads to the auditorium portion of the theater.



The lobby leads to modestly ornamented staircases to the balcony, projection room, and men and women's lounges. The lounge space located behind the second story main windows on the portico house a wall mounted telephone which remains in place.

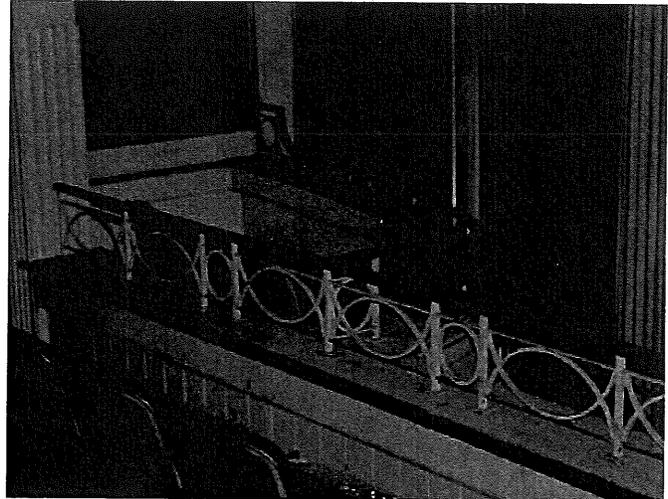


The projection room still contains equipment including an RCA Commercial Sound System. The projection room also includes a toilet situated in a corner with no barriers or partitions to provide privacy.



The restroom on the upper level retains wood colonial revival panel toilet partitions with clipped corners, ornate two toned grey and white tile floor, white square tile wainscoting on the walls with a red band one course from the top. The sinks are wall mounted with metal stands.

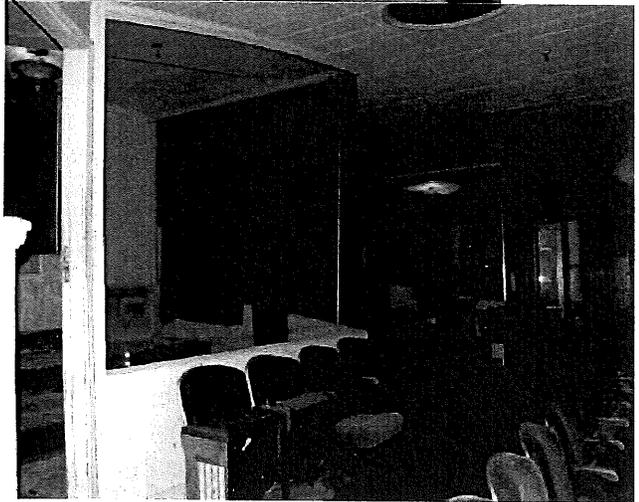
On the balcony, a metal rail with decorative metal in an intersecting half circular and circular pattern is capped with a wooden handrail which spans the length of the

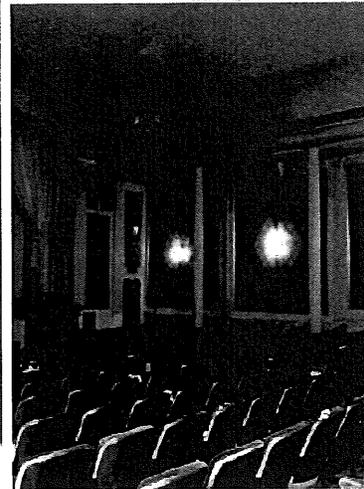
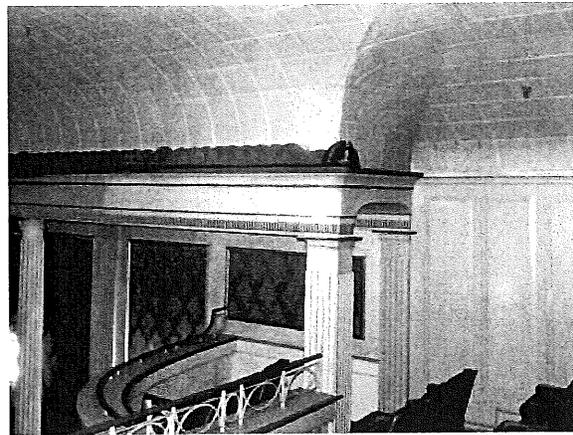
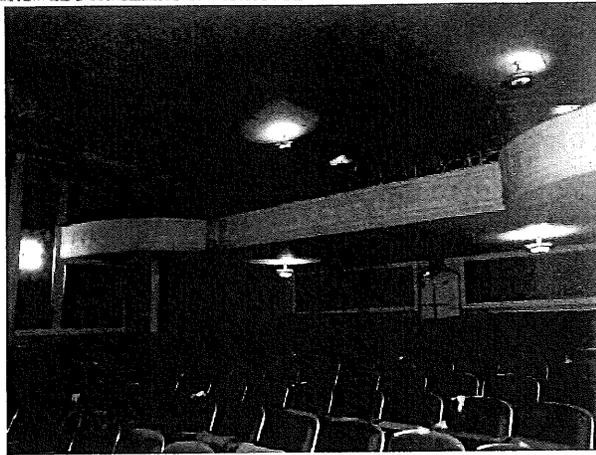


balcony including the box seat sections which are curvilinear and set at front of corners sections

