

CULTURAL RESOURCES REPORT COVER SHEET

DAHP Project Number: 2023-10-06442

Author: Northwest Vernacular, Inc.; Katie Pratt and Spencer Howard; SJM Cultural Resource Services, Sarah Martin

Title of Report: South Tacoma Mixed Use Center Reconnaissance and Intensive Level Survey

Date of Report: August 13, 2024

County(ies): Pierce Sections: 13, 24, DLC 40 Township: 20 Range: 02E
Sections: 18, 19 Township: 20 Range: 03E

Quad: Tacoma South Acres: 93.7

PDF of Report uploaded to WISAARD report module (REQUIRED) ☒ Yes

Historic Property Inventory Forms to be Approved Online? ☒ Yes

Archaeological Site(s)/Isolate(s) found or amended? ☒ No

TCP(s) found? ☒ No

Replace a draft? ☒ Yes

Satisfy a DAHP Archaeological Excavation Permit requirement? ☒ No

Were Human Remains Found? ☒ No

DAHP Archaeological Site #: NA

South Tacoma Mixed Use Center

*Reconnaissance and Intensive
Level Survey*

August 13, 2024

DAHP No. 2023-10-06442



PREPARED BY

Northwest Vernacular

SJ Martin Cultural Resource Services

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Acronyms

CLG	Certified Local Government
DAHP	State Department of Archaeology and Historic Preservation
DNE	Determination of Not Eligible
NRHP	National Register of Historic Places
NWV	Northwest Vernacular, Inc.
SJM	SJ Martin Cultural Resource Services
TRHP	Tacoma Register of Historic Places
WHR	Washington Heritage Register
WISAARD	Washington Information System for Architectural and Archaeological Records Data

Photograph Citations

All photographs and maps included in this report were created by NWV and SJM, unless otherwise noted. Cover photograph courtesy of the Tacoma Public Library, building index, No. 1924_p17061coll21_12914_full.

Abstract

This reconnaissance (RLS) and intensive level (ILS) survey of the South Tacoma Mixed Use Center. The survey addressed 200 resources. This includes 197 buildings, one site, and two structures. A Certified Local Government (CLG) grant funded the survey. This report addresses overall recommendations, including historic district eligibility, and individual resource eligibility recommendations.

Northwest Vernacular, Inc. (NWV) staff Katie Pratt and Spencer Howard and SJM Cultural Resources Services (SJM) staff Sarah Martin conducted the research, field work, and data entry and prepared the report findings and recommendations. No archaeological assessment was conducted as part of this work.

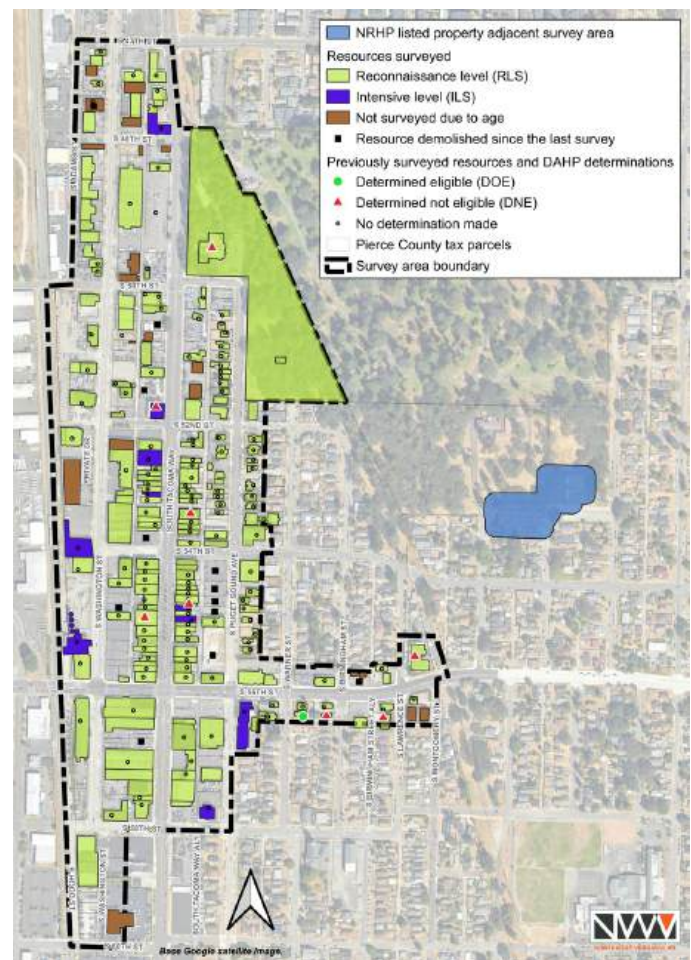
NWV and SJM reviewed the level of alterations recorded in the field work and development periods identified in the historic context and determined that there are two areas recommended eligible as historic districts:

- The area generally along either side of South Tacoma Way between South 52nd Street and South 56th Street and west along South 54th Street to South Washington Street. This area contains approximately 64 percent contributing historic resources and is recommended eligible as a historic district—the South Tacoma Historic District.
- The area generally on either side of South 56th Street between South Washington Street and South Hood Street and the Sound Transit railway right-of-way. This area contains 100 percent contributing historic resources and is recommended eligible as a historic district—the Kenworthy Grain and Milling Company Historic District.

