

# CULTURAL RESOURCES REPORT COVER SHEET

Author: Northwest Vernacular, Inc.; Katie Pratt and Spencer Howard

Title of Report: City of Lakewood Oak Park Reconnaissance Survey and City-wide Public Outreach

Date of Report: July 2019

County(ies): Pierce Section: 02,35 Township: 19,20 Range: 02E

Quad: Steilacoom Acres: 71

PDF of report submitted (REQUIRED)  Yes

Historic Property Inventory Forms to be Approved Online?  Yes  No

Archaeological Site(s)/Isolate(s) Found or Amended?  Yes  No

TCP(s) found?  Yes  No

Replace a draft?  Yes  No

Satisfy a DAHP Archaeological Excavation Permit requirement?  Yes #  No

Were Human Remains Found?  Yes DAHP Case #  No

DAHP Archaeological Site #:

N/A

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- Please be sure that any PDF submitted to DAHP has its cover sheet, figures, graphics, appendices, attachments, correspondence, etc., compiled into one single PDF file.
- Please check that the PDF displays correctly when opened.



# OAK PARK

RECONNAISSANCE  
LEVEL SURVEY &  
PUBLIC OUTREACH

JULY 2019

PREPARED BY

KATIE PRATT & SPENCER HOWARD  
NORTHWEST VERNACULAR, INC.

**FOR THE CITY OF LAKEWOOD**

*Cover images, top to bottom: 22 Columbia, 29 Crescent, 44 Oak Park Drive SW, and 22 Mount Tacoma.*

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## A. ACKNOWLEDGMENTS

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### **CITY OF LAKEWOOD**

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- Bethene Campbell
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# 1. Research Design

## A. OBJECTIVES

The survey objectives listed below support the continued growth of the City of Lakewood's Certified Local Government (CLG) program and the identification and protection of historic properties within the city.

- Objective 1: Historic context development for the Oak Park plat (survey area) and mid-twentieth century development in Lakewood to support the identification and evaluation of potential historic properties; identify historic contexts that should be developed for the city based on the neighborhood resources.
- Objective 2: Identify potential historic properties within the survey area.
- Objective 3: Evaluate identified properties for potential eligibility for listing in the National Register of Historic Places (NRHP), as a City of Lakewood Landmark, and in the Washington State Heritage Register (WHR) to establish a baseline for potential outreach to property owners to encourage the preservation and rehabilitation of eligible historic properties.
- Objective 4: Conduct city-wide public outreach to raise awareness for and educate the public on historic preservation within the city.

## B. SURVEY METHODOLOGY

The project consisted of a survey and inventory of 112 properties at the reconnaissance level, development of a mid-twentieth century development context, and city-wide public outreach.

Archival research involved reviewing primary sources, which included folders of Lakewood-related newspaper clippings held in the Northwest Room of the Tacoma Public Library, and published secondary sources that relate to the history of Lakewood and the surrounding area to establish broad development patterns.

NWV developed a digital form for field use based on WISAARD reconnaissance-level survey needs and prepared field maps showing the properties to survey. As part to the survey work, staff assessed building integrity level (including plan, windows, cladding, and other) and made recommendations based on National Register of Historic Places (NRHP) Criteria for whether the property is eligible for potential individual NRHP and Lakewood Landmark listing, as well as if it is in a potential NRHP historic district and if it potentially contributes to it. Staff also identified character-defining features for each property, which were then used in writing up the physical descriptions. Staff took at least two digital photographs of each property. All images were renamed using the following convention: StreetName\_House#\_twodigitseries#.

Writing, editing, Washington Information System for Architectural & Archaeological Records Data (WISAARD) data entry, and production followed. NWV staff wrote physical descriptions for each property. Pierce County Assessor estimated year-built data was refined using US Geological Survey aerials from 1941, 1957, and 1968. Staff uploaded and captioned photographs and

completed form data entry for each property. We laid out text and graphics for the survey report in InDesign. NWV produced all analysis maps using QGIS.

Three public meetings were held as part of these project: two to communicate about the Oak Park reconnaissance-level survey and one to provide an opportunity for greater historic preservation outreach. The first public meeting was held on February 28, 2019, at Lakewood City Hall and provided an overview of the project and initial thoughts after field work. The second public meeting was held on June 27, 2019, at Lakewood City Hall and presented the findings from the survey plus an overview of potential next steps. The final meeting, the public outreach workshop, was held on July 25, 2019, at Lakewood City Hall and provided an overview of general historic preservation topics, including financial incentives and the different historic registers.

### C. EXPECTATIONS

NWV expected predominately single-family residences within the planned development over a development range from the 1920s through the 1960s, based on Pierce County Assessor estimated year-built data, with the majority of construction from the 1940s and 1950s. We expected a moderate to high level of alterations to existing buildings. Refer to survey results for how surveyed properties related to our expectations.

### D. DELINEATE AREA SURVEYED

The survey area is bounded by 59th Avenue SW on the west, Mount Tacoma Drive SW on the north (including properties 50 years or older along the north side of Mount Tacoma Drive SW), Seeley Lake Park along the east (extending from the park boundary south through the parking lots), and 100th Street SW along the south. Refer to the Survey Area map for the overall extent and the properties surveyed.

Thematically and temporally, the survey project focused on single family residences along with a couple of related commercial buildings and a multiple-family apartment building constructed between 1944 and ca. 1957. These buildings constitute the core development the survey area. The 1957 end date is



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- Buildings surveyed
- Survey area boundary



*Survey area map showing survey boundaries and properties surveyed.*

based on the 1957 U.S. Geological Survey aerial showing the property existing in 1957. A 1941 US Geological Survey aerial showed an undeveloped site with most of the existing Garry oak trees.

Refer to “Table 1: Survey Reports Adjacent the Study Area” below for a list of previous survey work based on data available from WISAARD. The cultural resource survey for *Bridgeport Way Improvements* extended approximately 150 feet into the survey area off the southeast corner of the intersection of Bridgeport Way SW and 59th Avenue SW.

**Table 1. Survey Reports Adjacent the Study Area**

<b>AUTHOR</b>	<b>COUNTY</b>	<b>TITLE</b>	<b>NADB</b>	<b>REPORT DATE</b>	<b>DOCUMENT TYPE</b>
Cowan, Timothy L.	Pierce	Cultural Resource Inventory for the City of Lakewood, Bridgeport Way Improvements	1347242	1/1/2006	Survey Report

There are no cemeteries or archaeological surveys recorded in WISAARD within the survey area as of January 18, 2019. The closest site adjacent the survey area is PI00299.

There are no National Register of Historic Places (NRHP) listed properties within or the study area. The closest listed property is the Boatman-Ainsworth House to the south, approximately three-quarters of a mile away.

Previously surveyed properties within the study area follow below. Since nearly all the properties had forms started as part of the 2011 county assessor base data upload project, and all of these were updated as part of this project, no additional list is provided. The property listed below is locked in WISAARD for security reasons, so eligibility recommendations could not be determined.

**Table 2. Previously Surveyed Properties within Study Area**

<b>PROPERTY ID</b>	<b>RESOURCE ID</b>	<b>ADDRESS</b>	<b>STATUS</b>
676412	622824	11 Columbia Circle SW	DNE

## E. INTEGRATION WITH PLANNING PROCESS

The survey supports local comprehensive planning and the purpose of the city’s Historic Preservation Ordinance, adopted in 2000, as stated in Chapter 2.48 Section 10 (our notes in bold).

Purpose to:

- A. Designate, preserve, protect, enhance, and perpetuate those sites, buildings, districts, structures and objects which reflect significant elements of the City’s, county’s, state’s and nation’s cultural, aesthetic, social, economic, political, architectural, ethnic, archaeological, engineering, historic and other heritage;

**This survey work directly supports the identification of potential individual historic properties and a historic district within the City.**

B. Foster civic pride in the beauty and accomplishments of the past;

**Public meetings and workshops conducted as part of this project served to raise community awareness for historic preservation and the City's mid-20th century resources.**

C. Stabilize and improve the economic values and vitality of landmarks;

**Recommendations included in this report relative to the study and improvement of energy efficiency and environmental comfort within the mixed structure (concrete) buildings directly supports the retention and continued use of these as single-family residences.**

D. Protect and enhance the City's tourist industry by promoting heritage-related tourism;

E. Promote the continued use, exhibition and interpretation of significant sites, districts, buildings, structures, objects, artifacts, materials and records for the education, inspiration and welfare of the people of Lakewood;

F. Promote and continue incentives for ownership and utilization of landmarks;

G. Assist, encourage and provide incentives to public and private owners for preservation, restoration, rehabilitation and use of landmark buildings, sites, districts, structures and objects;

H. Assist, encourage, and provide technical assistance to public agencies, public and private museums, archives and historic preservation associations and other organizations involved in the preservation, exhibition, protection and interpretation of Lakewood's heritage;

I. Work cooperatively to identify, evaluate and protect historic resources in furtherance of the purposes of this chapter. [Ord. 251 § 1, 2000.]

The survey supports the following goals from the 2014–2019 Washington State Historic Preservation Plan:

- Goal 1. Enhance communities by actively engaging historic preservation with other forces shaping our environment.
  - » E. Enhance local program support.
- Goal 2. Engage a broad spectrum of the public in preservation; and improve access to information.
  - » D. Build awareness, enthusiasm, and support for historic preservation.

- Goal 3. Strengthen policies and planning processes to enhance informed and cross disciplinary decision-making for managing cultural and historic resources.
  - » A. Position historic preservation to be more fully integrated into land use decision-making processes.

## 2. Historical Overview

The Oak Park neighborhood is located within the city of Lakewood and straddles one of the city’s main arterials—Bridgeport Way SE. The neighborhood, platted in 1944, was built out in three phases between 1944 and 1955. While typical of other mid-20th century residential developments with its consideration of the automobile and variations of exterior architectural elements, the specific curvilinear arrangement and use of the Minimal Traditional style on some of the houses within the plat sets Oak Park apart visually from its contemporaries.

The following context provides a brief overview of Lakewood’s history and its development periods and how the development of Oak Park fits within the city’s broader narrative and national trends in mid-20th century suburban growth.

### A. HISTORICAL DEVELOPMENT—LAKEWOOD HISTORY

As an incorporated city, Lakewood has a relatively short history. The city officially incorporated in 1996. However, the history of the area now known as Lakewood extends much further back. The Salish-speaking Steilacoom and Nisqually people have called the prairies and lakes of Lakewood home since time immemorial. The arrival of white settlers in the area profoundly impacted local tribes, especially with the establishment of a trading post and military installation on the prairie. Settlement increased after the passage of the Medicine Creak Treaty (1854) with early town centers— Tacoma, Steilacoom, and Olympia—located away from the prairie and closer to navigable waters. By the dawn of the 20th century, farms and homes dotted the prairie’s landscape with roads providing connection with other communities. Present-day Lakewood is a compilation of several historic communities—Custer/Chambers Creek, Gravelly Lake, Interlaaken, Lake City/American Lake, Lake Steilacoom, Lakeview, Lakewood, Ponders Corner, and Tillicum.<sup>1</sup> Lakewood was formed out of four census tracts and prior to incorporation was represented by the Lakes District Improvement Council with Pierce County.



*North side of American Lake, 1920, taken by Barnes Aviation Co. General Photograph Collection TPL-4085, Tacoma Public Library.*

1 Caroline Gallacci, “Lakewood Cultural Resource Survey: Preliminary Report,” December 1999, [http://cityoflakewood.us/wp-content/uploads/2018/11/Survey\\_Report.pdf](http://cityoflakewood.us/wp-content/uploads/2018/11/Survey_Report.pdf) (accessed April 4, 2019).

The lakes soon became home to Tacoma's wealthy residents who sought a reprieve from the city air; large estates were constructed on Lake Steilacoom and Gravelly Lake in the early 1900s. Suburban development, near the lakes but not on the lakefront, started in the 1910s but did not significantly increase until after World War II. The establishment of Camp Lewis in 1917 (made Fort Lewis in 1927) and Tacoma Field in 1927 (transferred to the U.S. military and renamed McChord Field in 1938) shaped new residential and related civic and commercial development in the area, particularly in the lead-up to WWII and the building boom of the post-war period.



*Villa Plaza Shopping Center in Lakewood, 1958. Richards Studio A115843-1, Tacoma Public Library.*

Lakewood grew at a faster pace during WWII and beyond, with numerous subdivisions developed and constructed during and immediately following WWII, including Oak Park. Lakewood provided off-base housing for soldiers, their families, and other defense workers. Community facilities also developed to support these neighborhoods, including a new hospital, downtown commercial center, schools, a post office, and parks. The community held off annexation to the City of Tacoma and finally incorporated as a city in 1996.

## **NATURAL SETTING**

The City of Lakewood occupies approximately 20 square miles in western Pierce County, inland from the eastern shores of Puget Sound, and features several lakes, including Lake Steilacoom, Gravelly Lake, Lake Louise, American Lake, Waughop Lake, and Carp Lake. The city's landscape was originally a broad prairie interspersed with lakes and marshland and remains generally level. Oak Park is located near the geographic, commercial, and civic center of Lakewood, southwest of Seeley Lake and Seeley Lake Park.

## **DEVELOPMENT PERIODS**

Lakewood's history can be divided into six broad periods; the history and development of the study area spans the most recent three periods.

- Pre-contact
- Early Contact and Euro-American Settlement (1833–1886)
- Lakefront Living and Formal Development (1887–1929)
- Depression, Wartime Development, and Post-World War II Boom (1930–1963)
- Suburban Growth (1964–1996)
- Suburban City (1996–present)

## Pre-Contact

The Steilacoom people lived on the prairies and lakes of Lakewood for thousands of years, long before the arrival of Euro-Americans. The Steilacoom spoke Lushootseed, a subdialect of Salish, also spoken by the Puyallup. The Steilacoom had five main villages:

- Chambers Creek, was known as č̣tilqwəbš (pronounced CH'tilQWubSH)
- Sastuck (Steilacoom)
- Tlithlow (Titlow Beach)
- Segwallitchu (Sequalitchew Creek)
- Spanueh (Spanaway)<sup>2</sup>

## Early Contact and Euro-American Settlement (1833–1886)

The arrival of white settlers to the area profoundly impacted local tribes, as the newcomers sought dominion over the land, waters, and their resources. The British Hudson's Bay Company, a fur trading enterprise, established a trading post called Fort Nisqually in 1833, located on the plain above the Nisqually River Delta in present-day DuPont (southwest of Lakewood). The fort soon became a prominent trading establishment in the Puget Sound region. Despite its name, Fort Nisqually never served a military function.