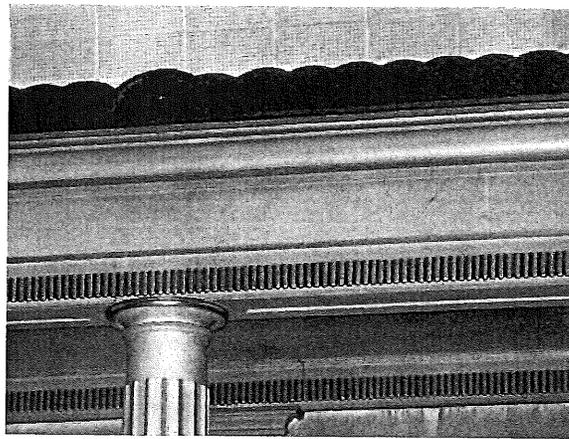
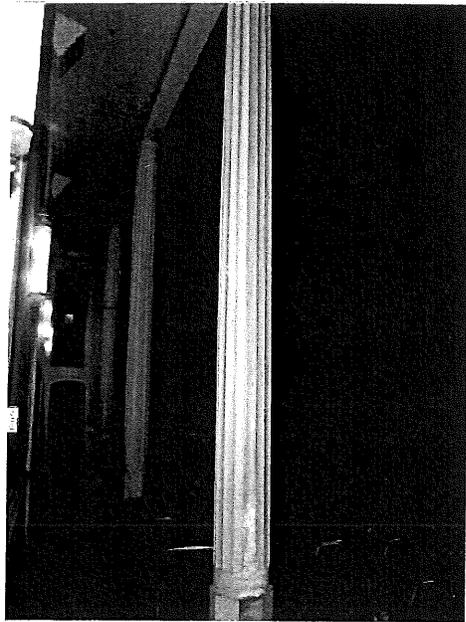
either corner of the upper level just in the balcony level. At the back two of the balcony are two glassed in

rumored to be used as a crying room for babies labeled "The Nursery" and the other a smoking room.





The auditorium has a slight sloping floor and is configured in a traditional theater manner. The rows of seats are set uniformly with aisles on either side and one center aisle. There are six round, fluted columns supporting the arched ceiling over the end aisles paired with squared, fluted pilasters against the wall which are incorporated into the framework of the panels system inset with dark blue wallpaper embossed with a symmetric stylized floral pattern in gold. The columns on the inner side of the aisle, which run through the balcony corners, are square fluted columns.



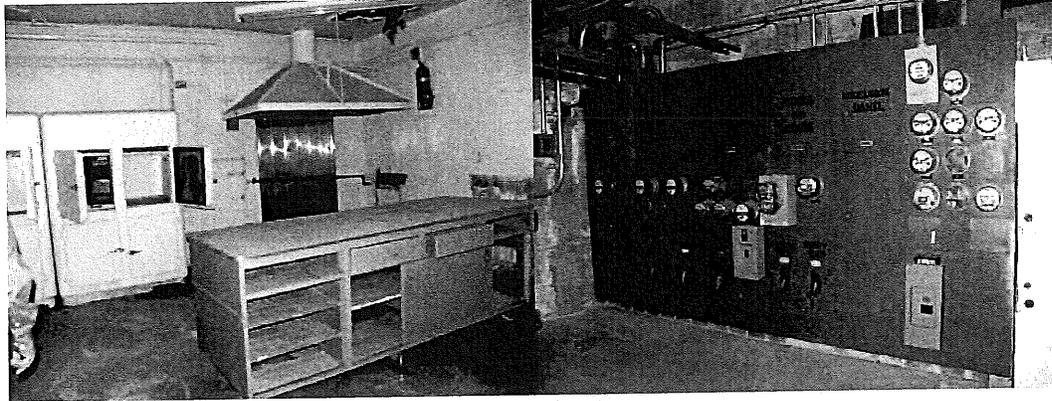
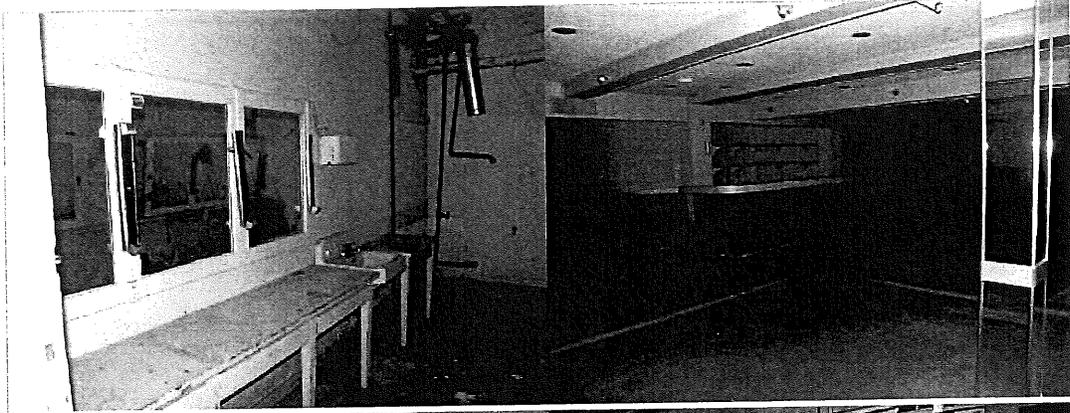
The arched ceiling over those aisles is capped by a simple frieze with darkly contrasted paint color embellishment, to provide depth to the trim work from the floor level, capped with simplified anthemion (honeysuckle ornament) in also in dark paint contrast. The vaulting of the theatre ceiling continues above the aisle ceiling. The ceiling of the theatre is covered in square acoustical panels.