Table 1. Survey Data Summary

STATUS	TOTAL
Surveyed resources	200
Not surveyed due to age	20
Historic property inventory forms (HPIFs) updated	162
Resources demolished since the previous survey	12
Individual National Register of Historic Places (NRHP) and Washington Heritage Register (WHR) eligible	17
Individual City of Tacoma Register of Historic Places (TRHP) eligible, including NRHP eligible resources	30

Map 1. Survey Area and Resources Surveyed. Refer to **Map 2 on page 54** for a full size map.



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Research Design

This reconnaissance-level and selective intensive-level survey of the South Tacoma Mixed-Use Center was conducted as part of an ongoing survey of Tacoma's Mixed-Use Centers citywide. Tacoma's Mixed-Use Centers are zoning districts that concentrate commercial neighborhood development around existing business districts. Data gathered from the survey will be used to inform future code development, project review, and potential nominations to the city's historic register.

Objectives




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

- Objective 1: Identify potential historic resources within the survey area.
- Objective 2: Evaluate identified resources for potential eligibility to the NRHP, WHR, and TRHP.
- Objective 3: Establish a baseline for potential outreach to property owners to encourage the preservation and rehabilitation of eligible historic properties.


Survey Methodology

The project consisted of a survey of 200 resources at the reconnaissance level, recording basic information collected from the public right-of-way. The City of Tacoma selected historic preservation consulting firms NWV and SJM to conduct the survey. In consultation with the City, the following 10 resources surveyed at the reconnaissance level were selected for intensive-level survey.

Table 2. Intensive Level Surveyed Resources

ADDRESS	YEAR BUILT (CA.)	HISTORIC NAME	IMAGE
3501 South 58th Street	1956	South Tacoma Branch, American Savings and Loan Association	
4734 South Tacoma Way	Ca. 1894, 1948	Brown's Conservatory of Flowers, Brown's Flower Shop	
5046–5050 South Tacoma Way	Ca. 1891, ca. 1918, 1928 (remodel)	Ladies' Auxiliary of the Knights of Pythias (1928 remodel)	

ADDRESS	YEAR BUILT (CA.)	HISTORIC NAME	IMAGE
5210–5214 South Tacoma Way	1925	South Tacoma Dodge Agency, South Tacoma Bowl	
5226 South Tacoma Way	1934	The Opal Tavern	
5252 South Washington Street	1946	Franklin Food Store, Piggly Wiggly Supermarket	
5419 South Tacoma Way	1909, 1968 (remodel)	Jensen Building, Southwell Schwinn's Cyclery	
5423 South Tacoma Way	1924	Ed Garceau Drygoods Store/ Garceau Department Store	
5432 South Washington Street	1922	Kenworthy Grain and Milling Company	

ADDRESS	YEAR BUILT (CA.)	HISTORIC NAME	IMAGE
5601 South Puget Sound Avenue	1954, 1965 addition	Asbury United Methodist Church	

The intensive-level resources were selected to provide more in-depth research on a range of property types, architectural styles, and construction periods. They were selected after NWV and SJM conducted field work and assessed alteration levels and remaining integrity. The City conducted neighborhood outreach to review the initial selection, which resulted in the final list of buildings.

Survey methodology included the following tasks:

- Field work
- Writing and data entry
- Public outreach

NWV developed a digital form for field use based on the Washington Information System for Architectural & Archaeological Records Data (WISAARD) data fields and prepared field maps showing the resources to survey. Historic property inventory forms for previously surveyed resources were downloaded and reviewed.

As part of the survey work, staff from both NWV and SJM assessed building integrity level (plan, windows, cladding, and other) to identify which resources retain the integrity needed to convey significance under any National Register Criteria for Evaluation or City of Tacoma Criteria for Designation. Staff then made initial eligibility recommendations in the field.

For resources retaining integrity, staff made initial recommendations for NRHP listing eligibility based on National Register Evaluation criteria A and C.

National Register Evaluation Criterion A eligibility recommendations are based on the areas of significance of “community planning and development,” “domestic,” “industrial,” “transportation,” and “commerce.” This was based on the historic context for South Tacoma, our understanding of the resource’s historic use, and extant significant features conveying these associations that were observable from the public right-of-way.

National Register Evaluation Criterion C eligibility recommendations are based on the area of significance of “architecture.” This focuses on the resource’s architectural character and comparable resources within the survey area and as observed by NWV and SJM staff in other communities through similar survey work. The architectural character was assessed from the public right-of-way and generally informed by the extent of significant features conveying these associations and the level of alterations observable from the public right-of-way.

Staff made an initial evaluation, based on contextual resources and integrity, of whether the resource is in an eligible NRHP historic district and if so, whether it is eligible to contribute. Based on the field work data, staff established a preliminary boundary, and then reviewed and confirmed preliminary contributing and noncontributing recommendations assigned in the field based on integrity. Recommendations were later refined using a period of significance based on the historic context research and the survey area’s development periods.

Contributing resources:

- Are built within the recommended period of significance, and
- Retain architectural integrity and convey their original design. This means that alterations relative to plan, cladding, windows, and other elements were generally intact to moderate. Generally, up to one extensive-level alteration was allowed depending on the visual impact of moderate cladding or window changes.

Noncontributing resources:

- Are built outside the recommended period of significance; or
- Are substantially altered. This means that at least two of the alterations noted under plan, cladding, or windows were extensive. A combination of two moderate alterations (e.g. cladding and windows) and one extensive alterations (e.g. plan) had the same result.