*Historic Fort Steilacoom, ca. 1965, photographed by Werner Lenggenhager, State Library Photos Collection, 1851-1990, Washington State Archives.*

The United States Army established Fort Steilacoom, in present-day Lakewood, in 1849 to protect and promote the interests of the U.S. government and its people in the region. Early developments within the current city limits of Lakewood include a grist mill (1850), a saw mill (1852), and a flour mill (1855)—all established by pioneer Andrew Byrd. In 1853 Washington Territory was formed out of the Oregon Territory and the U.S. Government, through Territorial Governor Isaac Stevens (1818–1862), began to negotiate a series of treaties with Puget Sound tribes to cede their land to the United States and relocate tribal members to reservations. In December 1854, 62 leaders from several Western Washington tribes gathered at Medicine Creek in present-day Thurston County and the Treaty of

Medicine Creek was signed. Approximately 2.24 million acres of land were ceded to the federal government in exchange for \$32,500, a few small designated reservations, and retention of

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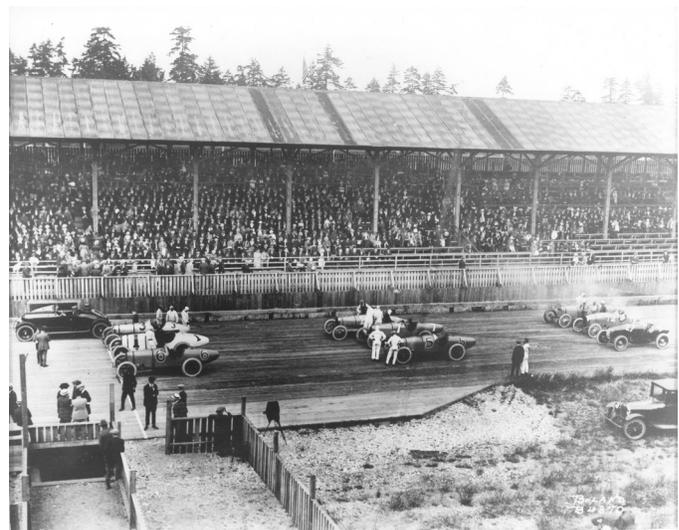
<sup>2</sup> *HistoryLink.org the Free Encyclopedia of Washington State History*, “Steilacoom – Thumbnail History,” by Edward Echte, November 28, 2018, <https://www.historylink.org/File/20675> (accessed April 11, 2019).

traditional hunting and fishing grounds.<sup>3</sup> Tribes in the present-day Lakewood area affected by the Medicine Creek Treaty include the Nisqually, Steilacoom, and Puyallup. American settlement to the region increased after the treaty was ratified in 1855 and the 1850 Donation Land Claim Act was extended in 1854.

In the early 1870s news arrived to the region that a northern transcontinental railroad route would extend to the Puget Sound. Area communities vied for the privilege of being selected as the western terminus or endpoint. The Northern Pacific Railroad selected Tacoma as its terminus. Their initial route to Tacoma, known as the Prairie Line, extended from Kalama on the Columbia River north to Tenino, then to Yelm, Roy, Lakeview (Lakewood), and South Tacoma, before terminating in Tacoma. The rail connection with Tacoma was completed in December 1873. The arrival of the railroad did not provide an immediate economic boon to the region or the area that would become Lakewood, which is reflected in the region's slow population growth through the 1870s and 1880s.<sup>4</sup>

### ***Lakefront Living and Formal Development (1887–1929)***

The first plat filed in present-day Lakewood was Oakdale, filed in 1887 on the northern shores of American Lake, while Washington was still a territory. The earliest plats were established throughout Lakewood's current city limits and included the Prairie Park, Custer, Lake City, Southern Pacific Town, Springbrook Addition, Seeley Lake Park, Lake Steilacoom Park, and Flett plats. These were filed between 1887 and 1892. Washington achieved statehood during this time, in 1889. Many of these early plats were along the area's lakes including Lake Louise, American Lake, and Steilacoom Lake. They were slow to develop, as the area was primarily summer homes and residential development and additional plats continued to be established along lake shorelines through the 1920s. Exceptions to the lakefront development include Tillicum and Lake City. Recreational developments built near the lakes during this period included the Tacoma Country and Golf Club (1894), the Oakes Pavilion on Lake Steilacoom (1923), and the Tacoma



*Speedway Classic at the Tacoma Speedway on July 4, 1921. Marvin D. Bolland Collection, BOLAND-B4370, Tacoma Public Library.*

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3 *HistoryLink.org the Free Encyclopedia of Washington State History*, "Native American tribal leaders and Territorial Gov. Stevens sign treaty at Medicine Creek on December 26, 1854," by Walt Crowley, February 20, 2003, <https://www.historylink.org/File/5254> (accessed April 4, 2019); *HistoryLink.org the Free Encyclopedia of Washington State History*, "Puyallup Land Claims Settlement (1990)," by Miguel Douglas, October 12, 2016, <https://www.historylink.org/File/20157> (accessed April 4, 2019).

4 Artifacts Consulting, Inc., "Prairie Line Rail Corridor: Historic and Cultural Assessment Report," December 2018, prepared for the City of Tacoma, 15, 21-24, [https://cms.cityoftacoma.org/PLT\\_Webpage/PLT-Assessment.pdf](https://cms.cityoftacoma.org/PLT_Webpage/PLT-Assessment.pdf) (accessed April 8, 2019).

Speedway on Steilacoom Boulevard (ca. 1900).<sup>5</sup> The arrival of the Tacoma and Steilacoom Railway, an interurban rail system, in 1890 brought a transportation link near the area. Many of the summer homes became year-round residences by the 1920s.

After a fourteen-year pause after 1892, possibly due to the economic decline with the Panic of 1893, numerous plats were filed between 1906 and 1918, the majority of them in Interlaaken on the western shores of Gravelly Lake. The next wave of plats were filed between 1920 and 1929 and moved mostly inland from the lakes. Transportation improvements and expanding nearby military installations in the area encouraged development in these areas. The Lakeview-Portland Road was established and constructed in 1914, connecting Lakewood with Puyallup's South Hill to the east (now State Route 512). Two additional street car lines arrived in the area in the early 1900s: the American Lake and Pacific Traction lines. The American Lake line, also known as the American Traction line, connected Tacoma to Manitou and Lake City.<sup>6</sup> The Pacific Traction line ran to American Lake. These lines likely allowed residents to more easily commute for work in downtown Tacoma, helping the Lakewood area start to shift from solely a retreat for the wealthy to a suburban community. v

Prior to incorporation, the Lakewood name first appeared in 1910.<sup>7</sup> Tallman-Thompson Company purchased the 300-acre tract of land for development as a suburban upper-class residential district. Mr. Thompson of Tallman-Thompson was an engineer who also worked on the Regents Park suburb in Tacoma (now Fircrest). The Lakewood tract was located between Tacoma and Lake Steilacoom on rolling, open prairie land with an abundance of trees. The developers promoted the area for its proximity to the lakes and ease of transportation, as it was located at the intersection of three 1910 streetcar lines: the Fort Steilacoom line, the T.R.&P. American Lake line, and the Pacific Traction line. With the convenience



*Bird's-eye view of Lakewood, promoting the Lakewood tract, ca. 1910. Richards Studio G73.1-009, Tacoma Public Library.*

5 Val Dumond, et al, Lakewood Chamber of Commerce & the Lakewood Historical Society, "Lakewood History," *Lakewood Historical Society*, <https://www.lakewoodhistorical.org/history.php> (accessed April 10, 2019).

6 Nancy Covert, *American Lake Vignettes* (Charleston, SC: The History Press, 2014).

7 "Lakewood 'The Gateway to the Lakes,'" *The Daily Ledger*, January 9, 1910. Clipping in Lakewood newspaper clippings folder at the Tacoma Public Library's Northwest Room.

of the street car lines, downtown Tacoma (Ninth and C streets) was only a 27 minute ride away.<sup>8</sup> Lakefront living and pure air, compared to the “smoke and gases from factories and sewer odors” in Tacoma, were key promotional amenities for the new neighborhood.<sup>9</sup>

The U.S. Army’s establishment of Camp Lewis in 1917, south of the Lakewood area, was a significant development during the 1910s and early 1920s. Camp Lewis influenced area growth during the next development period and defense ramp-up to World War II. Pierce County citizens donated the land for the Army installation, which upgraded from a camp to a post in 1927.

### ***Depression, Wartime Development, and Post-World War II Boom (1930–1955)***

Although private construction slowed during the 1930s as the effects of the Great Depression swept the nation, Lakewood was coming into its own by the mid-1930s, cementing its identity as a suburban community. Shopping centers like the Lakewood Community Center—one of the first in the area—provided the amenities necessary Lakewood to grow from an assortment of lakefront communities to a full-fledged suburb.

The Lakewood area (also known as the Lake Districts) population grew from 3,000 to 17,000 between 1939 and 1949.<sup>10</sup> Adjacent to two Army installations (prior to the establishment of the U.S. Air Force) and Camp Murray, the base for the Washington National Guard, Lakewood felt the pressure of the defense ramp-up for World War II. The Lakewood area became a prime location for off-base family housing, both during and after the war. Key improvements within the Lakewood area included the establishment of a municipal airport for Pierce County (1930), community commercial center (1937), fire district (1942), water district (1943), and a Lakewood branch of the U.S. Post Office (1954). By 1956, there were four fire stations and development of the current central business district underway. The area grew in population from roughly 6,000 in 1941 to between 25,000 and 30,000 in 1956.<sup>11</sup>



*Promotional graphics in The Tacoma Times advertising Lakewood Community Center’s proximity to neighboring communities.*

The first phase of the Lakewood Community Center (now Lakewood Colonial Center) at the intersection of Gravelly Lake Drive SW and Bridgeport Way SW was completed in 1937. The center, designed in the Colonial Revival style and developed by Norton Clapp (1906–1995), featured a theater, a dining room, butcher shop and grocery store, drug store, physicians’ office, dental clinic, barber shop, and salon. Clapp had the financial wherewithal to develop the

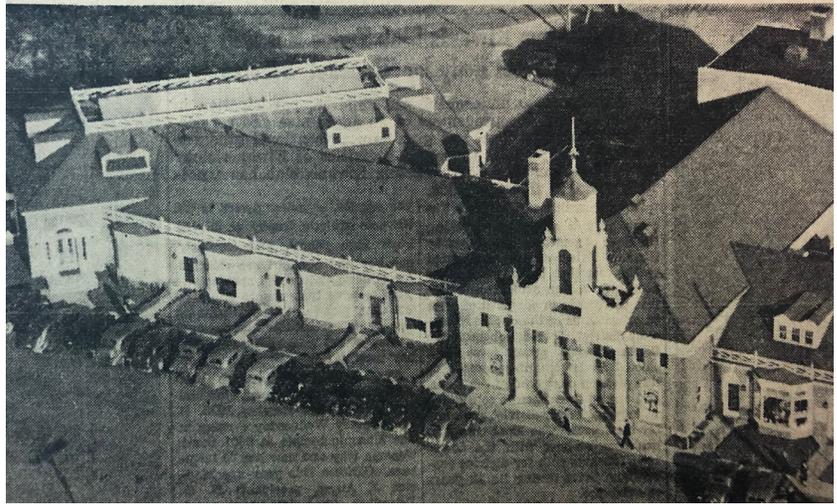
8 “Today is Opening Day at Lakewood,” *The Daily Ledger*, January 30, 1910. Clipping in Lakewood newspaper clippings folder at the Tacoma Public Library’s Northwest Room.

9 Ibid.

10 Dumond, et al, “Lakewood History.”

11 Leonard Saari, “Growing Pains Smite Suburban Lakewood,” *Tacoma News Tribune*, February 19, 1956: 1, 3.

Lakewood Community Center due to his family's wealth—his grandfather and great-uncle started a successful timber business, Laird Norton Co., in the Midwest and his father was a part of the Weyerhaeuser Company from the beginning.<sup>12</sup> Another key Clapp development, opened soon after the Lakewood Community Center, was the Lakewood Ice Arena (1938). The Lakewood Community Center became the anchor for continued business district development in the area, with notable improvements including a Lakes District branch



1937 aerial photograph of the new Lakewood Center as published in *The Tacoma Times*.

of the Pierce County Library (1956), Villa Plaza Shopping Center (1958), Thunderbird Center/Oakbrook Shopping Center (1960), and Lakewood General Hospital (1961). A large addition to the Lakewood Community Center was constructed in 1951. In 1963, Interstate 5 was completed, along the route of Pacific Highway, further connecting Lakewood to surrounding communities. Twenty-four-percent of the city's existing buildings were constructed during the 1950s. Iconic Lakewood businesses were established during this time, like House of Donuts (1959) and Bowlero Lanes (1960).

The Tacoma Speedway was converted for use as a local airport, the Tacoma Municipal Airport (Mueller-Harkins Airport), in 1927. A municipal airport for Pierce County, Tacoma Field, opened near Lakewood in 1930. The airport and field were then selected in the mid-1930s as a possible defense air base location and Pierce County transferred ownership of the field to the U.S. War Department in 1937. It was initially called Northwest Air Base and later renamed McChord Field. Work was soon underway by the Works Progress Administration (WPA) and then the Public Works Administration (PWA) to prepare the site and build a permanent air base for the Army Air Corps.<sup>13</sup> McChord Field opened on March 19, 1940. The U.S. Navy acquired ownership of the Mueller-Harkins Airport in 1944 and operated in the area as the Naval Advance Base Depot (Lakewood Navy Yard) until 1954. Clover Park School District began to use some of the buildings, eventually taking over the majority of the site for use as Clover Park Technical College, with an industrial park in the south portion.