The stage is flanked by two exits and paneling consistent with the rest of the space including



squared fluted pilasters on either side of the opening to the stage supporting a frieze that is in line with the frieze spanning the aisle ceiling. The stage is framed by a slightly rounded trim work, and traditional curtains. The stage is elevated and appears to rest upon wood paneled plinth similar to the base of the box office. There is also an orchestra pit that has the necessary structure to cover when not in use.

The basement of the theater includes dressing rooms for the actors, an old club bar and ballroom, a commercial kitchen, a wine cellar, and the necessary equipment to keep the theatre in operation.



VII. Register Criteria

To be eligible for listing as a Lakewood Landmark, the historic resource must be more than 50 years old or, if a proposed landmark district, contains resources that are more than 50 years old and possess integrity of location, design, setting, materials, workmanship, feeling and association, and the historic resource:

Check all that apply

—	1. Is associated with events that have made a significant contribution to the broad patterns of national, state, or local history; or
X	2. Is associated with the lives of persons significant in national, state or local history; or
X	3. 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; or
—	4. Has yielded or is likely to yield important archaeological information; or
X	5. Is an outstanding work of a designer, builder or architect who has made a substantial contribution to the arts.

Cemeteries, birthplaces or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past forty years shall NOT be considered eligible for designation. HOWEVER, such a property shall be eligible for designation if it is:

Check all that apply

—	6. An integral part of districts that meet the criteria above or if it is:
—	7. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
—	8. 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(s) or event; or
—	9. A birthplace or grave of a historical person of outstanding importance and is the only surviving structure or site associated with that person; or
—	10. A cemetery that derives its primary significance from age, from distinctive design features, or from association with historic events or cultural patterns; or
—	11. 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; or
—	12. A property commemorative in intent of design, age, tradition, or symbolic value that has invested it with its own historical significance; or
—	13. A property achieving significance within the past forty years, if it is of exceptional importance.

VIII. Areas of Significance

Period of Significance: 1937-	Significant Dates: 1937
Significant Person(s): Norton and Mary Davis Clapp	Cultural Affiliation: _____ <i>Complete if criteria 8 is checked.</i>
Architect/Builder: Silas Nelsen, architect Pasadena Co., Builder and C. M. Martinson, contractor	
<p>Statement of Significance:</p> <p><i>Describe the significance of the property, using the criteria checked, criteria definitions, and areas and the periods of significance noted above. Use as many continuation sheets as necessary.</i></p> <p>The City of Lakewood has an extensive history dating back to the 1840s when the Hudson’s Bay Company settled a fort in the area, now the Fort Steilacoom Historic District. Wealthy families from Tacoma vacationed in the Lakes region. According to Historylink.org travel was made easier by the first Interurban Rail system in the world, the Tacoma and Steilacoom Railway started in 1890. Infill in the area trickled in until the 1930s when husband and wife Norton and Mary Davis Clapp started campaigning for a community centered lifestyle for residents of the then suburb of Tacoma.</p> <p>In 1937 Norton and his first wife Mary Davis Clapp developed Lakewood Center, one of the first shopping centers west of the Mississippi. This center included the Lakewood Theatre. The Colonial Revival architecture of this complex was echoed throughout the area with the cupolas and colonial style architecture found on small commercial structures, large commercial structures and residences nearby the center. The development of Lakewood Center had the largest impact on the architectural style of Lakewood’s blossoming suburban landscape and created the atmosphere of a traditional sense of place in the suburban landscape.</p> <p>According to an August 3, 1945 Tacoma News Tribune article about the untimely death of Norton Clapp’s first Wife Mary Davis and 10 year old son Davis, Mary Davis was a prominent socialite in Tacoma, particularly the lakes district. She “took a personal interest in the designing and building up the little business and civic center on the prairie a few miles south of the city and was active in various civic betterment enterprises.”</p> <p>Norton and Mary Davis Clapp developed Lakewood Center while he worked part time as the Corporate Secretary for Weyerhaeuser. He later became Chairman of the Board of Weyerhaeuser after the death of the president who was his grandfather. Clapp held a long and distinguished career beginning as a lawyer and including partnership with five other investors for the development of the Seattle Space Needle, worldwide expansion of Weyerhaeuser, founding University of Puget Sound’s law school, National President of the Boy Scouts, and step father to</p>	