As part of processing the field data, staff reviewed initial NRHP eligibility recommendations and made TRHP eligibility recommendations. All resources recommended as individually NRHP eligible were treated as individually TRHP eligible. Staff made recommendations for TRHP individual designation eligibility based on the City of Tacoma Criteria for Designation A and C. Tacoma Register eligibility recommendations under these criteria are based on architectural character and previously TRHP-designated and/or NRHP-listed resources. Architectural character was assessed from the public right-of-way and informed by the physical design, materials, and extent of alterations observable from the public right-of-way.

Staff identified character-defining features and alterations for each resource, which were then used in writing up the physical descriptions. Staff took at least two photographs of each resource. All images were renamed using the following convention: Street Name_Building #_Street Direction_two digit series #. All photos were taken in RAW and post processed to adjust exposure and perspective as needed to improve clarity.

Writing, editing, WISAARD data entry, and production followed. NWV and SJM staff wrote the historic context and survey recommendations. NWV staff wrote physical descriptions for each resource, uploaded, and captioned photographs, and completed form data entry for each resource. Layout for the survey report was done in Adobe InDesign to integrate text and graphics. All analysis maps were produced using QGIS by NWV.

Public participation included a public meeting on October 17, 2023, at the Star Center (3873 South 66th Street, Tacoma) just west of the survey area to discuss what a survey and historic context are, and the survey area. A final public meeting on DATE, 2024 at TKTK addressed findings and recommendations from the survey work.

Expectations

NWV and SJM expected a high concentration of industrial and commercial resources with some single and multiple-family residences within the area. We expected a moderate to high level of alterations to existing buildings, due to the growth of the commercial area and modifications resulting from the area's transition from railroad to automobile focused. We also expected architectural styles primarily related to the late 19th and early 20th century American Movements and Modern Movements, based on estimated dates of construction. We anticipated a predominance of concrete and brick in structural systems and exterior finishes, due to the concentration of industrial and commercial buildings.

Area Surveyed

The survey area is centered along South Tacoma Way between South 47th Street and South 60th Street and South 58th Street. It extends west, to the east side of South Hood Street, the railroad tracks, and the east side of South Adams Street (north of South 50th Street); it extends east to both sides of South Puget Sound Avenue north of South 56th Street, and to just the west side and the southeast corner parcel south of South 56th Street. A leg of the survey area extends east along both sides of South 56th Street to South Montgomery Street. Refer to the **Map 2 on page 54** for a full overview and the resources surveyed.

The project surveyed all resources constructed between ca. 1889 (oldest building based on Assessor data) and 1985. Previous surveys occurred in 1981, 1997, 2005, and 2011. Mostly singular inventory forms from 2009, 2010, 2016, 2019, and 2022 are attributed to projects where a historic property inventory form was completed as part of a regulatory compliance requirement.

The 1981 inventories stem from the *South End Planning Area* and *South Tacoma Planning Area* surveys that encompassed survey areas beyond this project's study area.¹ These detailed approximately 42 resources within the study area, 21 of which have not been updated through subsequent surveys, while the rest were updated in 1997 and/or 2005. These entries typically have only a PDF scan of the original inventory form uploaded as an attachment except where they were updated through subsequent survey work.

The 1997 survey work occurred through the *South End Planning Area* and the *South Tacoma Planning Area* surveys.² These likewise encompassed larger survey areas beyond this project's study area. There are six resources within the study area surveyed as part of this work. These updated one 1981 inventory, while the rest were resources that had not been previously surveyed. All of these were updated in 2005.

The 2005 survey work is the one previous cultural resource survey report recorded in WISAARD within the study area, as of October 11, 2023. It is listed in WISAARD as 2006 based on the revised report date; however, the inventory forms are listed based on the year the survey work was conducted, 2005. This work updated 20 inventory forms within the survey area and surveyed six previously unsurveyed resources.

The 2011 survey was the assessor data upload project that created inventory forms using Pierce County Assessor property data to facilitate future survey work. This work resulted in inventories for 134 resources within the study area that had not been previously surveyed.

1 Eysaman and Company. *Reconnaissance Level Survey Update of South Tacoma and the South End* (City of Tacoma, 2005, revised April 1, 2006), ii.

2 Eysaman and Company. *Reconnaissance Level Survey Update of South Tacoma and the South End* (City of Tacoma, 2005, revised April 1, 2006), ii.

Table 3. Survey Report within the Study Area

AUTHOR	TITLE	NADB	REPORT DATE	DOCUMENT TYPE
Gerald K B Eysaman	Reconnaissance Level Survey Update of South Tacoma, Edison/Excelsior & the South End, Fern Hill & Lincoln Park	1348257	4/1/2006	Historic Structures Survey Report

Several previous cultural resource survey reports are recorded in WISAARD for work immediately adjacent (within a half-mile) to the survey area. These surveys focused largely on regulatory compliance. Refer to the following table for a list of previous survey reports based on data available from WISAARD.

Table 4. Survey Reports Adjacent to the Study Area

AUTHOR	TITLE	NADB	REPORT DATE	DOCUMENT TYPE
Jason Cooper	FINAL: Cultural Resources Survey/Discipline Report Point Defiance Bypass Project	1351522	3/1/2008	Survey Report
Amber Earley	Cultural Resources Assessment of the South Tyler Street Improvement Project, Tacoma	1352461	2/9/2009	Survey Report
Sarah Van Galder	Federal Railroad Administration WSDOT Point Defiance Bypass Project Environmental Assessment, Section 106 Survey Report Historic, Cultural, and Archaeological Resources/ Discipline Report	1683008	9/1/2012	Survey Report
Matthew Wetherbee	Cultural Resources Survey for the Bridge Point South Tacoma Field Site Project, Pierce County, WA	1697382	4/1/2022	Survey Report

Two recent projects undertaken within the study area have been recorded in WISAARD. These are listed in the table below. Review of older projects not recorded in WISAARD was not undertaken.

