



REGULAR MEETING

LANDMARKS & HERITAGE ADVISORY BOARD

THURSDAY, NOVEMBER 19, 2015 AGENDA

Third Floor Executive Conference Room

6000 Main Street SW, Lakewood, WA 98499

6:00 PM

1. **Call to Order**
2. **Meeting Protocol**
 - a. Roll Call
 - b. Acceptance/Changes to Agenda
 - c. Approval of Minutes from October 22, 2015
 - d. Announcements
3. **Public Communications**
4. **Unfinished Business**
 - Review of Driving Map update
 - Review of Benefits Brochure
 - Research Findings on Chase Bank Fountain
 - Meeting with Arts Commission
5. **New Business**

(None)
6. **Public Hearing**

(None)
7. **Next Meeting**

December 17, 2015
8. **Adjournment**

Members please contact Karen Devereaux at 253-983-7767 or kdevereaux@cityoflakewood.us by Tuesday 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

October 22, 2015 Meeting Minutes
Third Floor Executive Conference Room
6000 Main Street SW
Lakewood, WA 98499

CALL TO ORDER

The meeting was called to order at 6:00 p.m. by presiding officer Ms. Stephanie Walsh, Chair.

MEETING PROTOCOL

Roll Call

Landmarks & Heritage Advisory Board Members Present: Stephanie Walsh, Chair; Glen Spieth, Vice-Chair; Joan Cooley, Dennis Dixon, Bob Jones, Bill Harrison and Beth Campbell

Landmarks & Heritage Advisory Board Members Excused: Walter Neary

Landmarks & Heritage Advisory Board Members Absent: None

Council Liaison to LHAB: Councilmember John Simpson

Landmarks & Heritage Advisory Board Consultant: Jennifer Schreck

Staff Present: Dan Catron, Planning Manager; Karen Devereaux, Administrative Assistant

Acceptance/Changes to Agenda

Ms. Stephanie Walsh, Chair, suggested the New Business items switch order and start a discussion with the review of the Benefits Brochure. **The motion to accept the suggested changes was made by Ms. Joan Cooley. Ms. Beth Campbell seconded. A voice vote was taken and the motion carried unanimously.**

Approval of Minutes

Ms. Stephanie Walsh, Chair, opened the floor asking if there were any additions, changes or modifications to the September 24, 2015 meeting minutes. **Mr. Glen Spieth made the motion to approve the minutes as written. The motion was seconded by Ms. Joan Cooley. A voice vote was taken and the motion carried unanimously.**

Announcements

Mr. Glen Spieth, Vice-Chair explained the Lakewood Historical Society has four openings on the board of directors and urged LHAB members to consider applying for a position. Councilmember Mr. John Simpson suggested the information be placed on the City of Lakewood website.

Chair, Ms. Stephanie Walsh, informed the group the Lakewold Gardens will begin their sunroom restoration project at the end of 2016.

Mr. Dennis Dixon mentioned a newspaper article on the placement of a bandstand at Fort Steilacoom Park. Council member Mr. John Simpson affirmed that City Council has requested a funding plan and design for the structure noting no final decisions have been reached. Mr. Dan Catron noted the project

would have to go through SEPA application for approvals prior to permanent placement on park property.

PUBLIC COMMUNICATIONS

None.

UNFINISHED BUSINESS

Youth Council Outreach Follow Up

Ms. Cassie Daniels, Youth Council member, has expressed interest in attending Landmarks & Heritage Advisory Board meetings to act as liaison between the two groups. She will be added to our mailing list and begin attending meetings after finishing her SAT tests in early December. Members agreed to invite Ms. Cassie Daniels to the December 17th meeting. Welcome Cassie!

Ms. Joan Cooley suggested a new member packet of information to better inform participants of goals and accomplishments of the board. Ms. Jennifer Schreck offered to pull together relative information for the group to approve.

Research Findings on Chase Bank Fountain

Board member Mr. Bill Harrison recently suggested the Chase Bank Fountain be nominated as a Community Landmark. A recent article by Nancy Covert in the Lakewood Historical Society newsletter identified the artist as George Tsutakawa. Ms. Beth Campbell advocated the public art should be showcased. Mr. Dennis Dixon emphasized such a designation would provide Chase Bank with a new sense of community. Mr. Bob Jones urged clarification on which designation they should seek. Council member Mr. John Simpson suggested working with the Arts Commission to approach Bank management with the benefits of being placed on the register or being given the designation and let them decide. An LHAB sub-committee will put together information and contact the Arts Commission at a future Monday meeting to discuss a joint approach to the bank regarding the possible designation and application.

NEW BUSINESS

Review of Benefits Brochure

Members reviewed a draft of the tri-fold brochure promoting the benefits of historic preservation and the designation of historic structures. Members requested Ms. Jennifer Schreck put together these “talking points” to use when approaching property owners to discuss possible designations. Any additional edits will need to be forwarded to Ms. Jennifer Schreck by Wednesday 10/28 to reach the printing deadline of November 13.

Review of Touring Map Update

LHAB members specified additional revisions to the larger map which included but are not limited to:

- Mission statement of LHAB and information regarding how to get site added to the map
- Legend on the map to help understand symbols, Name more major arterials and streets on map
- Replace red flags with historic marker icons and use of museum symbols
- Different colored text to color code for public vs private property sites on map
- Garry Oak silhouette on map corner with description of prairie lands
- Mark original town sites; Lakeview neighborhoods at ends of trolley lines and JBLM Camp Lewis
- New section on Historic Transportation and narrative on trolley lines
- New URL for the QR code to be placed on map

Indigenous plants specific to Lakewood area

PUBLIC HEARING

None.

OTHER

Next Meeting is scheduled for Thursday, November 19 at 6:00 p.m. in Executive Conference Room 3A. Chair, Ms. Stephanie Walsh, reminded the group of future meeting dates over the holiday season. It was agreed that the December meeting would be scheduled for the 17th. Please mark your calendars.

Meeting Adjourned at 7:16 p.m.

Stephanie Walsh, Chair
Landmarks & Heritage Advisory Board

11/19/2015

Karen Devereaux, Secretary to the
Landmarks & Heritage Advisory Board

11/19/2015

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 includes 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.



“...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



BENEFITS *of* HISTORIC PRESERVATION IN LAKEWOOD

Economic, Environmental, & More



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BENEFITS *of* HISTORIC PRESERVATION IN LAKEWOOD

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.
- Building code relaxation



ECONOMIC BENEFITS OF HERITAGE TOURISM CONTINUED

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.

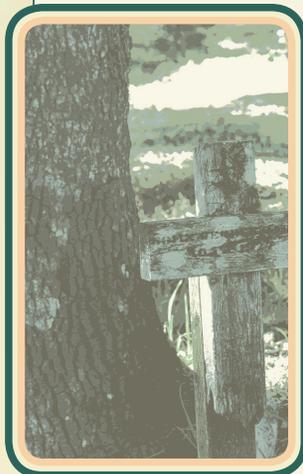
ECONOMIC BENEFITS FOR THE COMMUNITY

- **Rehabilitation of historic buildings creates more jobs and tax revenue than construction of new buildings or roads.**

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.