Washington State Governor Booth Gardner as well as father to six and step father to another six children, only 8 of whom survived as of 1984.

Norton Clapp's civic mindedness was clearly evident in his positions with the University of Puget Sound and National Council of Boy Scouts. He also had long range vision for the timber industry. On March 8, 1961 the Tacoma News Tribune ran an article on how Mr. Clapp urged timber crop discipline and the need for refraining from harvesting timber before it was fully matured to maintain the balance provided when "sustained yield management best meets the nation's needs for wood, water, wildlife and recreation without causing serious fluctuations to depended industries and communities . . ." He urged governmental assistance in managing the public forests as well as in realizing taxation of forestlands in a way that make harvesting timber prematurely appealing for foresters. He recognized the importance of Weyerhaeuser on the local economy through jobs held by the company locally and abroad. He benefited from the lessons learned by his ancestors, of Laird Norton, and their timber practices in the Midwest before realizing sustainable timber farming and practice in the northwest.

The Weekly, a Seattle publication, in July 18, 1984 called Norton Clapp "the most powerful and least known northwest business mogul" and a "Lord of Lakewood" whose family fortune was estimated in the hundreds of millions in 1984.

The Lakewood Center plan was originally dubbed "Clapp's Folly" then later acknowledged as a brilliant piece of land development.

The following is a quote from the feature run on Norton Clapp in Seattle's publication, The Weekly, July 18, 1984:

"In the middle of a sparsely developed settlement at the juncture of Gravelly Lake Drive and Steilacoom Bridge Road, 10 miles south of Tacoma, the Clapps designed and developed Lakewood Center on 1,400 acres of land Clapp had reportedly acquired for \$100 an acre. One of the nation's first suburban shopping centers, Lakewood boasted a hall for elite social dances, a ritzy dining room, theatre, grocery store, butcher, barber, doctor, dentist, and beauty parlor—pedicurists, manicurists, masseuses included. Imagine imported wood paneling, crystal lamps, and expensive furnishings, then include incongruous colonial architecture as icing—colonial style columns and facades set on a prairie—and its little wonder this city under one roof seemed like a flight of fancy, especially in the Depression decade. The original dentist, Dr. Edward Klopping, who still practices [1984] at the center, confesses he thought he'd be extracting teeth from chickens.

The area boomed. McChord Air Base and Fort Lewis grew. The suburban exodus began. By 1941, 6,000 people inhabited what had been a summer colony for a few hundred residents. Today [1984], the suburb is 65,000 strong; the center is still in family hands.

The center, unlike today's malls, was intended to be more than a plaza for merchants. As homes, schools, and churches sprouted around it, it became a social hub. The Clapps were shaping a town—the Perfect

Country Life, they advertised. 'Make no little plans,' counseled one ad. 'They have little power to stir men's blood.'"

Mary Clapp, a minister's daughter and Norton's first of four wives, had a "talent for business—'This is all Mary's doing,' Clapp once explained the center to a friend, not at all in jest—also boasted a streak of wildness and a taste for grandiose lifestyle that suited her husband less and less. The end was fiery [sic]. A lawsuit was filed, according to a recent [1984] P-I story, and it was later settled out of court. The lawsuit charged Clapp with defrauding his wife between \$14 million and \$26 million in divorce settlement. A year later Clapp married Evelyn Booth Gardner, a former New York model and daughter of Lawrence Booth, president of Washington Title Insurance Co. Her marriage to Bryson "Brick" Gardner, who ran a Tacoma car dealership, had fallen apart. Years later, Brick Gardner left for Hawaii. Gardner was to die in Hawaii in 1966 after a fall from a hotel window. The whole episode produced a social scandal, since the controversy was taking place in the close-knit Lakes District."

In 1951 Norton Clapp's second wife Evelyn Gardner (mother of Booth Gardner) died in a plane crash with her daughter. Norton Clapp had a limited but important role in Booth's life from that point on, offering anything for the 15 year old he may need. Booth chose to make his own way despite a million dollar trust fund blindly held for him.