Table 5. Projects within Study Area

DATE CREATED	PROJECT NAME	DAHP PROJECT NUMBER	ORGANIZATION(S)
9/23/2021	BNSF - South Tacoma Field Project LU21-0125 BNSF Bridge Industrial	2021-09-06502	City of Tacoma; TRC Environmental Corporation; US Army Corps of Engineers - Seattle District
12/13/2022	WA AFFF EIS	2022-12-08229	TRC Environmental Corporation; US Bureau of Indian Affairs

Several recent projects undertaken adjacent to the study area (within a half-mile) have been recorded in WISAARD. These are listed in the table below. Review of older projects not recorded in WISAARD was not undertaken.

Table 6. Projects Adjacent to the Study Area

DATE CREATED	PROJECT NAME	DAHP PROJECT NUMBER	ORGANIZATION(S)
1/13/2021	2021-01-13 Tacoma Water Seismic Retrofits_FEMA	2021-01-00217	Federal Emergency Management Agency
9/16/2021	South Tacoma Channel Stormwater Infiltration Project Feasibility Study	2021-09-06336	ASM Affiliates, Inc; WA State Dept. of Ecology
9/23/2021	BNSF - South Tacoma Field Project LU21-0125 BNSF Bridge Industrial	2021-09-06502	City of Tacoma; TRC Environmental Corporation; US Army Corps of Engineers - Seattle District
11/8/2022	City of Tacoma_ Sheridan Arterial Improvements Project Phase 1 - S 72nd St to S 64th St	2022-11-07390	Aqua Terra Cultural Resource Consultants; Transportation Improvement Board
11/8/2022	City of Tacoma_ Sheridan Arterial Improvements Project Phase 1 - S 72nd St to S 64th St	2022-11-07390	Aqua Terra Cultural Resource Consultants; Transportation Improvement Board

Several cemeteries are recorded in WISAARD immediately adjacent (within a half-mile) to the survey area. Refer to the following table for a list based on data available from WISAARD.

Table 7. Cemeteries Adjacent to the Study Area

RECORD ID	CEMETERY	ADDRESS	SMITHSONIAN NUMBER
1059	Oakwood Hill Cemetery	5210 South Alder Street	PI00896
1064	Tacoma Mausoleum	5302 South Junett Street	PI00629
1065	Tacoma Cemetery	4801 South Tacoma Way	PI00899
2360	Pauper Cemetery	South Junett Street	PI00970

There are no NRHP-, WHR-, or TRHP-listed properties or historic districts within the study area.

There is one NRHP-, WHR-, and TRHP-listed property east of the study area (within a half mile); it's listed in the following table.

Table 8. NRHP Properties Adjacent Study Area

SMITHSONIAN NUMBER	CONSTRUCTION YEAR(S)	LISTED DATE	ADDRESS	REGISTER NAME	REGISTER STATUS
PI00629	1910	2000-04-21	5302 South Junett Street	Tacoma Mausoleum	National Register; Washington Heritage Register, Tacoma Register

There is only one resource within the study area that has been reviewed and determined by DAHP to be individually NRHP eligible. This resource is listed in the following table. There are multiple resources within the study area which DAHP has determined are not individually NRHP eligible.

Table 9. Determined NRHP Eligible within Study Area

PROPERTY ID	CONSTRUCTION YEAR(S)	ADDRESS	DETERMINATION
519574	1902	5605 South Warner Street	NRHP eligible

Integration with Planning

This survey of the South Tacoma Mixed-Use Center was conducted as part of an ongoing survey of Tacoma's Mixed-Use Centers citywide. Tacoma's Mixed-Use Centers are zoning districts that concentrate commercial neighborhood development around existing business districts. Data gathered from the survey will be used to inform future code development, project review, and potential nominations to the city's historic register.

The survey supports the following goal excerpted from *The Washington State Historic Preservation Plan 2021–2026: Inhabiting Our History*:

Goal 1. Recognize the protection of cultural resources as key to fostering civic engagement, local identity, and community pride; promote historic preservation as the preferred alternative when it comes to implementing programs, policies, and projects that shape how our communities look, thrive, and change.

Historical Overview

Historical Development

Natural Setting

The South Tacoma neighborhood is located within the city of Tacoma, Pierce County, on former prairie land just over 5 miles south of Commencement Bay and approximately 5 miles east of Chambers Bay. The commercial district of the neighborhood runs along the north-south South Tacoma Way. Railroad tracks—originally Northern Pacific and now Burlington Northern—run along the west edge of the neighborhood, west of South Tacoma Way, and historically marked a divide between commercial uses to the east of the tracks and industrial uses to the west. Residential development extends east of the commercial core. A low north-south running bluff separates the South Tacoma commercial district on the prairieland from residential development to the west and University Place further beyond.

Development Periods

The development periods for the South Tacoma neighborhood are intended as a general organizational structure to contextualize events relevant to the commercial district's development up through the present.