Fort Lewis was upgraded to a permanent post on September 30, 1927 and underwent a permanent construction program for the next decade until construction shifted to temporary wood buildings to keep pace with rapid wartime growth. The population of Fort Lewis rose to

12 David Schaefer, "Civic Lion Norton Clapp Dies," *The Seattle Times*, April 25, 1995: B1.

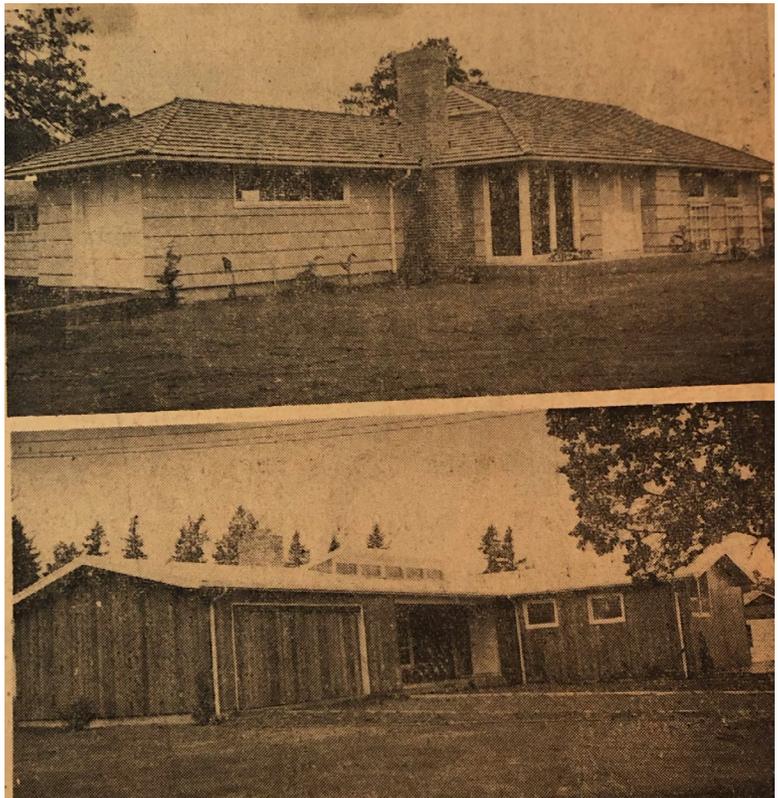
13 *HistoryLink.org the Free Encyclopedia of Washington State History*, "McChord Field, McChord Air Force Base, and Joint Base Lewis-McChord: Part 1," by Duane Colt Denfeld, Ph.D., October 25, 2011, <https://www.historylink.org/File/9934> (accessed April 8, 2019).

7,000 soldiers by July 1940, doubled to 14,000 by October 1940, and kept climbing to 37,000 soldiers by April 1941.<sup>14</sup>

Residential single-family subdivision and apartment building development in Lakewood grew during this period, capitalizing on the proximity to McChord Field and Fort Lewis. Subdivisions included both builder- and architect-designed developments, with many of the latter concentrated along the lakes. These include 11 residences Lakewood, Inc. constructed on the northeastern shores of Lake Steilacoom, supervised by Allan Link and designed by architects Lea, Pearson & Richards. This development featured four housing types with a variety of architectural treatments to prevent uniformity of design.<sup>15</sup> Earl Rowe served as general construction contractor. Other developments, including Clover Park (1943), Oak Park (1944), and M&M First (1948), Second (1948), and Third (1949) additions relied on deed restrictions to achieve design consistency. Deed restrictions included limitations to residential use only, architectural committee review of proposed house plans, and minimum construction values for new houses. Other developments during this time include:

- Park Hill 1st Division, deed restrictions (1948)
- Lakewood Manor, H. A. Briggs, 36 residences (1950)
- Mountbrook Manor, Tietz Construction (1952)<sup>16</sup>
- Barlow Lakes 1st and 2nd Additions, deed restrictions (1955)
- Tyee Park, Herman Sarkowsky, 99 residences (1956)

Debates ensued during the 1950s and 1960s on whether Lakewood should be annexed to Tacoma, incorporate, or remain unincorporated.



*New houses constructed in H.A. Briggs' Lakewood Manor development, 1950, The Tacoma Times. Addresses for these houses are unknown.*

<sup>14</sup> *HistoryLink.org the Free Encyclopedia of Washington State History*, "Fort Lewis, Part 2: 1927-2010," by Duane Colt Denfeld, Ph.D., April 18, 2008, <https://historylink.org/File/8493> (accessed April 10, 2019).

<sup>15</sup> "Lakewood, Inc., Has Eleven New Homes Ready for Tenants," *The Tacoma Times*, November 25, 1940. Clipping in Lakewood newspaper clippings folder at the Tacoma Public Library's Northwest Room.

<sup>16</sup> Like the Oak Park subdivision, Mountbrook Manor maintained large preexisting trees on the site, only removing those deemed necessary.

### *Suburban Growth (1964–1995)*

Lakewood’s growth steadily increased from the 1960s through the 1990s. By 1967, the Lakewood area had a population of 42,500.<sup>17</sup> Forty-five percent of the city’s current building stock (as of 2017) was constructed between 1950 and 1969, a rate which has yet to be surpassed by the last 49 years of development. The largest employers in Lakewood (or the Lakes District) in 1967 were Western State Hospital, Clover Park School, American Lake Veterans Hospital, McNeil Island Penitentiary, Fort Lewis, and McChord Air Force Base.<sup>18</sup> By 1960, the Lakes District was comprised of the following four census tracts: 18, 19, 20, and 21.

Residential subdivisions expanded along the north edge of the city limits, the outlying area around Lake Louise in the west portion of the city, and a couple of small plats east of Gravelly Lake. Community facilities in Lakewood by 1967 included fifteen elementary schools, four junior high schools, two high schools, and one community college in addition to sixteen playgrounds, two bowling alleys, and two indoor swimming pools.<sup>19</sup> Fort Steilacoom Community College (renamed from Albertson’s U in 1974) was established in 1967 and moved to its present location at the former Fort Steilacoom grounds in 1970; its name was changed to Pierce College in 1986. The 1961 Lakewood General Hospital was demolished and replaced in 1990 by St. Clare Hospital. Residential development during the 1970s and 1980s expanded into the northwest corner of the city, around Lake Louise, in the northeast corner of the city, and as general infill throughout the city.

### *Suburban City (1996–Present)*

Efforts to incorporate finally gained traction in the 1990s and Lakewood officially incorporated as a city on February 28, 1996. With its incorporation, Lakewood became the seventh largest city in the state and the second largest in Pierce County.<sup>20</sup> Presently, Lakewood has a population of 59,350 residents and is the eighteenth largest city in Washington but still the second largest in Pierce County.<sup>21</sup>

### **OAK PARK SUBDIVISION**

The plat for the Oak Park subdivision was filed by owners Frank J. and Rose E. Kruger in February 1944. The subdivision straddling then Lakeview Avenue (now Bridgeport Way) had 124 lots, with sixty-seven lots on the northeastern side of Lakeview Avenue and the remaining fifty-seven lots on the southwestern side. The Oak Park plat is immediately adjacent to the southern edge of the Seeley Lake Park plat, filed in 1890, but not developed until the 1990s. The plat was within easy

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17 Business & Professional Board of Lakewood Unlimited, Inc., “Lakewood & the Greater Lakes District,” (September 1967), 4. Clipping in Lakewood newspaper clippings folder at the Tacoma Public Library’s Northwest Room.

18 Business & Professional Board of Lakewood Unlimited, Inc., 3.

19 Business & Professional Board of Lakewood Unlimited, Inc., 4.

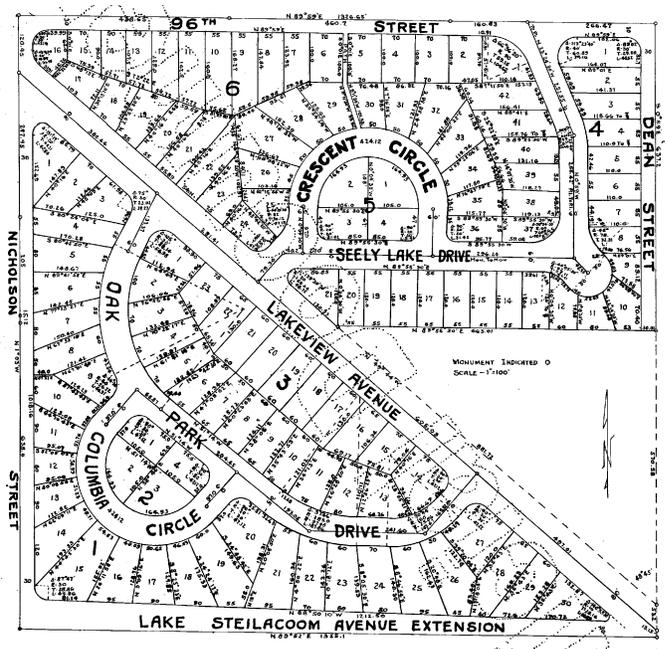
20 Dumond, et al, “Lakewood History.”

21 “Lakewood, WA, Fact Sheet,” *City of Lakewood*, (March 2019), [https://cityoflakewood.us/wp-content/uploads/2019/03/Lakewood\\_Fact\\_Sheet\\_12Mar2019.pdf](https://cityoflakewood.us/wp-content/uploads/2019/03/Lakewood_Fact_Sheet_12Mar2019.pdf) (accessed April 10, 2019).

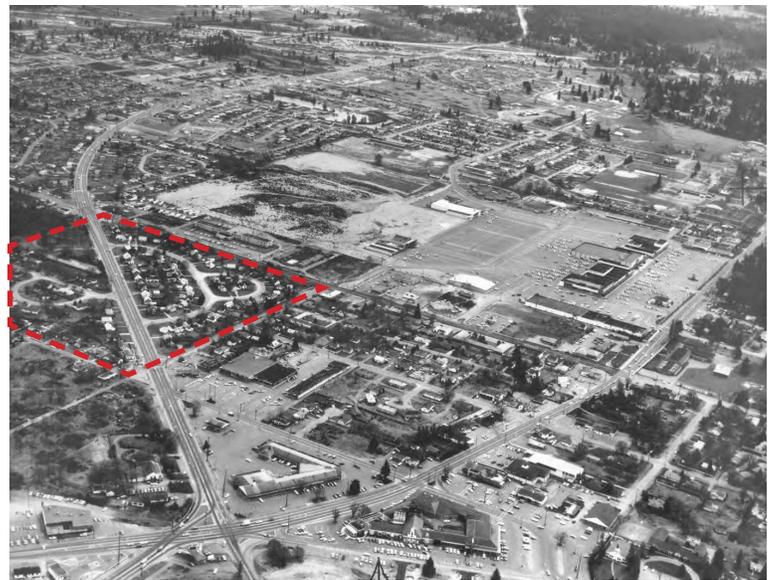
walking distance of the shops and amenities at the Lakewood Community Center (built 1937) and the initial development of the Lakewood Towne Center (current central business district), built by 1957.

Prior to branching out as developers, Frank and Rose were restaurant operators. Frank opened a drive-in soft drink station/restaurant at 1318 South Tacoma Way in 1931. The Krugers arrived in Washington with a franchise of the Triple XXX Barrel restaurant chain. By 1934 it appears the restaurant was called Frank's Stop 'n' Lunch and then the Tabby Cat by 1938. The restaurant was destroyed by fire ca. 1939. The Krugers opened a new, larger Triple XXX Barrel location in 1936 at 3505 South Tacoma Way. The Krugers sold the drive-in to Bill and Thelma Busch in 1943, who eventually rebranded the restaurant as Busch's Round Table Restaurant. Frank and Rose platted Oak Park in 1944, shortly after the sale of their restaurant. The plat's name may stem from the Garry oaks that were on the site prior to the development and were retained as significant visual features.

The Oak Park plat included deed restrictions, which were commonly placed on the deed of sale to protect "real estate values for both home owners and the subdivider." Furthermore, "deed restrictions were used to establish neighborhood character by controlling the size of building lots and dictate the design and location of houses."<sup>22</sup> The deed restrictions for Oak Park primarily described setbacks, types of construction (single family residences and one- or two-car garages), minimum building improvement costs, and minimum building size. However, the Oak Park deed restrictions also included racial strictures. Restriction E stated, "Ownership or occupancy shall be restricted to members of the Caucasian race."



Oak Park plat, 1944. Courtesy Pierce County.



Ca. 1960 aerial view of the Lakewood business district, with Oak Park visible at center left. Richards Studio C147307-1, Tacoma Public Library. Oak Park area highlighted with a dashed line.

<sup>22</sup> David L. Ames and Linda Flint McClelland, "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places," *National Register Bulletin*, (U.S. Department of the Interior, National Park Service, National Register of Historic Places: September 2002), 32.

## Oak Park Reconnaissance Level Survey

Northwest Vernacular

Deed restrictions based on race, ethnicity, and religion were challenged in the U.S. court system in the mid-twentieth century and were finally ruled “unenforceable” in the 1948 U.S. Supreme Court decision, *Shelley v. Kraemer*.<sup>23</sup>

The first houses constructed in the Oak Park subdivision were built during World War II, between 1944 and 1945 on the southwestern side of Bridgeport Way SW (identified in the plat as Lakeview Avenue) on Bridgeport Way SW, Oak Park Drive SW, and Columbia Circle SW. The next wave of construction occurred between 1946 and 1949, extending development along the northeast side of Bridgeport Way SW; the first five houses along Seeley Lake Drive SW are part of this group. The third wave of construction happened between 1950 and 1957 and completed development of the northeast portion of the plat along Mount Tacoma Drive SW (identified in the plat as Ninety-sixth Street), Crescent Circle SW, and Seely Lake Drive SW. Well-known building contractor William “Bill” Tietz built several properties on Seeley Lake Drive SW; at the time, he lived just north of the subdivision at 8956 Gravelly Lake Drive SW.



Ca. 1964 aerial view of Lakewood, with Oak Park visible at center left. Richards Studio D141601-8, Tacoma Public Library. Oak Park area highlighted with a dashed line.