The Lakewood Theatre is associated with the life of Norton Clapp, a man who made significant contributions to the Pacific Northwest and whose reaches in the timber industry and boy scouting span the nation and internationally. For this reason this property is nominated to the Lakewood Register under criteria 2.

The architect for Lakewood's Colonial Center, including the Lakewood Theatre, was Silas Nelsen, a self trained architect who began his career under the guidance of Heath, Gove and Bel in Tacoma before venturing out on his own. He rose to achieve great notability in modern styles around Pierce County including Mueller-Harkins Buick Dealership, the Tacoma Utilities building, and Johnson Candy Company in Tacoma. He also had five residential projects featured in Better Homes and Gardens Five Star Plan book published from 1935-1946. Other projects included the Tacoma Public Library, Tobey Jones Home, 15 churches, 100 homes in Tacoma, plus 10 or 11 in Gig Harbor, Girl Scout Camp St. Albans, design and helped build with innovative three sided rustic shelters. His Colonial Revival style was well employed in the Lakewood vicinity and Lakewood Theatre is one of his best examples of work in this style. The timeless design of the Lakewood Theatre by prolific Pierce County architect Silas Nelsen is the reason the Lakewood Theatre is nominated under criteria number 5 for placement on the Lakewood Register.

The purity of Nelsen's Colonial Revival design of the Colonial Center, especially Lakewood Theatre, perfectly embodies the distinctive architectural characteristics of this style and method of construction for the late 1930s. For this reason, the Lakewood Theatre is nominated under criteria number 3.

X. Form Preparation

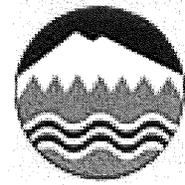
Form was prepared by: Jennifer Schreck

Name (printed)

Signature

Date

Lakewood Historic Register



Nomination Form

I. Applicant Information

Date	
Name	
Street Address	
City State Zip Code	
Home Phone	
Work Phone	
E-Mail Address	

II. Owner Information

Name: Clover Park School District
 Street Address: 10903 Gravelly Lake Drive SW
 City State Zip Code: Lakewood, WA 98499
 Home Phone:
 Work Phone: (253) 583-5000
 E-Mail Address:

III. Property Information

Historic Name: Custer School
 Other Names: Little Red Schoolhouse
 Location: 7801 Steilacoom Boulevard SW
 Tax Parcel Number: 0220346014

Legal Description

IV. Classification of Property

Ownership of Property	Category of Property	Number of Resources	
		Contributing	Non-Contributing
<input type="checkbox"/> Private	<input checked="" type="checkbox"/> Building(s)	1 Building(s)	<input type="checkbox"/> Building(s)
<input checked="" type="checkbox"/> Public-Local	<input type="checkbox"/> District	<input type="checkbox"/> District	<input type="checkbox"/> District
<input type="checkbox"/> Public-State	<input type="checkbox"/> Site	<input type="checkbox"/> Site	<input type="checkbox"/> Site
<input type="checkbox"/> Public-Federal	<input type="checkbox"/> Structure	<input type="checkbox"/> Structure	<input type="checkbox"/> Structure
	<input type="checkbox"/> Object	<input type="checkbox"/> Object	<input type="checkbox"/> Object
		___ Total	___ Total

Name of related multiple property listing

A.G. Hudtloff Middle School/ Custer Elementary School

Number of contributing resources previously listed as Pierce County Landmarks

V. Function or Use

Historic Uses and Property Owners
Elementary School

Current Uses

VI. Property Architectural Description

Materials

Foundation: concrete

Walls: stucco

Roof: asphalt/
asbestos shingles

Windows: _____

Other: _____

Other: _____

Other: _____

Other: _____

Architectural Description:

Describe the present and historic physical appearance of the property below and on the continuation sheet. Use as many sheets as necessary.

VII. Register Criteria

Check all that apply

The Property:

