

**LAKEWOOD CULTURAL RESOURCE SURVEY**  
**PRELIMINARY REPORT**  
**DECEMBER 1999**

(Compiled by Caroline Gallacci, Historic Preservation Consultant)

**Introduction**

In August, 1999, the consultant was hired to re-evaluate the properties first identified in an 1982 cultural resource survey, to update the information, and to transfer the revised information onto newer State Historic Preservation Office forms. This included a field reconnaissance, new photographs, and revised mapping using both U.S.G.S. maps and the Pierce County GIS system. The latter website was particularly valuable in providing specific site information, parcel numbers, owners, and the dates of houses. The surveyed area covered the entire limits of the City of Lakewood. Geographically it covered several historic communities. To illustrate this fact, the thematic listing of surveyed properties in Appendix A is arranged by community.

The general purpose of the cultural resource survey was to determine the status of existing recorded potentially historic properties. During the course of the work, buildings were eliminated due to demolition, loss of integrity, or because they had already been placed in either the Washington State or National Register of Historic Places. New buildings were added when located in the field. Others were also identified using the county's GIS system. These given their age require evaluation in the future. A partial list of these, covering Lake City and Tillicum, are located in the Appendix, as are the properties removed from the 1982 inventory.

**Analysis**

Because the city is comprised of several different historic communities, Lakewood provides an incredible variety of cultural resources. These range from large estates associated with Tacoma's business elite to small bungalows in Tillicum. One of the challenges facing the City of Lakewood in developing a historic preservation program is to plan for this variety.

What may be perceived as historic resources is in flux, however. Part of this is due to the loss of properties initially identified in 1982 (one quarter of the inventoried properties were removed either because of demolition or loss of integrity). On the other hand, an additional 70 properties were located requiring additional research and evaluation in the future. In order to do the latter, Lakewood needs a more complete history, one that emphasizes the urban (in addition to suburban) nature of the area, and one that provides better analysis of the various historic communities viewing them as perhaps neighborhoods.

How Lakewood approaches a historic preservation program given the variety of cultural properties is a special challenge to the new city. Much will depend on the proposed intent, be it a planning element, a tool in economic development, or simply as a means to communicate the history of the city to newcomers or long-term residents. Whatever approach is taken (even if all three options are important) there is a need to develop a clear plan, one that addresses the role of historic preservation in the city's future. One consideration of such a plan is the necessity of forming a partnership with the State Historic Preservation Office through its Certified Local Government program. Inherent in any planning as well is the need to establish a local preservation commission, the local designation of historic properties, and determinations of what to do with such properties once they are designated. These elements all have a cost attached to them, and therefore a final consideration is what can only be done through the public sector, and what aspects of historic preservation can be accomplished by private property owners, or through the assistance of the Lakewood Historical Society.

The following recommendations are based on the consultant's opinion that historic preservation in Lakewood should proceed methodically through a process of further research and planning under the direction of the city, but utilizing local volunteer resources.

### **Recommendations**

Need for future survey work: As noted above at least 70 properties were identified through a website search. Since survey activity is to include resources at least 50 years old (i.e., up to 1949/1950), there needs to be additional review of the GIS system to locate properties constructed within this timeframe. These all will have to undergo the same form of field reconnaissance and evaluation as were the 1982 properties.

Need for additional historic research: There are gaps in Lakewood's history that require attention. Based on the consultant's knowledge of the area, the problem is not so much the lack of information. It is more that what the community collectively knows has not been professionally evaluated, interpreted, and published. This task is crucial to the future of any historic preservation program, for an accurate history is necessary in order to determine the significance of properties when it comes time to designate them.