Long-time residents in the neighborhood have indicated anecdotally that they thought the housing in the first phase was constructed for officers stationed at McChord Field/McChord Air Force Base. This information has not been confirmed by any secondary or primary sources.

## AREAS OF SIGNIFICANCE

The Oak Park subdivision relates to the following two areas of significance: **Community Planning and Development** and **Architecture**. The neighborhood straddles two periods of U.S. suburban development, exhibiting elements of an automobile suburb and post-World War II suburb. Oak Park also reflects the popular Minimal Traditional and Modern architecture of the 1940s and 1950s.

### *Community Planning and Development | Subdivisions in Lakewood*

The Oak Park subdivision is significant for its association with patterns of suburban development in Lakewood and its specific curvilinear pattern is quite distinctive amongst other mid-twentieth century suburban developments in the city.

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23 Ames and McClelland, 32-33.

According to the National Register of Historic Places Multiple Property Listing “Historic Residential Suburbs in the United States, 1830–1960,” the Oak Park plat is associated with the third and fourth stages of suburbanization:

- III: Early Automobile Suburbs: 1908 to 1945
- IV: Post-World War II and Early Freeway Suburbs: 1945 to 1960

The plat demonstrates significant consideration of the automobile, both in the curvilinear form to curtail traffic and curb cuts and driveways to service personal garages. The older houses in Oak Park are still somewhat pedestrian-oriented, with narrow sidewalks leading from the street to the house, while the newer houses emphasize circulation from the driveway to the house. The plat also reflects the housing standards prescribed by the Federal Housing Administration (created by the National Housing Act of 1934), with its curvilinear design and variations of exterior elements. The Oak Park subdivision avoids the “monotony” of tract housing with its “arrangement of similarly designed houses in multiple variations,”<sup>24</sup> a key component of the post-World War II suburbs.

Additional research may reveal more about why the Krugers platted Oak Park, who the builders were for the individual properties, how construction of the properties was funded, and why the two sides of the plat were developed in two different phases.

### ***Architecture | Mid-twentieth Century Suburban Residential Architecture***

The Oak Park subdivision is significant for the architectural styles clearly conveyed by its residences. The Minimal Traditional-designed properties built during World War II appear particularly unique within the city. Although there have been changes to the properties, most notably window alterations, they do not detract from the overall character of the neighborhood.

The properties within the Oak Park plat exhibit two architectural styles: Minimal Traditional and Modern. While no documentation has been uncovered on the architects and/or designs of the houses in this neighborhood, the houses are potentially plan book designs. There seem to be similar forms and floorplans amongst the houses with variations expressed through applied elements and flipped plans. The following houses all have similar forms and floorplans (either the same plan or flipped): 9646, 9656, 9666, and 9668 Bridgeport Way SW; 5, 8, 11, 22, and 28 Columbia Circle SW. These houses also have similar plans: 9660 and 9662 Bridgeport Way SW; 38 Columbia Circle SW; and 35, 50, and 54 Oak Park Drive. These houses have similar plans: 9644, 9658, 9664, and 9672 Bridgeport Way SW; and 67 Oak Park Drive. These houses have similar plans: 9, 17, 18, 19, 23, 26, 27, 29, and 31 Crescent; and 5618 and 5622 Mt. Tacoma Drive SW. And these houses have similar plans: 5602, 5612, 5708, 5716, and 5720 Mt Tacoma.

There are repeated patterns, most notably the use of glass block (set as squares or on the diagonal in groupings of five and six) at the entry porches on the Minimal Traditional style houses. The shift from the Minimal Traditional style (built during World War II) to a Modern style with a Ranch form (built after World War II) within the Oak Park plat reflects the shift in popular trends.

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24 David L. Ames and Linda Flint McClelland, “Historic Residential Suburbs in the United States, 1830–1960,” National Register of Historic Places Multiple Property Listing (2004), Section F, Page 57.

Additional research may reveal the architects, builders, and/or plan book designs for the individual properties. Tietz Construction, a local general contractor, is listed within the Tacoma Public Library’s “Tacoma-Pierce County Building Index” as the builder for six of the properties within Oak Park all on Seeley Lake Drive SW (9601, 9607, 9615, 9621, 9701, and 9715 Seeley Lake Drive SW).

## B. PROPERTY TYPES AND FUNCTIONS

Buildings were the only property type documented within the survey area. The survey area included both the 1944 plat and adjacent properties on the north and southeast side constructed at the same time as development within the plat.

Historic functions pertain to the how the property was routinely used. This generally relates to the original design of the building but can differ. In the case of buildings surveyed in Oak Park, all historic functions related to their original design. Historic functions (uses) within the survey area consisted predominately of domestic use, with some commerce-related properties. Commerce-related properties were the result of later use changes, in which single-family houses were converted to commercial function. Current uses within the plat continued historic functions with the exception of 9603 and 9615 Bridgeport Way SW built as single-family houses and converted to commercial utility after 1958. Outside of the plat, 9527 Bridgeport Way SW was built as a single-family house and converted to commercial use after 1958. The apartment building at 9667

Bridgeport Way SW and the commercial building at 9669 Bridgeport Way SW are both outside of the plat.

Of the 112 properties surveyed, 108 were domestic (107 single family and one multiple family) and four were commercial (three of which were built as single-family residences). An analysis of the housing forms and architectural styles of domestic properties, as the dominant property type, will be discussed below.



*Historic functions of surveyed properties.*

## HOUSING FORMS

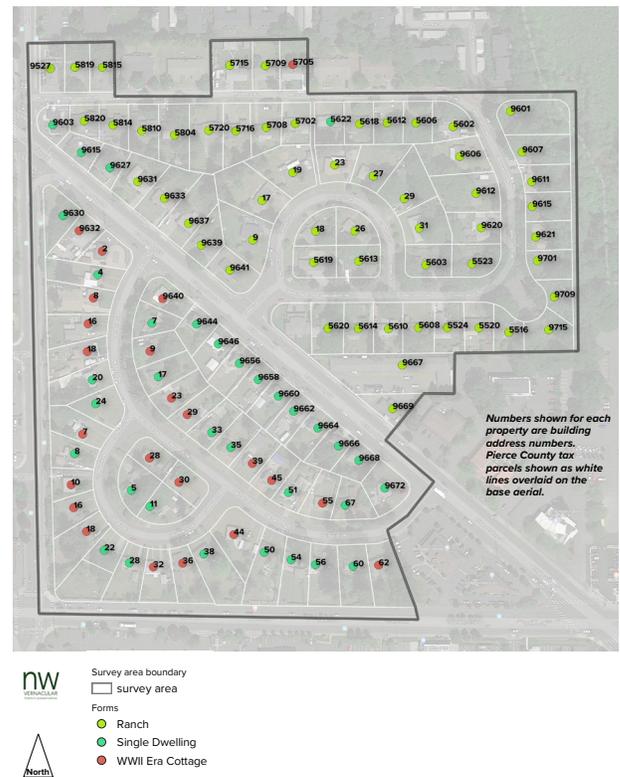
Two key housing forms were present in the survey area: World War II (WWII)-era Cottage and Ranch. The WWII-era Cottages are present on the south side of Bridgeport Way; Ranches are present on the north side. Many of the houses on the south side of Bridgeport Way SW are not examples of either form and have more in common with one-and-a-half story Tudor cottages. Examples of these include 33 and 51 Oak Park Drive SW, and 8 Columbia Circle SW.

**Table 3. Housing Forms in Survey Area**

FORM	SURVEYED
Ranch	53
WWII-era Cottage	22
Other (Single Dwelling)	37

**Ranch.** This form began during the mid-1930s, gained popularity during the 1940s, and became the dominant residential architectural style during the 1950s and 1960s. Ranch houses are one story and typically asymmetrical. They feature low-pitched roofs, have a horizontal emphasis, moderate or wide eave overhangs, and may have an attached garage.<sup>25</sup> Good examples of the form in the survey area include 5618 Mt. Tacoma Drive and 5613 Seeley Lake Drive SW.

**WWII-era Cottage.** This form began during the mid-1930s and served as a transitional form between the bungalows of the 1920s and the sprawling Ranch houses of the 1950s and 1960s. The WWII-era Cottage was compact like a bungalow, but with minimal ornamentation. They typically have square or rectangular plans, but some examples may have projections with hip or gable roofs. They are typically Minimal Traditional in style but may have stylistic elements inspired by Art Deco or Streamline Moderne, such as glass block



*Property forms in survey area.*



*5618 Mt. Tacoma Drive, a ranch house.*



*28 Columbia Circle SW, a WWII-era cottage.*

25 McAlester, 479.

or rounded porch stoops.<sup>26</sup> Good representations of the form in the survey area include 44 Oak Park Drive SW and 28 Columbia Circle SW.

## ARCHITECTURAL STYLES

Architectural styles present within the neighborhood reflect the architectural influences and stylistic trends that were popular during the mid-twentieth century. The south side of the Oak Park subdivision has examples of Minimal Traditional architecture while the north side of the Oak Park subdivision has Modern houses with Ranch forms.

*Table 4. Architectural Styles in Survey Area*

STYLE	SURVEYED
Minimal Traditional	56
Modern	56

**Minimal Traditional.** Houses designed in this architectural style bridge the gap between the more traditional period revivals of the 1920s and the modernism of the mid 1950s and 1960s. Minimal Traditional houses, with their simplified architectural features and compact form, became popular during the Great Depression. These houses are typically one story with close eaves, have small to nonexistent front porches, and usually a front-facing gable and large chimney.<sup>27</sup> Larger, two-story examples of this style are less common. Oak Park features one story and one-and-a-half story examples. Good samples of the style in the survey area include 9668 Bridgeport Way SW and 9660 Bridgeport Way SW.

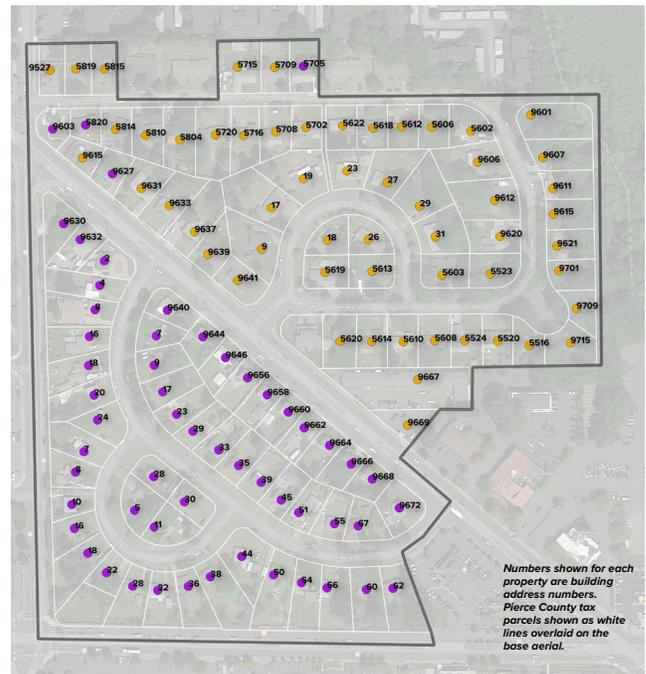
**Modern.** The term “modern” is quite broad and for the purposes of this survey; houses that are



*9660 Bridgeport Way SW, a Minimal Traditional house.*



*18 Crescent Circle SW, a Modern house.*



*Architectural styles in survey area.*

26 Washington State Department of Archaeology and Historic Preservation, “WWII Era Cottage: 1935 – 1950,” *Washington State Department of Archaeology and Historic Preservation*, <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/wwii-era-cottage> (accessed April 5, 2019).

27 Swope, 478.

classified as “modern” are those that do not align with another architectural style but still have the minimal architectural detailing and contemporary materials typical of the mid-twentieth century. These houses may utilize the Ranch form. Good examples of the style in the survey area include 18 Crescent Circle SW and 9 Crescent Circle SW.

### 3. Survey Results

Survey results exceeded expectations. The entire 1944 Oak Park plat retains a high level of cohesive visual character. The plat developed within a brief thirteen-year period that included the last two years of World War II. The clarity of differences in development patterns between the World War II era and immediate post war development remains intact.

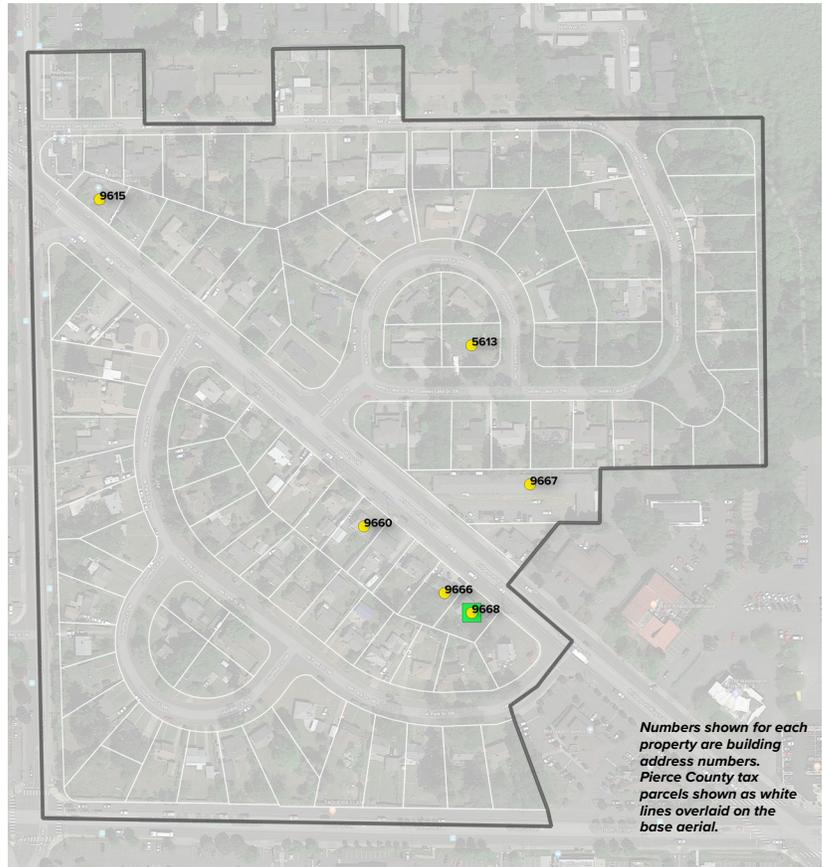
The survey area retains a high level of architectural integrity. Alterations recorded as part of field work identified the level of changes to building plan, cladding, windows, and garage when it was integrated into the house. The table below summarizes how we cited the level of integrity for each property. Refer to “Map 10. Integrity Levels” on page 52 to see these within the survey area. Refer to “District Eligibility” for a discussion of how compatible siding changes, even though it’s an extensive alteration, factored into consideration for property status within the potential historic district.