- | | |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | 1. Is more than 50 years old or, if a proposed landmark district, contains resources that are more than 50 years old. |
| <input checked="" type="checkbox"/> | 2. Possesses integrity of location, design, setting, materials, workmanship, feeling and association. |
| <input checked="" type="checkbox"/> | 3. Is associated with events that have made a significant contribution to the broad patterns of national, state, or local history. |
| <input checked="" type="checkbox"/> | 4. 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. |
| <input type="checkbox"/> | 5. Is an outstanding work of a designer, builder or architect who has made a substantial contribution to the arts. |
| <input type="checkbox"/> | 6. Exemplifies or reflects special elements of the City's cultural, economic, political, aesthetic, engineering or architectural history. |
| <input type="checkbox"/> | 7. Is associated with the lives of persons significant in national, state or local history |
| <input type="checkbox"/> | 8. Has yielded or is likely to yield important archaeological information. |
| <input type="checkbox"/> | 9. Is an integral part of districts that meet the criteria above. |
| <input type="checkbox"/> | 10. Is a religious property deriving primary significance from architectural or artistic distinction or historical importance. |
| <input type="checkbox"/> | 11. 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(s) or event. |
| <input type="checkbox"/> | 12. Is a birthplace or grave of a historical person of outstanding importance and is the only surviving structure or site associated with that person. |
| <input type="checkbox"/> | 13. Is a cemetery that derives its primary significance from age, from distinctive design features, or from association with historic events or cultural patterns. |
| <input type="checkbox"/> | 14. 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. |
| <input type="checkbox"/> | 15. Is a property commemorative in intent of design, age, tradition, or symbolic value that has invested it with its own historical significance. |
| <input type="checkbox"/> | 16. A property achieving significance within the past forty years, if it is of exceptional importance. |
| <input checked="" type="checkbox"/> | 17. Is an easily identifiable visual feature of a neighborhood or city and contributes to the distinctive quality or identity of such neighborhood or city. |
| <input type="checkbox"/> | 18. Is associated with significant historic events or historic themes. |
| <input type="checkbox"/> | 19. Is associated with important or prominent persons in the community, or recognized by local citizens for substantial contributions to the neighborhood or community. |

VIII. Areas of Significance

Period of Significance: _____

Significant Dates: _____

Significant Person(s): _____

Cultural Affiliation: _____

Complete if criteria 7 is checked.

Complete if criteria 8 is checked.

Architect/Builder: _____

Statement of Significance:

Describe the significance of the property, using the criteria checked, criteria definitions, and areas and the periods of significance noted above. Use as many continuation sheets as necessary.

IX. Major Bibliographical References

Cite the books, articles, and other sources used in preparing this form. Use a continuation sheet if necessary.

X. Form Preparation

Form was prepared by:

Name (printed)

Signature

Date

Lakewood Historic Register

Nomination Form

Continuation Sheet

Name of Property:

VI. Property Architectural Description

Include labeled photographs of the property with the application. If a building, photographs should be of the setting, each elevation, and all character defining elements described in this section.

Lakewood Historic Register

Nomination Form

Continuation Sheet

Name of Property:

VIII. Areas of Significance

Describe the significance of the property, using the criteria checked, criteria definitions, and areas and the periods of significance noted in nomination form. Use as many continuation sheets as necessary.

Lakewood Historic Register

Nomination Form

Continuation Sheet

Name of Property:

IX. Major Bibliographical References

Cite the books, articles, and other sources used in preparing this form. Use a continuation sheet if necessary.

nps.gov

National Park Service
U.S. Department of the Interior



National Register of Historic Places



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Custer School [Image]

URL: <http://pdfhost.focus.nps.gov/docs/NRHP/Text/87001162.pdf>
Link will open in a new browser window

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Link will open in a new browser window

Publisher: National Park Service

Published: 07/15/1987

Access: Public access

Restrictions: All Rights Reserved

Is Part Of: Rural Public Schools of Washington State MPS

Format/Size: Physical document with text, photos and map

Language: eng: English

Note: 7700 Steilacoom Blvd. SW

Item No.: 87001162 *NRIS (National Register Information System)*

Subject: EVENT

Subject: EDUCATION

Subject: BUILDING

Subject: 1925-1949

Place: WASHINGTON -- Pierce County -- Tacoma

Record Number: 406705

Record Owner: National Register of Historic Places

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NATIONAL REGISTER

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Custer School
other names/site number "Little Red Schoolhouse"

2. Location

street & number 7700 Steilacoom Blvd. SW (rear)
city, town Tacoma
state Washington code 053 county Pierce code 053 zip code 98498

3. Classification

Ownership of Property: public-local (checked)
Category of Property: building(s) (checked)
Number of Resources within Property: Contributing 1, Noncontributing 0

Name of related multiple property listing: Rural Public School Buildings in Washington
Number of contributing resources previously listed in the National Register: 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of certifying official: [Signature]
Date: 5-20-87
State Historic Preservation Officer/Office of Archaeology and Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official
Date
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
[checked] entered in the National Register.
[] See continuation sheet.
[] determined eligible for the National Register. [] See continuation sheet.
[] determined not eligible for the National Register.
[] removed from the National Register.
[] other, (explain:)
Signature of the Keeper: [Signature]
Date of Action: 7-15-87

6. Function or Use

Historic Functions (enter categories from instructions)

Education: school

Current Functions (enter categories from instructions)

Education: school

7. Description

Architectural Classification

(enter categories from instructions)

Other: hip roof vernacular

Materials (enter categories from instructions)

foundation concrete

walls stucco

roof asbestos shingles

other

Describe present and historic physical appearance.

The Custer School is a one story, three-room wood frame school house with a cross hipped roof and a belfry. Constructed in 1932 and located in western Pierce County, Washington, near the community of the same name, the building retains good exterior integrity and rests on its original location. Today, the historic school is adjacent to a parking lot and playing field and is surrounded by suburban housing and a nonhistoric school complex constructed to replace the historic school.