- Pre-contact
- Contact and Early Settlement (1792-1872)
- Railroad Growth, Naming, and Annexation (1873-1903)
- Neighborhood Establishment and Early Growth (1904-1922)
- Automobile Development, Depression, and World War II (1923-1945)
- Post-War Development (1946-1974)
- Recent Years (1975-present)

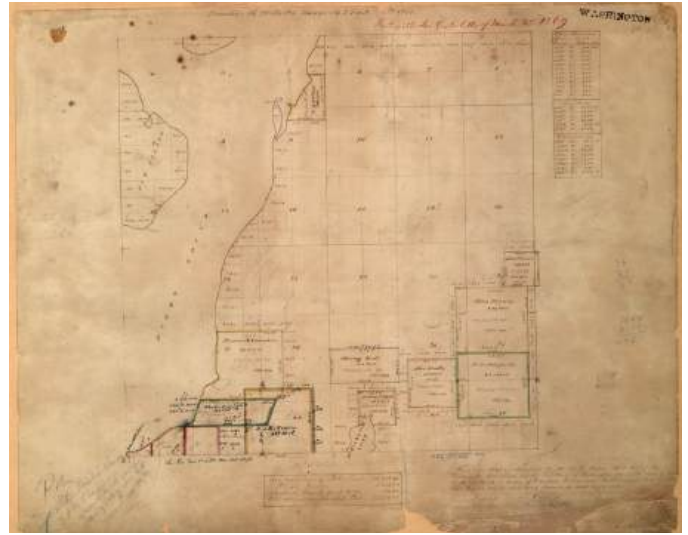
Pre-contact

South Tacoma is located within the ancestral homeland of the Puyallup people who have called the region home for thousands of years. The rivers and sea were critical to their lifeways, for both travel and the abundant natural resources. They hunted wild game, fished the rivers, collected shellfish, and harvested berries. They carved canoes from cedar trees and used the bark for basket weaving.

Contact and Early Settlement (1792-1872)

White Euro-Americans first had contact with the Puyallup and other Coast Salish people in the late 18th and early 19th centuries. Captain George Vancouver of Great Britain and his crew were the first Europeans to sail into Puget Sound in June of 1792. Nearly thirty years later in 1824, members of the Hudson's Bay Company (HBC) launching from their post at Astoria, Oregon, traveled north to the Puget Sound. Over the next several years, the HBC moved steadily north of the Columbia and nine years later, in spring 1833, established Fort Nisqually alongside Seguallitchew Creek, 12 miles east of present-day Olympia. The new fort became a key fur trading, and later agricultural, center for the region. The Puget Sound Agricultural Company (PSAC), a subsidiary of the HBC to grow food and supplies, established two large farms in 1839, one on Cowlitz Prairie (near present-day Toledo) and one at

Nisqually (near present-day Dupont).³ The Nisqually property operated primarily as a ranch for sheep and cattle, with some farming. Lieutenant Charles Wilkes and his crew charted the waters of Puget Sound, including Commencement Bay in 1841. The conversion of the area's land to ranch land began the process of altering the landscape in the area that is now known as South Tacoma.



March 25, 1869, survey of Township 20N, Range 02E. Courtesy Bureau of Land Management Government Land Office Records.

In 1846, Britain and the United States signed the Oregon Treaty establishing the international border at the 49th parallel, with the U.S. now the sole occupying power in the Puget Sound area. Congress passed the Donation Land Claim Act of 1850, which incentivized American settlement in the Oregon Territory. Washington became its own territory in 1853 out of the northern half of the Oregon Territory. After the Oregon Treaty, Americans began moving onto the PSAC ranchland, which according to an 1855 survey extended up to the present-day South Tacoma area. The Medicine Creek Treaty (1855) then formally transferred ownership of tribal land to the U.S. government, which then opened that land up for settlement by White Americans. By 1869, there were a number of American land claims in the area—including ones by John Neisson, John Rygney, W. P. Dougherty, and John Bradly—and the PSAC closed its farms in 1870. The area then came to be called Hunt's Prairie. The shift to homesteading from ranching in the area further altered the landscape and prepared it for the arrival of more White Americans and supporting infrastructure (e.g., roads, railroads, and towns).

Railroad Growth, Naming, and Annexation (1873-1903)

In July 1873, the Northern Pacific Railroad announced the selection of Tacoma on Commencement Bay as the western terminus for the railroad's transcontinental line. Soon after the announcement, the railroad began building north towards the Puget Sound from Kalama on the Columbia River. On December 16, 1873, the railroad arrived in Tacoma and the first train traveled between Tenino and Tacoma later that afternoon. The rail line between Kalama and Tacoma was called the "Prairie Line" and connected in with the Northern Pacific's main branch through other railroads. In the meantime, work continued to construct the railroad's main line over the Cascade Mountains. With the completion of Stampede Pass in 1888, the Northern Pacific's route to Tacoma truly became transcontinental. Tacoma's population boomed after the railroad's completion, reaching nearly 36,000 residents in 1889, up from just over 1,000 in 1880.



Ca. 1908 photograph of railroad tracks and buildings in South Tacoma including some of the Northern Pacific Shop buildings. Amzie D. Browning Collection BROWNING-079. Courtesy Tacoma Public Library.

In 1890, the Northern Pacific Railroad relocated its railway shops from downtown Tacoma to an area

3 "Puget Sound Agricultural Company Records," Archives West, accessed May 28, 2024, <https://archiveswest.orbiscascade.org/ark:80444/xv54788?q=psac>.