Visual character within the survey area reflects the progression of architectural styles and building forms from Minimal Traditional through the Modern style and Ranch form buildings. Notable items observed during the field work:

- The north and south halves of the Oak Park plat (bisected by Bridgeport Way SW) share a similar circulation system layout developed as part of the 1944 plat, but have different architectural styles and forms based on their two periods of construction. The earlier south portion reflects vestiges of Early Automobile Suburbs (1908 to 1945) with sidewalks from the street to the front entrance, and free-standing garages, vertically emphasized houses. The north portion reflects its later period of construction and the post-World War II and early freeway suburb periods (1945 to 1960) with horizontally emphasized Ranch form houses, and integrated single-car garages with a walkway from the driveway connecting to the house.
- Garry oak (*Quercus garryana*) trees retained by the original development, and possibly the namesake for the plat, provided an immediate setting for the new housing and continue to exert an important visual presence within the survey area, associated with the former prairie landscape of grassland and oak woodlands. As part of the original development, lengths of Seeley Lake Drive SW were constructed to jog out around existing oaks.
- Concrete construction of buildings in the south portion and wood frame construction in the north portion provide a remarkable change in building materials within a single plat and relate to their periods of development.
- Circulation within the plat consists of concrete roads with curbs but without sidewalks, characteristic of the 1940s and 1950s period of construction. Driveways, either fully paved or with just two concrete tracks, extend up to the detached and integrated garages. The use of sidewalks and whether they connect from the house to the street or from the house to the driveway marks a shift in resident parking patterns (street parking vs. parking in the driveway or integrated garage).
- Landscapes generally consisted of lawns with a range of plantings. No detailed comparison between existing plantings and historic aerials was made.
- Light and sign posts with the house number occur in the south portion at each house along the street.

The areas of history applicable to properties in the survey area, based on their historic functions, follow below.

- **Architecture:** This is the principal area of significance based on the reconnaissance level of the survey and a review of the architectural character of buildings within the survey area. The buildings represent World War II-era and post-World War II development patterns and changes, encapsulated into a compact and visually cohesive area.
- **Commerce:** Post-World War II construction brought a couple of commercial buildings within the survey area along Bridgeport Way SW. Due to the reconnaissance level of this survey no additional research was done.
- **Community planning and development:** The 1944 Oak Park plat and associated development reflect important patterns of physical development, land division, and land use within the City of Lakewood adjacent the central business district. The Lakewood Towne Center to the immediate southwest of the survey area developed concurrent with the Oak Park plat development.



- Survey area boundary
- Individual Lakewood eligibility recommendations  
● Yes, based on Criteria A.1 and A.3
- Individual NRHP eligibility recommendations  
■ Yes, based on Criterion C

*National Register of Historic Places individual eligibility.*

Exterior building alterations tended to affect windows (conversion to vinyl or metal) and siding (conversion to vinyl, aluminum, or cement fiber board siding). A change unique to the north portion is the closing off of garages to change their function to living space, and the replacement of garage doors.

## A. SURVEY AREA DEVELOPMENT PERIODS

The survey area contained properties from three development periods relating to the build-out of the 1944 Oak Park plat and immediately adjacent to concurrent development. The Oak Park plat

is unique as the largest World War II-era plat and one of only two, Clover Park (platted 1943) was the other, that were significantly built out during World War II.

*Table 5. Surveyed Properties Development Periods*

TIME PERIODS	PROPERTIES BUILT DURING EACH PERIOD
1944 to 1945	52 properties
1946 to 1949	12 properties
1950 to 1957	48 properties

## B. NATIONAL REGISTER AND WASHINGTON HERITAGE REGISTER ELIGIBILITY

Northwest Vernacular staff evaluated surveyed properties for potential eligibility for listing to the National Register of Historic Places (NRHP). Staff utilized criteria A and C cited below. The following addresses individual eligibility. Refer to the National Register Historic District Eligibility below for historic district eligibility evaluation.

**Criterion C** is based on architectural character and was assessed from the public right-of-way and generally informed by the extent of alterations observable from the public right-of-way.

**Criterion A** is based on a review of early land ownership and plat maps for the survey and adjacent areas as well as city-wide pattern comparisons using Pierce County assessor estimated year-built data. The relationship between development within the survey area and broader city-wide patterns is addressed under the development periods above. There were no localized patterns identified at the reconnaissance level that would have elevated any properties to potential individual eligibility. No individual property research was completed as part of this study that would have informed evaluation under other criteria, however.

No criteria considerations were applicable for the evaluation of the properties surveyed.

Future research may yield information making a property eligible under other criteria.

National Park Service’s, *National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation* establishes the following criteria for evaluation and criteria considerations. Items applicable to the survey area are called out in bold:

### CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

**A. That are associated with events that have made a significant contribution to the broad patterns of our history; or**

B. That are associated with the lives of significant persons in our past; or

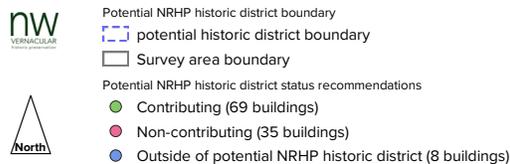
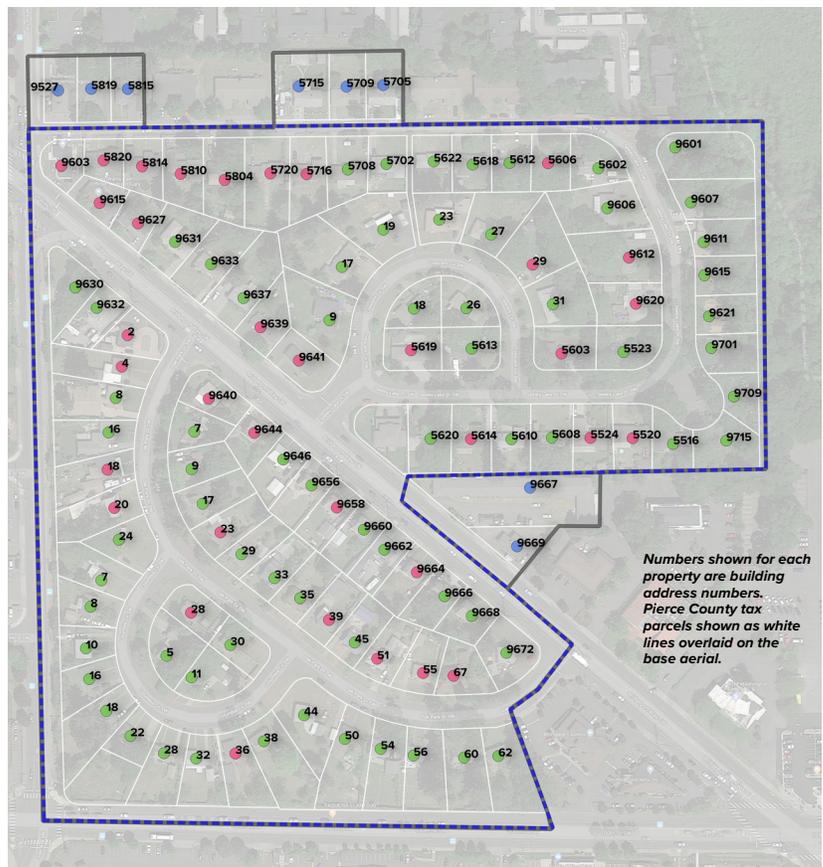
**C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or**

D. That have yielded or may be likely to yield, information important in history or prehistory.

**CRITERIA CONSIDERATIONS**

Ordinarily cemeteries, birthplaces, 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 fifty years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or



*National Register of Historic Places district eligibility.*

- d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past fifty years if it is of exceptional importance.

Of the properties surveyed, only one appears to have enough integrity and distinctive type or method of construction, work of a master, and/or high artistic values to be considered for NRHP listing. All properties recommended for NRHP eligibility are also recommended for Washington Heritage Register eligibility.

**Table 6. Potential National Register Eligible Property per Criterion C**

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
9668 Bridgeport Way SW	1945	This single-family residence retains a high level of integrity and is an excellent representative of a Minimal Tradition cottage.	

### C. NATIONAL REGISTER HISTORIC DISTRICT ELIGIBILITY

Northwest Vernacular staff evaluated the survey area for potential historic district eligibility for listing to the National Register of Historic Places (NRHP) using the National Park Service’s *National Register Bulletin Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* and per the registration requirements established in the *Historic Residential Suburbs in the United States, 1830–1960 Multiple Property Listing*. Staff utilized criteria A and C cited below. No criteria considerations were applicable for the evaluation of the properties surveyed. Future research may yield information making a property eligible under other criteria.

The potential historic district is recommended as eligible for NRHP listing through both the conventional historic district listing process, and as meeting the registration requirements for listing utilizing the above referenced multiple property listing.

**Criterion C** is based on architectural character and was assessed from the public right-of-way and generally informed by the extent of alterations observable from the public right-of-way.

**Criterion A** is based on a review of early land ownership and plat maps for the survey and adjacent areas as well as city-wide pattern comparisons using Pierce County assessor estimated year-built data.

**Community planning and development** is the area of significance that would apply under both criteria A and C reflecting important patterns of physical development and land use.

## CRITERIA FOR EVALUATION

National Park Service's, *National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation* establishes the following criteria for evaluation and criteria considerations. Subcategories listed under each criteria for evaluation stem from the registration requirements identified in section F of the *Historic Residential Suburbs in the United States, 1830–1960 Multiple Property Listing*. Items applicable to the survey area are called out in bold.

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. ***That are associated with events that have made a significant contribution to the broad patterns of our history; or***
  - a. ***Neighborhood reflects an important historic trend in the development and growth of a locality or metropolitan area.***
  - b. ***Suburb represents an important event or association, such as the expansion of housing associated with wartime industries during World War II or the racial integration of suburban neighborhoods in the 1950s.***
  - c. *Suburb introduced conventions of community planning important in the history of suburbanization, such as zoning, deed restrictions, or subdivision regulations.*
  - d. *Neighborhood is associated with the heritage of social, economic, racial, or ethnic groups important in the history of a locality or metropolitan area.*
  - e. *Suburb is associated with a group of individuals, including merchants, industrialists, educators, and community leaders, important in the history and development of a locality or metropolitan area.*
- B. *That are associated with the lives of significant persons in our past; or*
- C. ***That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or***
  - a. ***Collection of residential architecture is an important example of distinctive period of construction, method of construction, or the work of one or more notable architects.***

- b. *Suburb reflects principles of design important in the history of community planning and landscape architecture, or is the work of a master landscape architect, site planner, or design firm.*
- c. *Subdivision embodies high artistic values through its overall plan or the design of entranceways, streets, homes, and community spaces.*

**D.** *That have yielded or may be likely to yield, information important in history or prehistory.*

## LIMITATIONS

The period of significance for the *Historic Residential Suburbs in the United States, 1830–1960 Multiple Property Listing* ends at 1960. This is not an issue as the properties in the survey area were all built prior to 1957.

Commercial and possibly apartment buildings, can be listed under the multiple property group, but must individually meet Criterion A, B, C, or D of the National Register of Historic Places (NRHP). The apartment building (9667 Bridgeport Way SW) and one commercial building (9669 Bridgeport Way SW) are outside of the potential historic district since they were not part of the Oak Park plat. The two commercial buildings within the plat (9603 and 9615 Bridgeport Way SW) were both built as single-family residences and later converted to commercial use. Due to the extent of alterations and change in use they are not recommended as potentially contributing.

## LEVEL AND PERIOD OF SIGNIFICANCE

The potential historic district is recommended at the local level of significance. The development reflects important aspects of the City of Lakewood’s growth during and following World War II and its connection with Joint Base Lewis McChord (formerly Fort Lewis and McChord Air Force Base) and Camp Murray.

The recommended period of significance spans from 1944 to 1957, marked by construction of the first extant house and construction of the last extant house. This period marks the completion of the area’s build out including circulation systems, yards, and buildings.

## INTEGRITY

The area retains a high level of integrity, which each aspect discussed below.

- **Location:** Boundaries that historically defined the neighborhood remain intact along with the location of streets. The size and shape of house lots remain intact. The plat retains its historic proximity to the transportation corridor of Bridgeport Way SW, and the central business district to the southwest that developed concurrent with the plat.
- **Design:** The arrangement and hierarchy of streets and arrangement of blocks remain intact. The spatial organization of the plat around the automobile remains evident through the streets, driveways, and garages. This design affords a higher level of seclusion and privacy for homes set back from Bridgeport Way SW. House lots remain intact and most

of the yards retain an open lawn character similar to what is evident in the 1957 historic aerial. The pattern of driveways, walkways, and curbs remain. Roads originally stepped out around Garry oaks remain. The curvilinear form of the roadways remains and reflects the original planning and plat of area. There have been some small-scale additions such as new houses, adding small porch roofs, garages and sheds. There have been no major vertical additions to houses, and most additions occur on the rear of houses. The spatial relationships between houses and street remains.