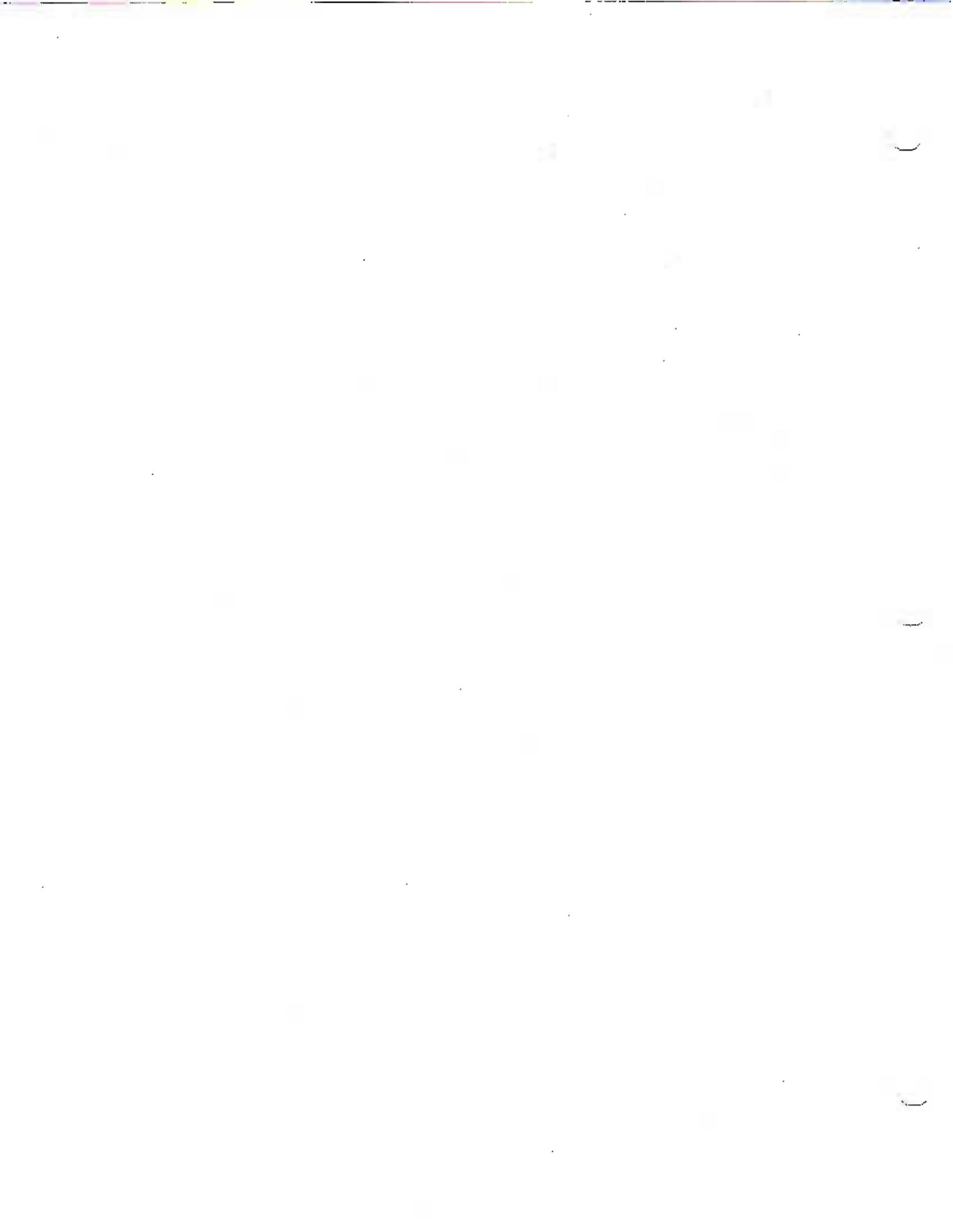
Potential designations: The inventory forms suggest properties that may be eligible for National Register placement, or for a local designation were the city to create the procedures for doing so. Some properties are of a historical or architectural quality to be individually designated. Villa Carman/Madera is an example of this, as are other former estates located around Gravelly Lake.

The consultant, however, recommends that future designations be perceived within thematic contexts. This simplifies the procedure considerably by considering more than one property at the same time. These could be organized by community. For example, the consultant views Tillicum as a potential historic district providing additional research is

done on the area. But there are other approaches as well. Architecturally there are a large number of shingle-style residences, that could be considered as a whole as suburban residences of Tacoma's business families.

Local planning: The consultant considers planning a crucial component to local preservation efforts. There is the need to develop a comprehensive historic preservation approach to cover all of Lakewood's potential historic resources. The elements to any plan are going to be dependent upon how the City of Lakewood perceives its role in the process. It will also require a completion of the survey and historical research recommendations outlined above.

Community involvement: There is an active local interest in Lakewood's history as seen by the creation of the Lakewood Historical Society. The consultant recommends that this organization become an active, but guided, partner in formal historic preservation efforts. Through training, members can assist with the completion of the survey and be encouraged to continue their research efforts.