The single story building is a wood frame structure with a stucco veneer, a cross hipped roof and a cross axial interior plan. The eaves of the roof are boxed. The north-south rectangular mass dominates the structure; a lower intersecting hipped roof wing projects from the east wall and provides an additional classroom. Another lower cross gabled wing projects on the front (west) facade and houses the entry. The roof is covered with composition shingles; a chimney rises from the rear slope of the roof. The front cross hipped roof above the entry has a square hipped roof cupola, housing the original school bell and supporting a flag pole. The cupola's true arched openings are covered with a metal screen. The entire exterior wall surface is veneered with stucco, which is original to the schoolhouse and is now painted red.

The windows on the school are wood framed, one-over-one double-hung sash banded in groups of three on the north, south, and front (west) facades of the building. Single light fixed windows are placed in each wall of the east wing. The windows are framed with simple wood surrounds. In the northwest corner of the east wing is a wood panelled door.

The center front entry has a mansard-type roof covered with wood shingles and supported by two wood posts. The wood door has a glazed panel. Front and side windows have wood brackets beneath the sills to support flower boxes.

The building is still used for school-related functions and the original interior features were altered somewhat to accommodate office use. The three classrooms extend off the central hall on the north, east, and south while the enclosed entry projects off the west.

The building is generally well maintained with some slight deterioration of plaster at the foundation, the loss of the front flower boxes, and chipped paint on the window frames. It sits in a corner of what is now a parking lot for the new school complex. The only alteration to the structure is the removal of some interior partitions and the fixtures.

See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)
Education

Period of Significance
1932 -1936

Significant Dates
n.a.

Cultural Affiliation
n.a.

Significant Person
n.a.

Architect/Builder
Not known

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Custer School is historically significant for its association with rural public education and community life in Custer in rural Pierce County, Washington. The well preserved, three-room schoolhouse was constructed in 1932 to replace an earlier frame school built in the 1890s. Constructed in the midst of the Great Depression, the new school symbolized the continued vitality of the Custer community and the continued strength of its local school district. The school represents the last phase of rural school construction before consolidation led to the creation of large schools serving multiple communities. Today, the structure is one of the few properties remaining in the Custer community that reflects the pre-suburban character of the region.

Historical Background: Like other counties in the Puget Sound region, Pierce County was settled in the mid- and late 19th century by Americans from more eastern states and by European immigrants attracted by the area's vast forests, rich mineral deposits, fertile farmland, and saltwater harbors. Given these physical features, it is not surprising that the economy was dominated by extractive industries--principally logging but also mining, fishing, and farming. Even as late as the 1930s, when other industries (notably manufacturing and commerce) had developed in Tacoma, the county's rural economy was fueled by the products of its forests, fields, and the Sound.

This economic base led to the creation of widely scattered rural communities (usually unincorporated) close to natural resources but often accessible to other parts of the county only by difficult water or overland transportation. While Tacoma had a diversified economy--the node for trade, manufacturing, railroad, and government activities--the small rural communities in the county were independent and isolated and reflected the dominant economic character of the region.

Without exception, each of these small rural communities established a school district shortly after the first settlers arrived. As elsewhere in the state, the creation of a district and the construction of school buildings signalled the formation of a community and reflected a belief in both the importance of universal education and the permanence of the community itself. The school buildings were often the first and sometimes the only public structures in the area, and thus served as social and cultural centers as well as centers of education. The typical schoolhouse served all school age children in the area

See continuation sheet

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and often doubled as a meeting place for their parents. Between 1853, when Washington became a territory, and the 1940s, when rural school consolidation resulted in the construction of larger schools serving several communities, the small community schoolhouses were the primary public structures on the rural landscape and today they often are the only surviving evidence of the once thriving rural communities that dotted the county.

Pierce County's rural schoolhouse construction reflected three general periods of development. Shortly after initial settlement, a one-room log or frame schoolhouse was constructed on land usually donated by an early homesteader. As the community grew, two- or four-room frame schoolhouses were constructed, indicating increased community stability, the growth of the school age population, and the expansion of the school curriculum. Schools built between statehood (1889) and World War I often reflect this second period of growth and expansion. A third phase of growth is reflected in buildings constructed after World War I, when many frame buildings were replaced by larger brick structures and ancillary structures--including gymnasiums and play shelters--were constructed adjacent to the schoolhouse. This period, which lasted through the 1930s, included structures built by the federal Works Progress Administration during the Great Depression. This third period ended by 1940 when the last WPA projects were constructed and the move toward rural school consolidation was well underway.