- **Setting:** Open lawns and fences that were part of original development along with private back yards and Garry oak trees remain. The Garry oaks reflect a conscious effort to retain a park like setting. These trees are protected by City ordinance. Yard plantings generally remain like historic photographs, with some developing more intensive landscaping, and typically do not obscure the house or its relationship with the street.
- **Materials:** Building, roadway, walkway, fencing, curbing, and landscaping materials remain. Stucco and concrete are an important material in the south area. Lap wood siding and shingles exist in both areas and are dominant features in the north area. Wood windows with narrow decorative wood trim at windows and doorways remain substantially intact. Collectively these materials all support a cohesive historic character to the plat. The majority of buildings retain key exterior materials related to their original construction.
- **Workmanship:** Evident in the street pavement, curbs, foundation walls, concrete and stucco, and lap siding, brickwork (often with corbelling) at chimneys in the north portion, narrow corner boards with a decorative rounded profile, wood and metal windows, and recessed doorways for protection from elements.
- **Feeling:** Feeling remains both along Bridgeport Way SW and upon entering the side streets to the north and south portions of the plat. The curvilinear streets and road hierarchy, along with house placement and continuity, lawns, Garry oaks, and driveways all convey sense of the original build out of the plat.
- **Association:** The plat remains in continued residential use and retains its proximity to the downtown business district. The plat is an enclosed area, so despite surrounding land use changes the association within the area remains strong. The high retention of original buildings along Bridgeport Way SW retains the continuity between the north and south portions of the plat. The plat conveys the period when it achieved importance and continues to reflect design principles that shaped it. The plat, at the time of construction and today, offers proximity to the city's two shopping centers, the future Lakewood Towne Center, as well as walking trails along Seeley Lake. As of 1941 the site remained undeveloped but just southeast of, and within walking distance to, the 1937 suburban shopping center, and by 1957 the plat had been developed and the downtown shopping center (future Lakewood Towne Center), just a third of a mile to the southwest of the development, had also been constructed and continued to expand through 1968. The housing retains proximity to the critical defense industry, Joint Base Lewis McChord, then Fort Lewis and McChord Air Force Base.

## CLASSIFYING CONTRIBUTING AND NONCONTRIBUTING RESOURCES

The following outlines the methodology utilized in assessing surveyed properties for potential contributing and noncontributing status within the potential historic district. The following table provides a count of contributing and non-contributing status level recommendations for properties within the potential historic district.

*Table 7. Potential Property Status*

STATUS	COUNT
Contributing	69
Non-contributing	35
Outside of potential NRHP historic district	8

The following provides an explanation of factors considered in assigning status levels.

Contributing:

- Built within the recommended period of significance; and,
- Remaining substantially intact. This means that alterations noted under plan, cladding, windows, and other were intact to moderate, with up to one extensive-level alteration. Exceptions were made for lap siding replacement with fiber cement board or aluminum siding that retained the same overall visual character. These alterations were still identified as extensive.

Noncontributing:

- Built outside the recommended period of significance; or,
- Substantially altered. This means that at least two alterations noted under plan, cladding, windows, and other were extensive. Refer to Contributing (above) for fiber cement board and aluminum siding exceptions.

The following table provides a summary of factors considered in relating integrity level to assigning status levels.

**Table 8. Integrity Level Analysis**

CLASSIFICATION	PLAN	WINDOWS	CLADDING	OTHER
<b>Contributing</b>				
Built within the recommended period of significance; and,	Built between 1944 to 1957, as part of the build out of the original plat.			
Remain substantially intact.  Up to one element be extensively altered, and/ or the siding replaced with fiber cement board which replicates the look of the original wood lap siding.  This is also influenced by the degree to which other distinctive features or architectural details remained, such as roof forms, casings, planters, sidewalks and driveways, lawn.	Intact to moderate changes,  such as a small side or rear addition set below the roofline of the house; a larger rear addition set back away from the house.	Intact to moderate changes.  “Slight” indicates the majority of original windows remain intact with changes to only a few.  “Moderate” indicates at least some of the original windows remain intact.	Intact to moderate changes.  The siding on the front and side facades remains substantially intact.  Replacement of wood lap siding with fiber cement board or aluminum siding replicated the visual character and profiles.	Intact to moderate changes.  Integrated single-car garages comprise an important other element in the north portion. New garage doors are a slight change.
<b>Noncontributing</b>				
Built outside of the recommended period of significance; or,	Built following the build out of the area. These are houses that replaced original houses, such as the 2007 house at 5712 Seeley Lake Drive SW, or later infill development, such as the series of duplex houses built in 1990 along the north side of Mount Tacoma Dr SW, or commercial construction adjacent to but unrelated to the original plat, such as the medical offices at 9873 Bridgeport Way SW built in 1977.			
Substantially altered	Extensive changes, such as a large front addition or a rear addition that projected above the roofline of the house.	Extensive changes.  Extensive indicates all the original windows visible from the street have been replaced.	Extensive changes, such as installation of vinyl, fiber cement board, or aluminum siding. Refer to contributing (above) for exceptions related to fiber cement board and aluminum siding.	Extensive changes.  Removal of an original integrated garage doorway and filling in the opening with windows or siding such that the original opening can no longer be identified is an extensive change.  Landscape changes, such as the complete replacement of lawn with hardscape or gravel, departing substantially from the original character.

## D. LAKEWOOD LANDMARK ELIGIBILITY

NWV staff evaluated surveyed properties for potential eligibility for designation as Lakewood landmarks. Staff utilized designation criteria A.1. and A.3. shown in bold below, which are similar to National Register of Historic Places Criterion C. This criterion is based on architectural character and all properties were assessed from the public right-of-way. Future research may yield information making a property eligible under other criteria. No individual property research was completed as part of this study that would have informed evaluation under other criteria.

Local municipal code chapter 2.48.040 Designation Criteria, establishes the categories for determining designation as a Lakewood landmark. Applicable criteria are noted in bold.

**A. An historic resource may be designated as a Lakewood landmark if it is more than 50 years old or, in the case of a landmark district, contains resources that are more than 50 years old, and possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:**

**1. Is associated with events that have made a significant contribution to the broad patterns of national, state or local history; or**

2. Is associated with the lives of persons significant in national, state or local history; or

**3. Embodies the distinctive characteristics of a type, period, style or method of design or construction, or that represents a significant and distinguishable entity whose components may lack individual distinction; or**

4. Has yielded or may be likely to yield 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 art.

B. A historic resource may be designated a community landmark because it is an easily identifiable visual feature of a neighborhood or city and contributes to the distinctive quality or identity of such neighborhood or the City or because of its association with significant historical events or historic themes, association with important or prominent persons in the community or county, or recognition by local citizens for substantial contribution to the neighborhood or community. An improvement or site qualifying for designation solely by virtue of satisfying criteria set out in this section shall be designated a community landmark.

C. 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 40 years shall

not be considered eligible for designation. However, such a property shall be eligible for designation if it is:

1. An integral part of districts that meet the criteria set out in this chapter; or
2. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
3. A building or structure removed from its original location but which is significant primarily for its architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
4. A birthplace, grave or residence of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or
5. A cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
6. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner or as part of a restoration master plan, and when no other building or structure with the same association has survived; or
7. A property commemorative in intent of design, age, tradition, or symbolic value has invested it with its own historical significance; or
8. A property achieving significance within the past 40 years if it is of exceptional importance. [Ord. 578 § 1, 2014; Ord. 251 § 1, 2000.]

Of the properties surveyed, six appear to have sufficient integrity and distinctive architectural character to be considered for designation as Lakewood landmarks. In general, any property recommended as appearing potentially eligible for NRHP listing under Criterion C was also recommended as potentially Lakewood Landmark eligible. Those properties that are only recommended for consideration as Lakewood landmarks either lacked sufficient distinctive architectural character or had slight alterations that diminished their NRHP eligibility potential.

The entire area is recommended as a potential Community landmark under designation criterion B above. This development is unique within the city for its self-contained character, use of circular roads/crescents, integrity of housing stock, and circulation systems.

Per municipal code section 2.48.020 Definitions a Community landmark is not subjected to design review.

*“Community landmark” means a historic resource which has been designated pursuant to this chapter but which may be altered or changed without application for or approval of a certificate of appropriateness.*

**Table 9. Potential Local Landmark Eligible Properties per Criteria A.1. & A.3.**

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
9615 Bridgeport Way SW	1949 ca.	A largely intact Modern style professional office building built within the Oak Park subdivision. The building exhibits both unique detailing, with bay windows, multiple lite wood windows, white brick veneer, and projecting front gable with turned columns; and is in keeping with the style, scale and massing of residential development within the subdivision.	
9667 Bridgeport Way SW	1956 ca.	A largely intact Modern style, Ranch form apartment building built adjacent to the Oak Park subdivision. The building exhibits both notable detailing, with metal windows and brick, shingle, and vertical board cladding; it is in keeping with the style, scale, and massing of the residential development in the Oak Park subdivision.	
5613 Seeley Lake Drive SW	1950 ca.	A largely intact Modern style, Ranch form single-family residence. This is the most intact residence within the north portion of the Oak Park plat, conveying the original design features characteristic of houses built within this portion of the subdivision.	
9660 Bridgeport Way SW	1945 ca.	A largely intact Minimal Traditional style single family residence.	
9666 Bridgeport Way SW	1945 ca.	A largely intact Minimal Traditional style single family residence.	
9668 Bridgeport Way SW	1945 ca.	A largely intact Minimal Traditional style single family residence.	

## E. DEVELOPMENT TRENDS

The following list identifies key local development trends influencing the retention of historic properties within the city:

- Managing exterior building changes as property owners change out original wood windows for vinyl or aluminum slider windows will be a key ongoing issue. Even the difference between using a 1:1 vinyl sash versus a horizontal slider or single fixed sash to replace a 1:1 sash can help to retain visual character.
- Vinyl and fiber cement board siding replacing or covering over original siding materials will be an ongoing issue as exterior siding materials are upgraded. Matching fiber cement board exposure widths and textures to the original lap siding can help retain visual character.
- Heating and cooling in the concrete houses was an issue raised by residents during our field work. The thermal mass of the concrete walls makes it difficult to keep interior spaces warm during the winter; during the summer the concrete walls absorb solar heat during the day and radiate it to interior spaces at night, making it difficult to cool the house in the summer. Helping homeowners resolve these issues would support the retention and continued use of these houses.
- Garage conversions and how to approach them in a way that retains visual character of the garage but also allows for new function (such as adding a recessed wall at doorway with windows, or a fixed garage door-type enclosure with windows) will be important to help retain visual character.
- Commercial development along Bridgeport Way SW has already encroached on the southeast corner of the Oak Park plat. The central business district abuts the south, west, and east sides (below Seeley Lake Park) of the survey area and the subdivision is adjacent the Town Center Incentive Overlay district. Currently the lots on either side of Bridgeport Way SW are zoned arterial residential/commercial (ARC) and zoning changes under current consideration would change these to arterial corridors. The rest of the subdivision is zoned residential four (R4). The commercial zoning along Bridgeport Way SW places development pressure on houses along this arterial; these houses are important for retaining visual continuity and connection between the two parts of the subdivision.

## F. RECOMMENDATIONS

Implementation of the following recommendations will support local comprehensive planning, the purpose of the city's Historic Preservation Ordinance, and the 2014–2019 Washington State Historic Preservation Plan goals.

- Conduct outreach to property owners of properties recommended eligible for NRHP and/or Lakewood Landmark designation to ask if they are interested in knowing more about their properties. The intent will be to conduct additional research on those properties with owners who are interested in the history of their buildings. Based on the research, the owners could then consider if they are interested in pursuing listing status. The research could be accomplished through volunteer- or owner-led research parties, or through the City applying for grant funds to support intensive survey work. If grant funds are pursued,

the City should obtain a letter from each interested property owner stating their interest in participating.

- To address heating and cooling issues in concrete houses, conduct a case study example to develop options that owners could utilize to improve heating and cooling.
- Conduct outreach to property owners to determine if technical support regarding window repairs, and compatible siding, garage, and window changes would be of interest to residents.
- Review zoning along Bridgeport Way SW within the Oak Park subdivision to determine if there is an adjustment that could be made to support the retention of existing buildings as either single-family residences or compatible adaptive reuse in professional or business functions.

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# 5. Appendix

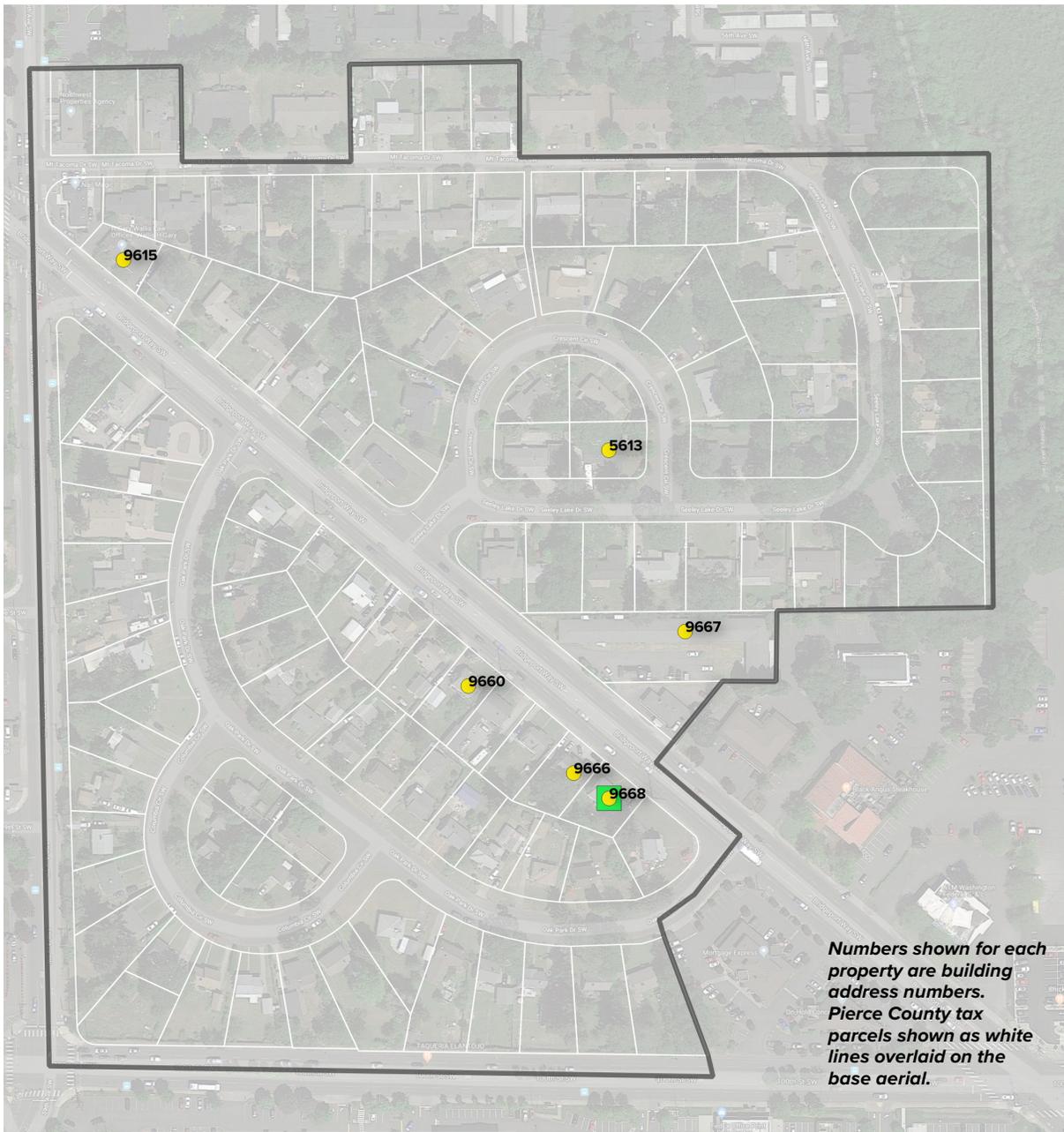
## A. MAPS



- Buildings surveyed
- Survey area boundary



Map 1. Survey area and surveyed properties.