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E **DISON** is the first station on the Northern Pacific Railroad line to Portland, and the site of the new Northern Pacific Railroad shops.

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N **EVERY** one here is a sure investment in real estate to the Edison Land Company.

C **ASH** is in monthly settlements for a choice residence lot at Edison. Low price; low interest; long time.

A **LL** railroads west of Helena, Montana, will be equipped at the Edison shops, and nearly all the freight cars passing it each week.

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S **URE** for factories adjoining the shops are offered free by THE EXCELSIOR PARK LAND CO.

H **ERE** at Edison more land is being sold than in any other locality in the State of Washington. Why? Because the probability of a lot is a sure proposition.

O **NE** Million Dollars invested in a single factory, which will within a year employ 1000 men. Think of it! Buy a lot!

P **ULLMAN** Cars will in time be built at the Edison car shops. In fact, these shops are equipped with every appliance for building all rolling stock, from a road car to a locomotive.

S **URE** Profits will be realized by the man who buys at Edison property.

Is not a few new towns that have sprung up like mushrooms without reason? If located in neighborhoods, with adequate water and making a profitable enterprise, business lots are selling as high as \$25,000 each, and yet no business there of these great shops, great Edison, merely made a trap for one-fifth the price and sold on easy terms. Sit out for long.

This property is situated on the N. P. R. from the Pacific Avenue depot.

It is also reached by the Wapato Park Belt Line Railway by transferring from one of Clark and Railroad streets at 23d, 25d, 27d, 29d and 31st to 33d & 35th, 37th, 39th, 41st, 43rd, 45th, 47th, 49th, 51st, 53rd, 55th, 57th, 59th, 61st, 63rd, 65th, 67th, 69th, 71st, 73rd, 75th, 77th, 79th, 81st, 83rd, 85th, 87th, 89th, 91st, 93rd, 95th, 97th, 99th, 101st, 103rd, 105th, 107th, 109th, 111th, 113th, 115th, 117th, 119th, 121st, 123rd, 125th, 127th, 129th, 131st, 133rd, 135th, 137th, 139th, 141st, 143rd, 145th, 147th, 149th, 151st, 153rd, 155th, 157th, 159th, 161st, 163rd, 165th, 167th, 169th, 171st, 173rd, 175th, 177th, 179th, 181st, 183rd, 185th, 187th, 189th, 191st, 193rd, 195th, 197th, 199th, 201st, 203rd, 205th, 207th, 209th, 211st, 213st, 215th, 217th, 219th, 221st, 223rd, 225th, 227th, 229th, 231st, 233rd, 235th, 237th, 239th, 241st, 243rd, 245th, 247th, 249th, 251st, 253rd, 255th, 257th, 259th, 261st, 263rd, 265th, 267th, 269th, 271st, 273rd, 275th, 277th, 279th, 281st, 283rd, 285th, 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large tracts of land in 1890, divided them up into lots to sell for a profit in anticipation of the opening of the Northern Pacific Railway shops.

Amidst this development in South Tacoma, the city of Tacoma annexed South Tacoma (to S 64th Street) into the city limits in 1891. With this annexation ultimately came additional services from the city, like fire, water, and electricity. In July 1893, the city of Tacoma purchased a water system from Charles B. Wright and the beginnings of an electric utility. South Tacoma played a key part in expansion of water service in Tacoma as the city leased an industrial well for fire protection.

By 1896, according to the Sanborn Fire Insurance maps covering South Tacoma, the neighborhood's business district was concentrated along Union Avenue (now South Tacoma Way) around its intersections at S 52nd and 54th streets, just a few blocks east of the Northern Pacific car shops. Buildings were largely wood-frame and one to two stories in height. Boardinghouses, small stores, saloons, and hotels dotted the landscape. Key developments included a fire station at the northwest corner of S Puget Sound Avenue and S 52nd Street along with a few churches like the Asbury United Methodist Church. Businesses in the neighborhood included the Edison Livery & Feed Stable and the Union Mill Company lumber yard.

Neighborhood Establishment and Early Growth (1904-1922)

Significant development occurred during this period within South Tacoma. Much of the infrastructure to support the emerging working-class community was constructed in the early years of the 1900s. Projects included expanded water and electricity service, paved roads and sidewalks, a fire station and public library. A 1907 article in *The Tacoma Daily Ledger* indicated that construction was booming in



Ca. 1910 photograph of the Red Front Saloon located at 5244 South Tacoma Way on the west side of the 5200 block. General Photograph Collection TPL-1010. Courtesy Tacoma Public Library.

South Tacoma, stating "From present indications there will be no dull season in real estate in this section of the city."⁷

This period begins with the establishment of a new South Tacoma post office building in 1904, with the post office relocating to a newly constructed building at 5020 Union Avenue S. Originally intended as a two-story building, only the first floor was completed for the post office.⁸

Another important 1904 development for South Tacoma was the re-grading and re-graveling of the "Edison Road" between S Wilkeson Street and South Tacoma and mostly aligns with the current South Tacoma Way corridor. The road had originally been constructed in the 1870s with minimal improve-

ments in the 1890s. Prior to the road work, Street Foreman Snyder stated the previous condition of the road "made driving more of a torture than a pleasure."⁹ This development significantly added business deliveries to and from downtown and made the road suitable for automobiles.

7 "News of Interest to South Tacoma," *The Tacoma Daily Ledger*, June 22, 1907.