LAKESIDE CULTURAL RESOURCE SURVEY  
COMMUNITY THEMATIC SITE LIST

CUSTER/CHAMBERS CREEK

LW-022	HOUSE
LW-023	BYRD MILL MARKER
LW-025	HOME OF PEACE/CHEVRA KADISHA CEMETERY
LW-067	BYRD SCHOOL SITE
LW-071	CHAUNCEY GRIGGS HOUSE

GRAVELLY LAKE

LW-052	VILLA CARMAN/MADERA
LW-053	JOHN S. BAKER HOUSE
LW-054	ERNEST DOLGE HOUSE
LW-055	WAYNE W. KEYES STABLE
LW-056	TROBRIDGE HOUSE
LW-057	W.L. McCORMICK HOUSE
LW-058	WALTER HARVEY HOUSE
LW-059	R.L. McCORMICK HOUSE
LW-060	DAVID C. SCOTT HOUSE
LW-061	NEAL DEMPSEY, JR. HOUSE
LW-062	ROBERT HYDE HOUSE
LW-063	RICHARD SULLIVAN HOUSE

INTERLAKEN

LW-047	HANSEN HOUSE
LW-049	RHODESLEIGH CARRIAGE HOUSE
LW-050	THOMAS EMERSON RIPLEY HOUSE
LW-051	HORRACE FOGG HOUSE
LW-068	MORROW HOUSE
LW-069	CONCRETE HOUSE
LW-070	BRIDGE HOUSE

LAKE CITY/AMERICAN LAKE

LW-008	LAKESIDE COUNTRY CLUB #10
LW-009	LAKESIDE COUNTRY CLUB #14
LW-010	COCK CROW HALL

LW-011	HOUSE
LW-012	HOUSE
LW-013	LEONARD JOHNSON HOUSE
LW-014	HOUSE
LW-015	LAKE CITY COMMUNITY CHURCH
LW-018	HOUSE
LW-019	GRAVELLY LAKE OLD SETTLERS CEMETERY
LW-020	LAKE CITY SHOPPING AREA
LW-021	LAKE CITY TAVERN/VETERANS AUTO REPAIR
LW-064	HART/CARMAN HOUSE
LW-065	D. GONYEA HOUSE
LW-066	INGRAM HOUSE

### LAKE STEELACOOM

LW-004	FRITZ METZGER HOUSE
LW-017	PESKATELLI HOUSE
LW-035	HOUSE
LW-036	BARKER HOUSE
LW-037	HOUSE
LW-038	JESSE HAMILTON HOUSE
LW-039	DE KOVEN HALL
LW-040	HELEN FELKER HOUSE
LW-041	CROSBY HOUSE
LW-042	HOUSE
LW-043	WENDELL PASCO HOUSE
LW-044	J. ARTHUR THOMPSON HOUSE
LW-045	OUTCAULT HOUSE
LW-046	BEURHAUS GUEST HOUSE
LW-046a	BEURHAUS HOUSE
LW-048	SAM ANDREWS HOUSE

### LAKEVIEW

LW-028	JUDGE WILSON HOUSE
LW-029	LAKEVIEW CONGREGATIONAL CHURCH
LW-030	T.H. ALGEO HOUSE
LW-031	MAX FROLICKS VILLA
LW-032	RAILROAD BRIDGE WPA PROJECT