- Survey area boundary
- Individual Lakewood eligibility recommendations
  - Yes, based on Criteria A.1 and A.3
- Individual NRHP eligibility recommendations
  - Yes, based on Criterion C



Map 2. Individual Eligibility Recommendations



Numbers shown for each property are building address numbers. Pierce County tax parcels shown as white lines overlaid on the base aerial.



- Potential NRHP historic district boundary
- potential historic district boundary
- Survey area boundary

- Potential NRHP historic district status recommendations
- Contributing (69 buildings)
- Non-contributing (35 buildings)
- Outside of potential NRHP historic district (8 buildings)



Map 3. District Eligibility Recommendations



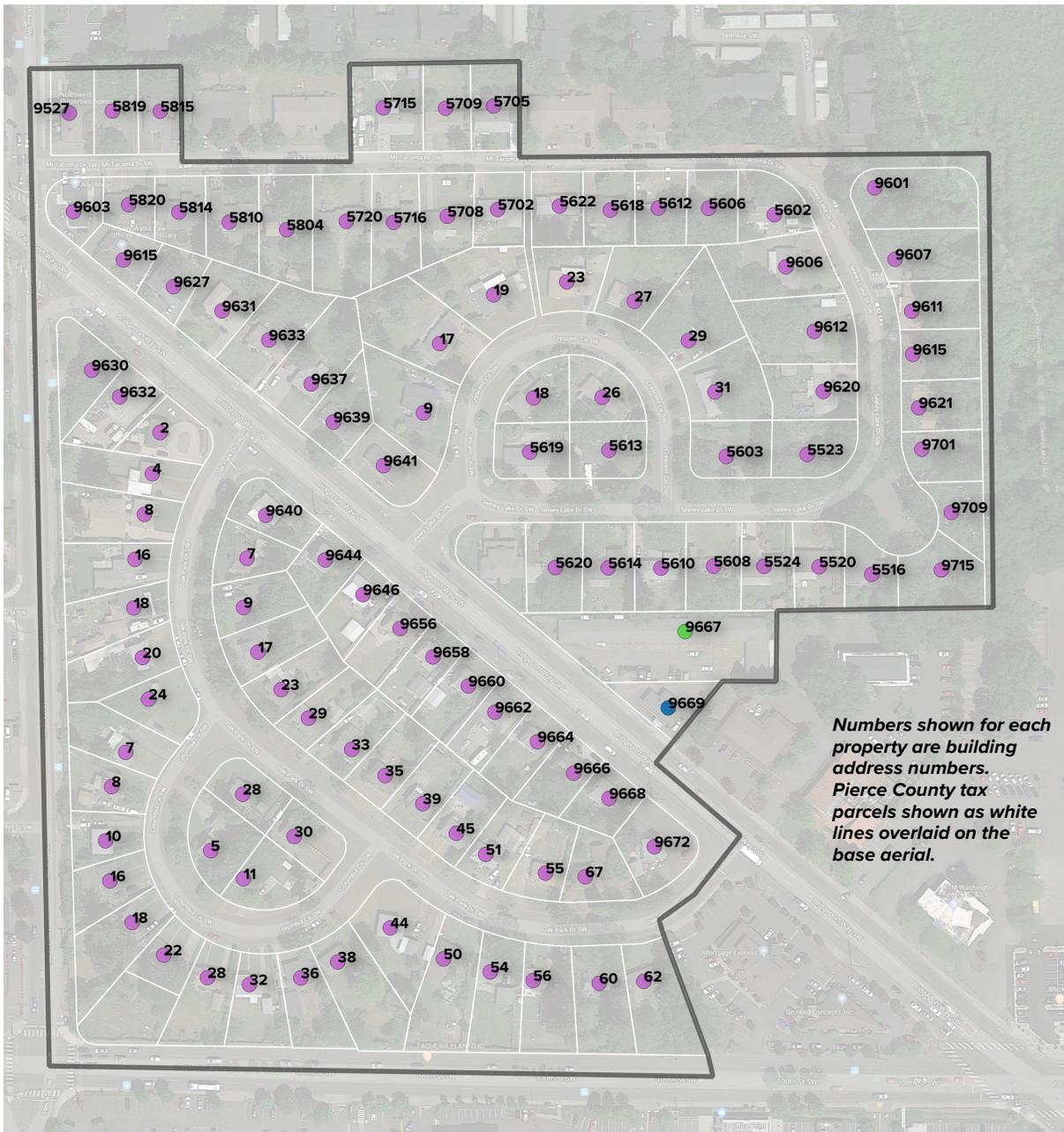
□ Survey area boundary

Period built

- 1944 to 1945 construction during WWII
- 1946 to 1949 construction immediately after WWII
- 1950 to 1957 continued infill construction



Map 4. Development Periods



Survey area boundary

□ survey area

Historic use

● Apartment

● Single Family House

● Commercial



Map 5. Historic Use

Oak Park Reconnaissance Level Survey

Northwest Vernacular



Survey area boundary

□ survey area

Forms

● Ranch

● Single Dwelling

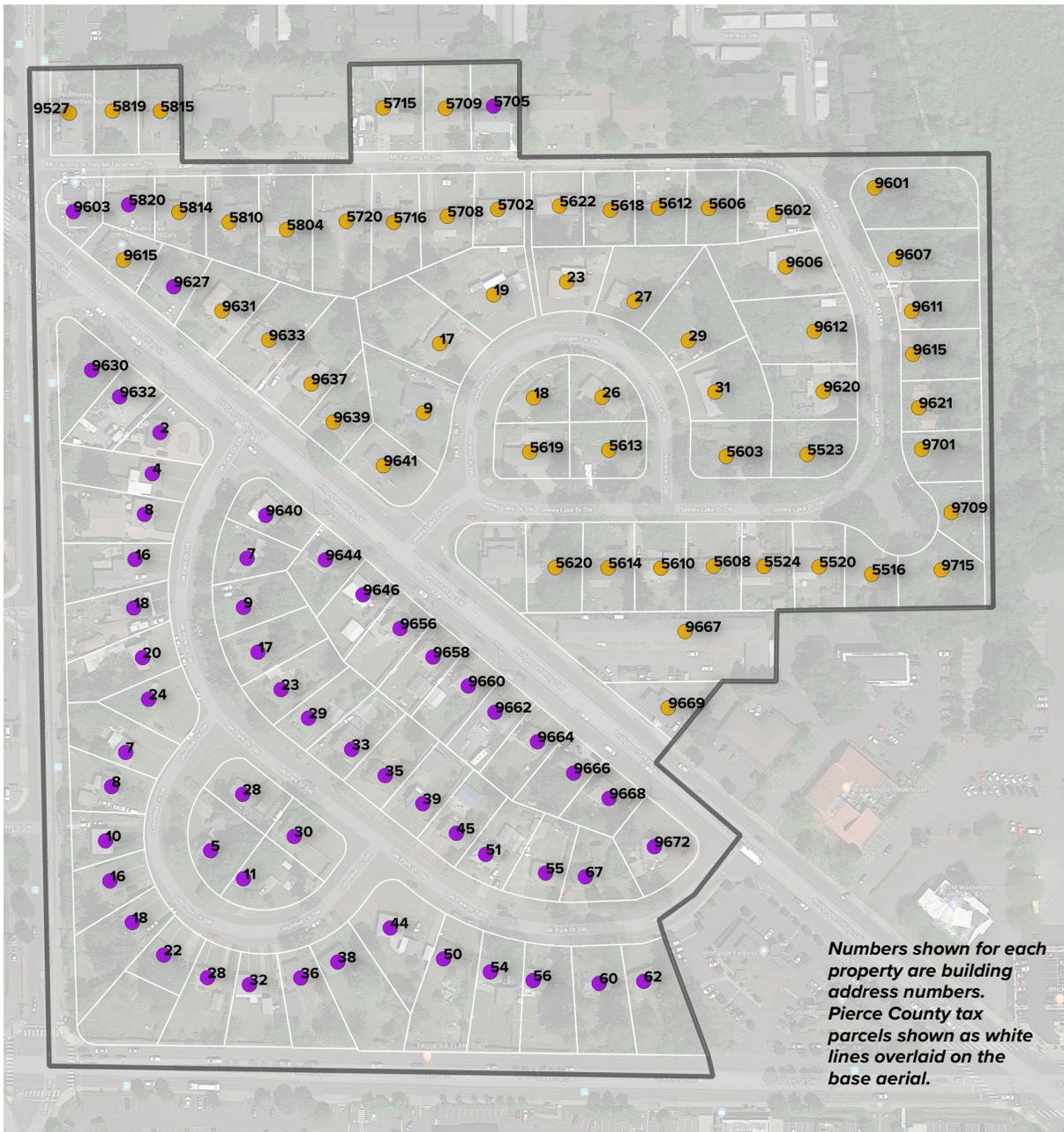
● WWII Era Cottage



Map 6. Building Forms

Oak Park Reconnaissance Level Survey

Northwest Vernacular



□ Survey area boundary

Architectural Style

● Minimal Traditional

● Modern



Map 7. Architectural Styles

Oak Park Reconnaissance Level Survey

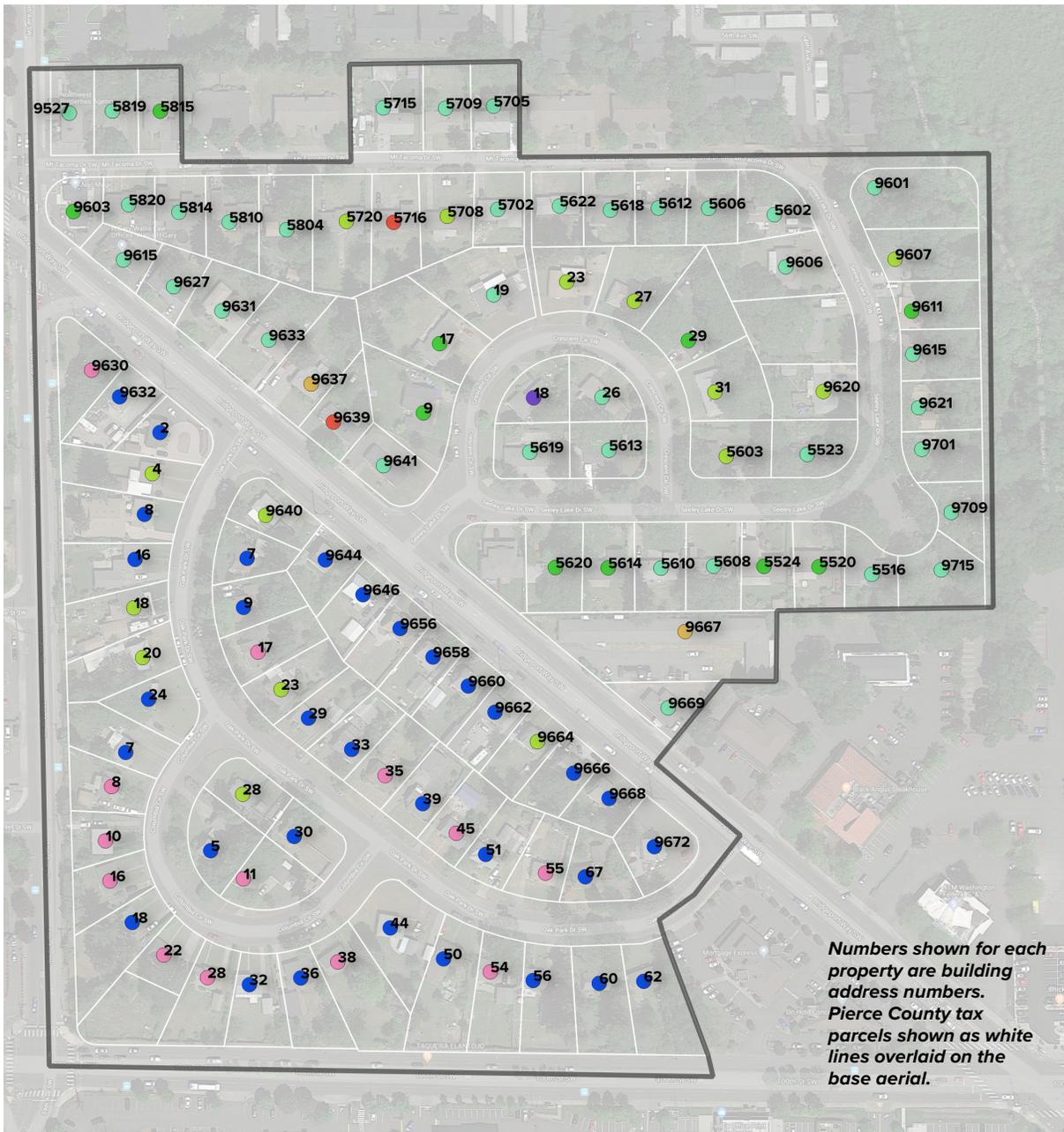
Northwest Vernacular



- Survey area boundary
- Structure
  - Mixed, concrete and wood
  - Wood, platform frame