8 "South Tacoma Post Office," *The Tacoma Times*, January 6, 1904; "New Postoffice Formally Opened," *The Tacoma Daily Ledger*, January 20, 1904.

9 "Edison Road Ready for Automobiles," *The Tacoma Times*, June 27, 1904.

The road was considered the gateway between downtown Tacoma and the prairie to the south beyond South Tacoma. The prairie area was considered picturesque with several “driveways” for natural scenery that drew driving tourists. But despite the 1904 improvements, South Tacoma residents continued to request road improvements. In 1909, the city acquired the Union Pacific right-of-way down Center Street, which would provide an easier route to downtown with the construction of a connector road. Both the city and the South Tacoma business owners lacked the funds necessary to make the improvements and it took until 1912 for the final paving to occur.¹⁰ There were continued efforts to improve the road over the next decade, but lack of funding limited a more full-scale development of the motorway through South Tacoma until the 1920s.

The first auto-related development in South Tacoma occurred during this time, with establishment of an auto sales and repair shop near 54th Street and Union Avenue.¹¹ Others followed, including Tacoma Knight Motor Co. (5032 South Tacoma Way) in 1917 and South Tacoma Garage and Machine Shop (5629-31 South Tacoma Way) in 1919.

During this period, new and expanded industries added to the neighborhood’s economy and led to increased construction. Savage Fuel Company (1907), National Foundry (1907), Northwestern Improvement Company’s briquetting plant (1906), and W. H. Kenworthy & Son (1907, 1912) all developed or expanded their facilities adjacent the railroad tracks in the first decade of the 20th century.

A flurry of commercial construction also occurred during this building, many of them masonry. These included a drug store for Frank Tilotson & Co., a store building for Peter Leonard, and building for William Jensen. The nearby industrial buildings, like the South Tacoma Mill operated by Addison & Hill, furnished many of the materials needed for these new buildings. Key businesses established in South Tacoma during this time included the North Pacific Bank (1906, at South 56th Street and Union Avenue/ South Tacoma Way), Piper Funeral Home (1910, later moved to 5436 South Puget Sound Avenue in 1914), and the Realart Theater (1920, 5414 South Tacoma Way). The Odd Fellows Hall opened on Union Avenue in 1920.



May 1924 view of South Union Ave. (later to be known as South Tacoma Way), part of South Tacoma’s business district. Marvin D. Boland Collection BOLAND-B10178. Courtesy Tacoma Public Library.

By 1912, according to the Sanborn Fire Insurance maps covering South Tacoma, the neighborhood’s business district remained concentrated along Union Avenue (now South Tacoma Way). Buildings were largely wood-frame and one to two stories in height, but there were several brick commercial buildings within the commercial core. A notable difference between the 1912 and 1896 Sanborn maps was the increase in density along Union Avenue, with fewer undeveloped blocks, and multiple blocks of residential development to the south and east.

Automobile Development, Depression, and World War II (1923-1945)

The automobile-oriented character of South Tacoma developed during this period, with significant improvements made to Pacific Highway and auto-related buildings and businesses established in the

¹⁰ “Washington Paving Co. to Get Job,” *The Tacoma Times*, June 11, 1912.

¹¹ “South Tacoma Way Timeline,” *The News Tribune*, July 17, 2013, <https://www.thenewstribune.com/news/special-reports/article25853563.html>.

neighborhood.¹² The last portion of Pacific Highway was completed in 1923, marking the beginning of this development period and a new era of growth for South Tacoma.

With completion of a Pacific Highway, which ran through South Tacoma along Union Avenue (now South Tacoma Way), South Tacoma's automobile character was cemented. Union Avenue was renamed as South Tacoma Way in 1926.¹³ The Dodge Brothers Motor Cars opened in a concrete building in 1924. Hansen Motor Co. moved into the South Tacoma Garage & Machine Shop in 1927, operating as a Chrysler dealer. The shift to automobiles in the neighborhood was further emphasized when buses replaced streetcars on South Tacoma Way in 1938.

Construction during this period shifted away from the wood-frame buildings of previous decades and consisted primarily of masonry (brick or concrete) buildings. New businesses and development in South Tacoma during the 1920s included the Piggly Wiggly and Stop'n Shop Variety stores and the Highway Drug Co. building, all on South Tacoma Way. Another key business during this time was the founding of Pacific Match Company in 1924 by O. V. Snyder and F. J. Cronkie, which produced wooden matchsticks until closing in 1964. Kenworthy Grain & Milling Company added a new feed mill to their property in 1922.

After the Great Depression swept the nation during the 1930s, construction slowed in South Tacoma. Then in 1934, Norton Clapp loaned the Herbert Brown family, through Herbert's son Bill, \$4,000 to purchase a former grocery store at 4734 South Tacoma Way, which the Brown family converted to a floral business, Brown's Flowers. The Opal Tavern at 5226 South Tacoma Way opened in 1935, run by owners Hugh C. McGavick, Arthur E. McGinley, and Elias P. Rowe.¹⁴ Arthur K. Jordan launched his baker business, Jordan Baking Company, in 1937 in Old Town before moving to a new location at 5233 South Washington Street in South Tacoma in 1939.

During World War II, a USO center was opened to provide recreation opportunities to soldiers. The USO center was given to the city Parks Department in 1944 (it has since closed and been demolished).

Limited construction that remains occurred in the survey area between 1938 and 1942, with no construction occurring between 1943 and 1945. However, South Tacoma experienced significant business



Formal opening of South Tacoma Way. The Tacoma Daily Ledger, July 4, 1926, page 1.