### LAKEWOOD

LW-033	LITTLE CHURCH ON THE PRAIRIE
LW-034	LAKEWOOD CENTER

**PONDERS CORNER**

LW-006 NACHES PASS MARKER  
LW-007 PONDERS CORNER

**SOUTH TACOMA VICINITY**

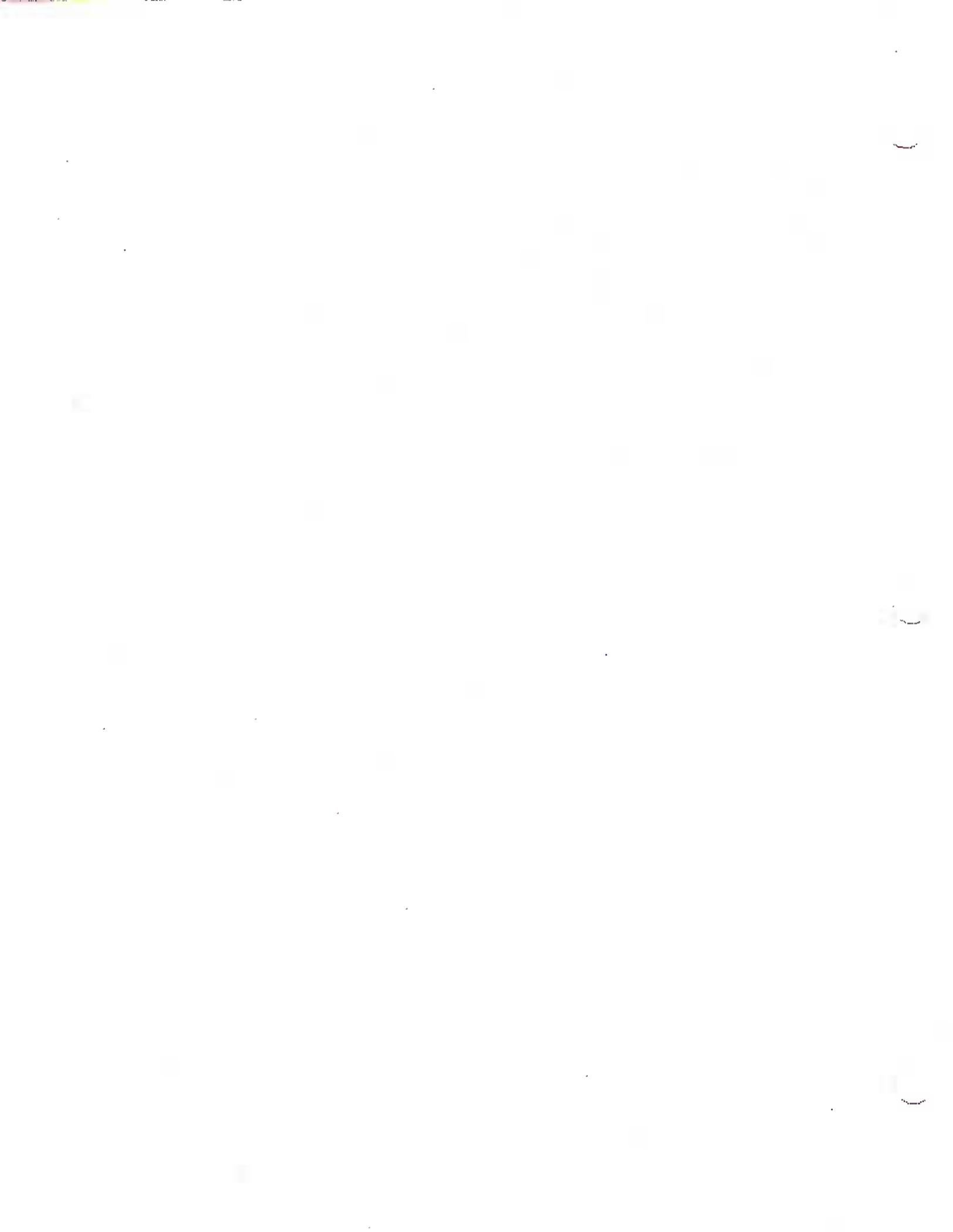
LW-024 MUELLER-HARKINS HANGER  
LW-026 MOUNTAIN VIEW MEMORIAL PARK  
LW-027 PLANNED HOUSING DEVELOPMENT

**STEILACOOM (TOWN OF)**

LW-016 STEILACOOM MASONIC CEMETERY

**TILLICUM**

LW-001 HOUSE  
LW-002 TILLICUM GRANGE  
LW-003 HOUSE  
LW-005 AMERICAN LAKE SOUTH GRADE SCHOOL



**LAKWOOD CULTURAL RESOURCE SURVEY**  
**PROPERTIES REMOVED FROM THE 1982 INVENTORY**

**DESIGNATIONS (STATE OR NATIONAL)**

V-138	WOODBROOK HUNT CLUB
V-146	FLETT HOUSE
V-150	CUSTER SCHOOL
V-234	LAKEWOLD

**DEMOLISHED**

V-134	SIMPSON'S STORE ON VETERANS DRIVE
V-141	LAKEVIEW POST OFFICE
V-144	LAKWOOD ICE ARENA
V-147	FLETT DAIRY
V-148	DR. WILSON HOUSE
V-153	HOUSE AT 78TH AND GRANGE
V-155	HOUSE ON LAKEWOOD DRIVE
V-189	THOMAS JENSEN HOUSE
V-190	HARRY CHERRY LOG HOUSE
V-191	JOHN C. AINSWORTH COTTAGE
V-223	CABINS AT SOUTH 84TH AND WARNER
V-225	PLAYFIELD AT SOUTH 85TH AND DURANGO
V-227	PARK LODGE SCHOOL
V-228	MELLINGER LAKEWOOD MORTUARY

**LOSS OF INTEGRITY**

V-119	DEMPSY HOUSE/HAZE MART (MOVED)
V-130	LAKE CITY COMMUNITY CENTER
V-135	LITTLE BROWN CHURCH
V-136	LAKE CITY ELEMENTARY SCHOOL
v-139	WOODBROOK FLEA MARKET (MOVED)
V-151	CHAMBERS CREEK HATCHERY
V-152	SOUTH TACOMA GAME FARM
V-184	DR. ELIZABETH DRAKE HOUSE
V-207	DE KOVEN INN COTTAGES
V-209	HOUSE FOR HEADMASTER: DE KOVEN SCHOOL
V-237	GEORGE P. WRIGHT, SR. HOUSE

OUTSIDE LAKEWOOD JURISDICTION

V-117  
V-236

CAMP MURRAY  
ROMAN CATHOLIC CEMETERY