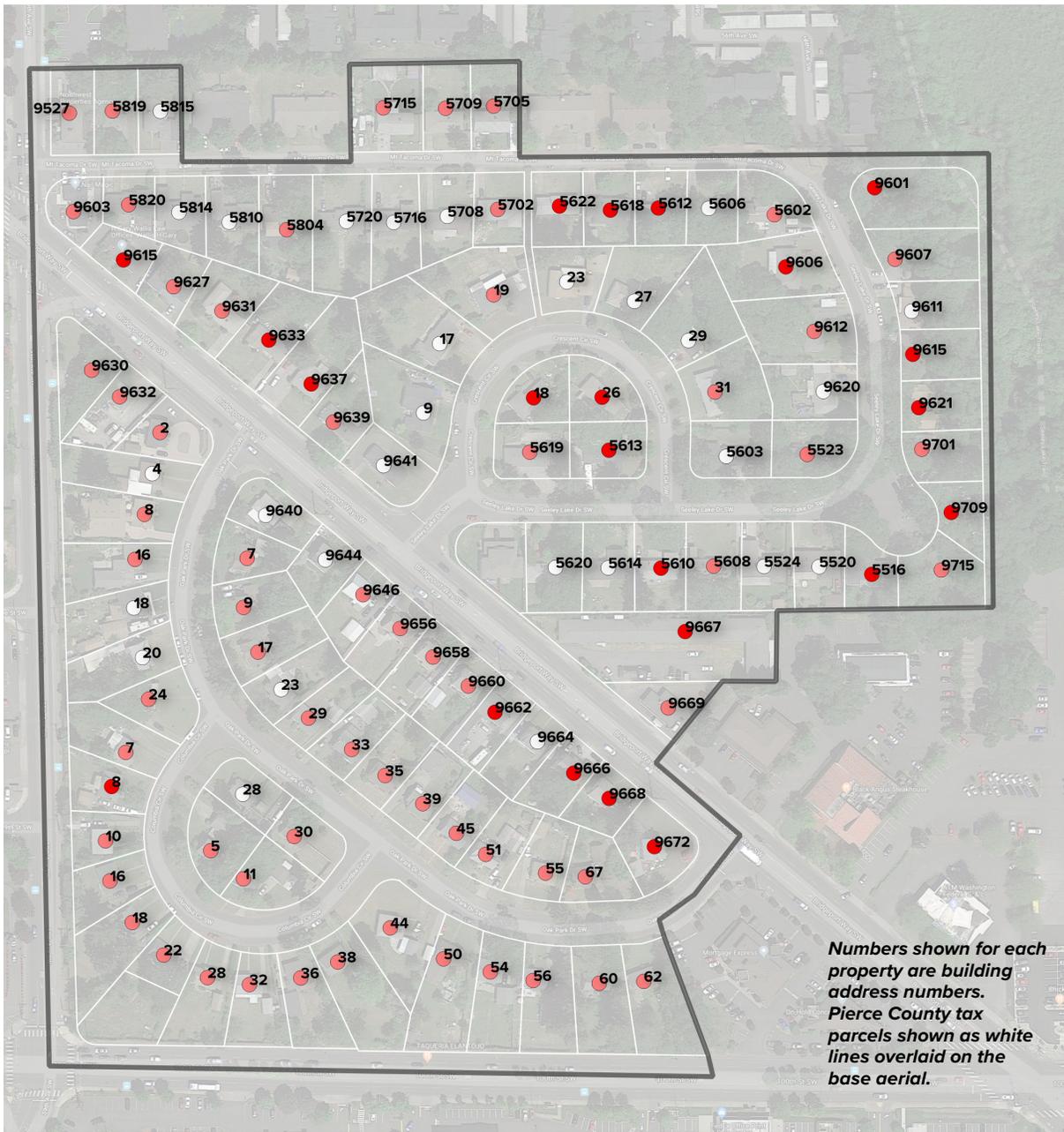
Map 8. Structure Types



- Survey area boundary
- Fiber Cement Board
- Metal
- Stucco
- Stucco
- Asbestos
- Vinyl Siding
- Brick
- Wood



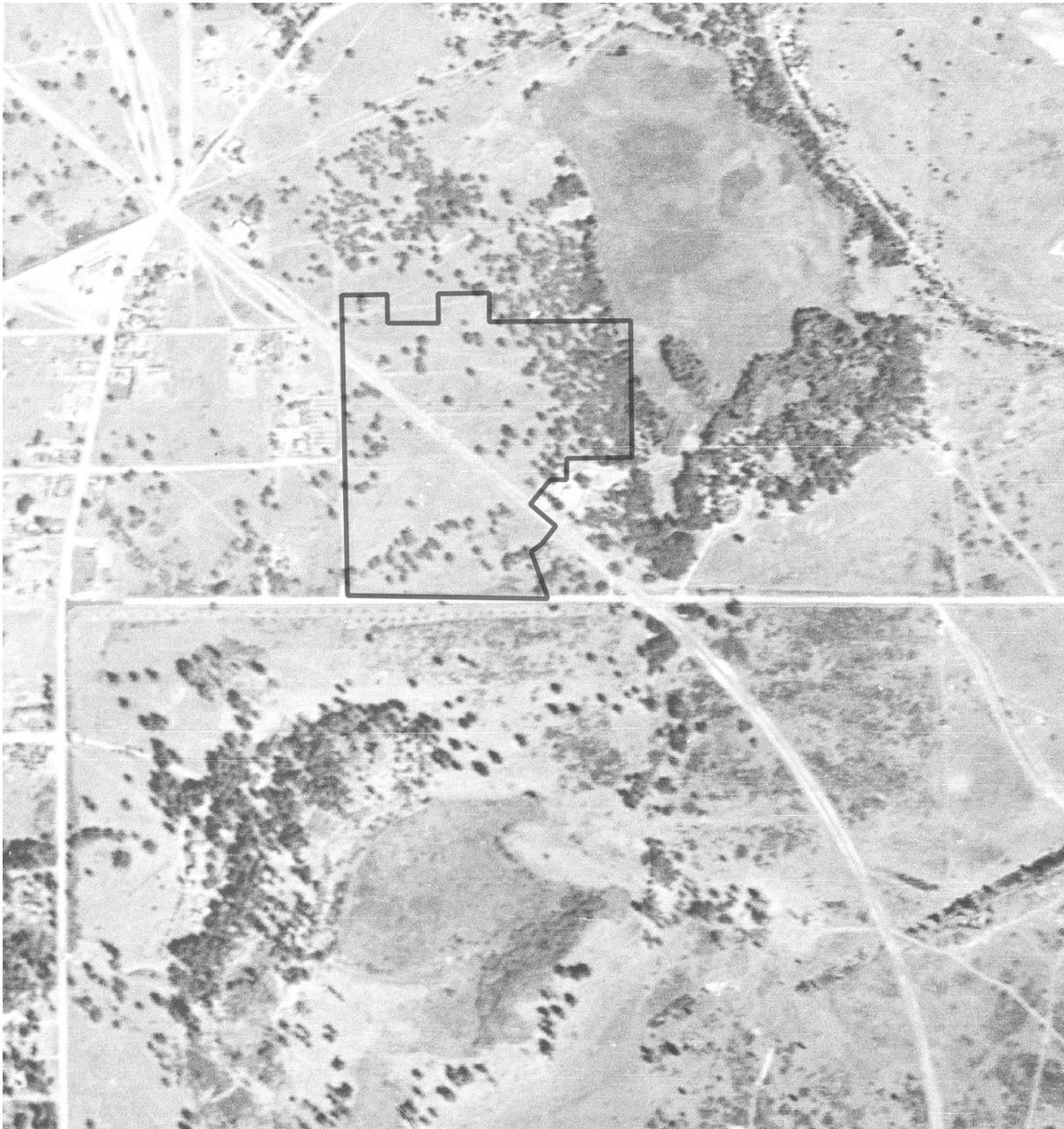
Map 9. Cladding Types



- Survey area boundary
- Property integrity levels
  - Intact to slight alterations
  - ◐ Slight to moderate alterations
  - Moderate to extensive alterations



Map 10. Integrity Levels



□ Survey area boundary

***1941 aerial courtesy of the US Geological Survey.***



*Map 11. 1941 aerial, vicinity, courtesy of US Geological Survey.*

**Oak Park Reconnaissance Level Survey**

Northwest Vernacular



 Survey area boundary

***1941 aerial courtesy of US Geological Survey.***



*Map 12. 1941 aerial, courtesy of U.S. Geological Survey.*

**Oak Park Reconnaissance Level Survey**

Northwest Vernacular



Map 13. 1944 plat.

Oak Park Reconnaissance Level Survey

Northwest Vernacular



□ Survey area boundary

***1957 aerial courtesy of the US Geological Survey.***



*Map 14. 1957 aerial, vicinity, courtesy of the U.S. Geological Survey.*



- Buildings surveyed
- Survey area boundary

**1957 aerial courtesy of US Geological Survey.**



Map 15. 1957 aerial, courtesy of the U.S. Geological Survey.



□ Survey area boundary

***1968 aerial courtesy of the US Geological Survey.***



*Map 16. 1968 aerial, vicinity, courtesy of the U.S. Geological Survey.*

**Oak Park Reconnaissance Level Survey**

Northwest Vernacular

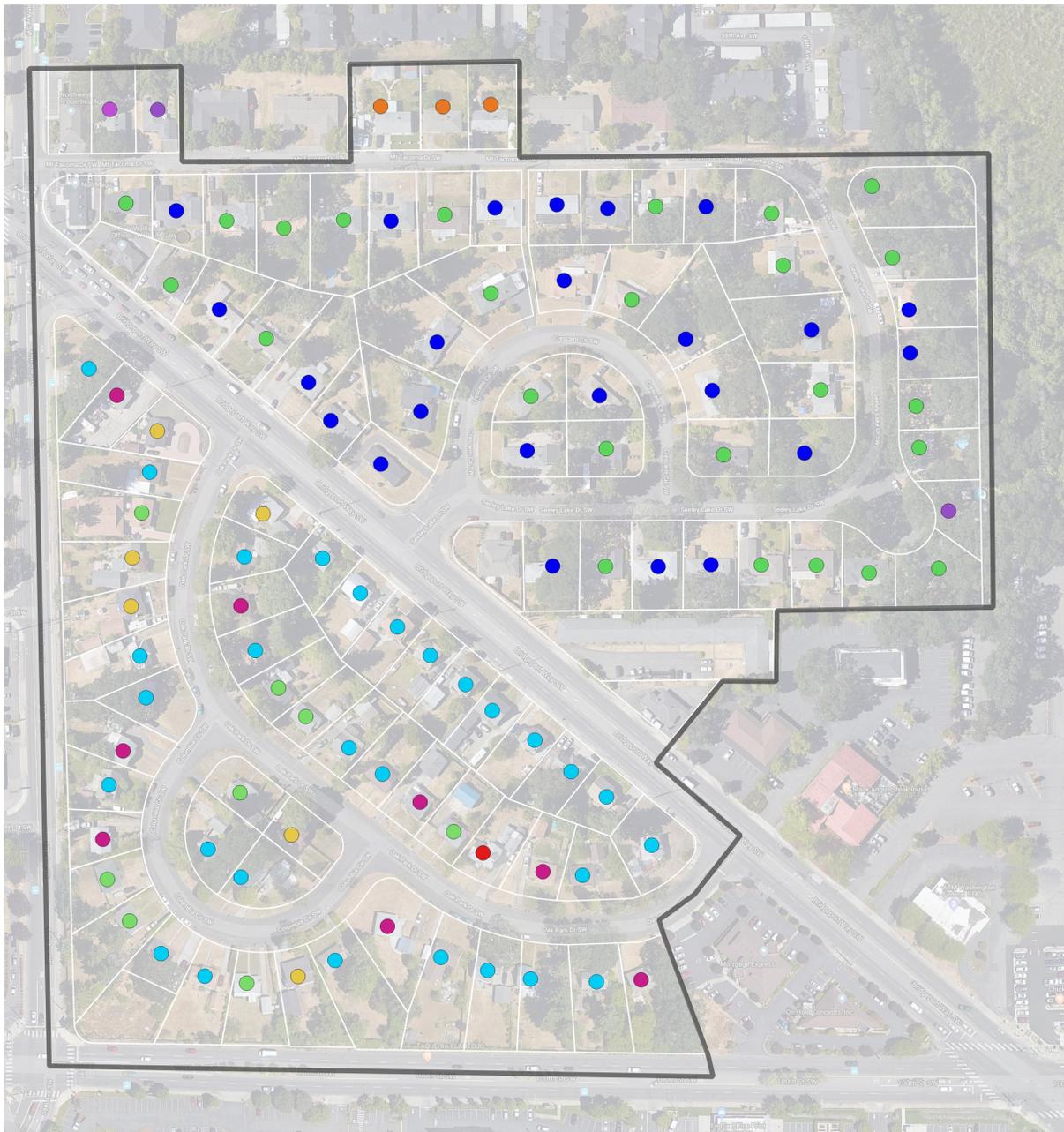


- Buildings surveyed
- Survey area boundary

**1968 aerial courtesy of US Geological Survey.**



Map 17. 1968 aerial, vicinity, courtesy of the U.S. Geological Survey.



Survey area boundary

 survey area

Building types

-  A: ranch, recessed side entry, garage
-  B: ranch, recessed front entry, garage
-  C: ranch, front entry, no stoop roof, garage
-  D: 1.5 stories, front facing recessed entry



-  E: 1 story, front facing recessed entry
-  F: 1.5 stories, front facing entry, stoop roof
-  G: 1 story, front facing recessed entry
-  H: 1 story, front facing entry, stoop roof
-  ranch, compact, no garage
-  J: recessed stoop, side facing entry

Map 18. Property Types.

Oak Park Reconnaissance Level Survey

Northwest Vernacular