The center for early settlement in Pierce County were the lake-dotted plains south and west of the present city of Tacoma. It was here, in the 1830s, that the Hudson's Bay Company established Fort Nisqually as its base for a farm managed by the Puget Sound Agricultural Company. After the Oregon boundary settlement of 1846, Americans rapidly filed claims within this area. These settlers included William Daugherty (1851) who donated land for the first school in Pierce County, and Andrew Byrd (1852) who built a gristmill and sawmill at the north end of Lake Steilacoom.

One of the earliest, however, was Frederick Myers who settled in the Custer area in 1849. Myers reputedly raised the first flag over the U.S. Army's Fort Steilacoom, located west of the Custer settlement. These early settlers established farms around the crossroads of Custer, grew wheat and had it milled at the Byrd grist mill. Later, grazing replaced wheat as the main agricultural activity, and in 1903, the Flett Dairy was established. As this agricultural base was being established, Frederick Myers, motivated by the extension of the railroad and streetcar lines into this part of the county, filed a plat for Custer, a community named for Lesour Custer who had a store at the northern end of Steilacoom Lake. The town never materialized, however, and the area retained its rural character until 1935, when Norton Clapp financed the construction of Lakewood Center, the county's first suburban shopping center. The complex helped lead to the gradual development of suburban housing after the end of World War II.

In 1890, the Knoxhum family donated one acre of land for a school on the site of the present building. No description of this initial school survives. It was completed in 1892 when Custer District No. 77 was formed. School directors at the time were E.C. Hill, William Hipkins, Frederick Myers, and Skip Kelley. School enrollment averaged about 14 pupils. In 1932, the first school was demolished and replaced by the nominated three-room structure. The old school's wood shed was remodeled as a teacher's cottage but neither the old school nor the cottage remain. The nominated school served area school children from 1932 until 1953, when a modern elementary school was built on adjacent property.

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After World War II, the Custer community, and the larger Lakewood community south of it, was the most rapidly developing suburban area in the county. As a result, many historic buildings that reflected the rural character of the area were lost, and few buildings that predate Lakewood Center survive. The Pierce County historic sites survey identified 12 properties in the area; five of these were associated with early settlement. Apart from the Flett House, which is entered in the State Register of Historic Places, the Custer School and Flett Dairy are strongly associated with the early 20th century history of the community. Other properties include the site of the demolished Byrd School, a site that requires further testing to determine archaeological significance.

The project of surveying and documenting Pierce County's rural schools was conducted by James Wildrig, architect of the Pierce County Landmarks Board, and Caroline Gallacci, Preservation Planner for Pierce County. The nominated schools were drawn from a list of 84 school buildings and associated sites included in the countywide historic sites survey. The project followed federal survey guidelines and the results are filed in the Washington State Inventory of Cultural Resources at the Office of Archaeology and Historic Preservation in Olympia. Each property was physically evaluated to determine its integrity. In addition, traditional research methods were used to place the building in its local historic context as well as to evaluate the property within the statewide context of rural public education.

9. Major Bibliographical References

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

Auditor's Annual Exhibit, Pierce County, WA., Tacoma, 1910.

Tacoma News Tribune, September 30, 1953.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Pierce Co. Dept. of Planning, Tacoma

10. Geographical Data

Acreeage of property less than one

USGS Map: Steilacoom, WA Scale: 1:24,000

UTM References

A	10	535010	5225180
	Zone	Easting	Northing
C			

B			
	Zone	Easting	Northing
D			

See continuation sheet

Verbal Boundary Description

Custer School is located in Section 34, T 20 N, R 2 E, west of Phillips Road S.W. near Steilacoom Boulevard on parcel No. 02-20-34-6-012, and can be described as that portion of said parcel which begins at a point about 1000 feet north of the northeast intersection of Steilacoom Boulevard and Phillips Road and about 800 west of Phillips Road. Beginning at that point, proceed 200'

See continuation sheet

Boundary Justification

The boundary includes only that part of the larger parcel upon which the building sits and the immediately adjacent yard. It does not include any of the larger playing fields, school grounds, or parking lots.

See continuation sheet

11. Form Prepared By

name/title Caroline Gallacci, Preservation Planner (edited by: L Garfield, OAHF)
organization Pierce County Planning Division date December 20, 1986 (rev. 5/87)
street & number 2401 South 35th Street telephone 206-591-7172
city or town Tacoma state WA zip code 98409

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Verbal boundary description continued:

west, 200 feet north, 200 feet east, and 200 feet south to said point of beginning,
the described parcel being the historic schoolhouse and immediate grounds.



Custer School
Tacoma vicinity , Pierce Co., WA
Caroline Gallacci, December, 1986
Office of Archaeology and Historic Preserva-
tion, Olympia
View of west (front) and south facades
Photo 1 of 2

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Custer School
Tacoma vicinity, Pierce Co., WA
Caroline Gallacci, December, 1986
Office of Archaeology and Historic Preserva-
tion

View of east (rear) and south facades
Photo 2 of 2

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