January 1942 view of the new USO center at 4851 South Tacoma Way in South Tacoma. Richards Studio D12455-A. Courtesy Tacoma Public Library.

¹² The north-south running Pacific Highway was established by the state legislature in 1913

¹³ "City to Replace Gravity Line," *The Tacoma Daily Ledger*, February 4, 1926.

¹⁴ "Will Open Opal Tavern," *The News Tribune*, May 28, 1935.



This view of the South Tacoma Business District was taken from just north of South 54th Street looking south on South Tacoma Way. September 28, 1942. Richards Studio D13481-30 Courtesy Tacoma Public Library.



A marked and lighted crosswalk on South Tacoma Way as photographed at night on May 29, 1949. Richards Studio D42516. Courtesy Tacoma Public Library.

growth during the war years with not only increasing population in the lakes district further south, but the growth of the nearby military installations. An August 27, 1941, article in *The Tacoma Times* stated that South Tacoma's "ship has come in" with the success of its business district.¹⁵

Post-war Development (1946-1974)

After World War II ended, the automobile continued to dominate in South Tacoma. In 1956, the *Tacoma Star* called South Tacoma Way the "Automotive Main Street of the Pacific Northwest" with an automotive directory for the 57 auto-related businesses on the street.

Early post-war construction in the South Tacoma business district occurred on South Washington Street, in the more industrial area rather than the prime commercial corridor along South Tacoma Way. This reflects that South Tacoma Way had largely been built out at this point in time.

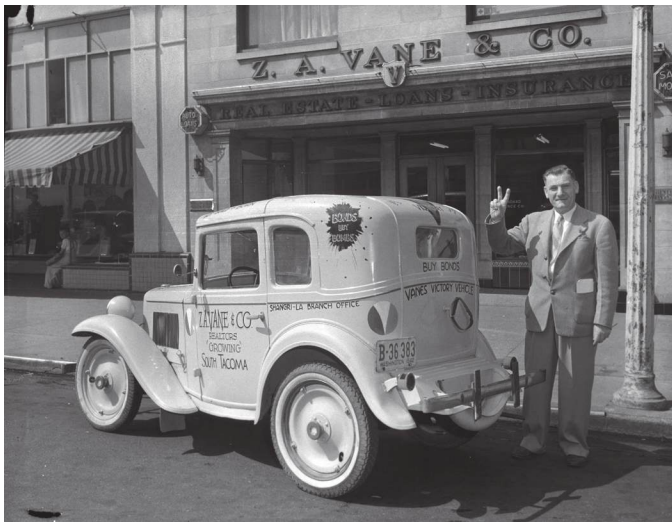
Brown's Flowers expanded in the years immediately after the war, when Bill Brown returned from military service. Bill and his wife expanded and remodeled their building on South Tacoma Way and added a large greenhouse, two-story conservatory, and a corsage room.¹⁶ Steve's Café, later known as Steve's Gay Nineties, opened on South Tacoma Way in 1951. It was one of the first businesses in Tacoma to obtain a cocktail license and it was a popular spot in the neighborhood for 27 years.



Steve's Cafe, 5238-40 South Tacoma Way, (later commonly known as Steve's Gay '90s.) as it appeared in April of 1951. Richards Studio A57331-36, TPL-8691. Courtesy Tacoma Public Library.

¹⁵ "South Tacoma's 'Ship Comes In' as Business Hits New High," *The Tacoma Time*, August 27, 1941.

¹⁶ Darlyne A. Reiter, *South Tacoma* (Charleston, SC: Arcadia Publishing, 2007), e-book.



Zachary A. Vane, pioneer Tacoma realtor, brandishes the “V” for victory symbol as he settles in with his wartime transportation for the duration. Vane and his vehicle are photographed in front of his real estate office at 5420 South Tacoma Way. Richards Studio D13290-1. Courtesy Tacoma Public Library.



A Franklin Food Store opened in South Tacoma in 1946 relocating from 5408 South Tacoma Way to a new, larger building at 5250 South Washington Street.¹⁷ In addition to being much larger, this store also featured an adjacent, lit parking lot, reflecting the emphasis on personal driving for errands. In 1955, the store building was remodeled and reopened as a Piggly Wiggly supermarket under new ownership and management.¹⁸

The South Tacoma Post Office relocated in the 1950s, moving into a new one-story concrete building at 3503 South 56th Street in 1951. According to statistics presented by acting Postmaster John P. McMonagle at the dedication ceremony, the post office's annual receipts had grown to \$85,000 annually, up from only \$15,000 in 1928. These figures demonstrated the sheer growth of South Tacoma and that previous rural character of the neighborhood was no more; in fact, all remaining rural routes run by the post office were eliminated in October 1951.¹⁹

Social and religious organizations expanded during this period, with several constructing new buildings or additions to existing buildings during this time. Asbury United Methodist Church, a longtime congregation in South Tacoma, built an education building (Hope Hall) in 1953, followed by a new sanctuary in 1954, and an addition to the new sanctuary in 1965. These new buildings replaced the former 1892 church building that had been moved to the site ca. 1901. Other new additions to the neighborhood included the South Tacoma Masonic Center (1953) and the Tacoma Eagles Aerie No. 3 (1955).

Other 1950s and 60s developments that occurred in South Tacoma, reflecting a more mid-20th design aesthetic, included a few professional buildings, stores, and buildings with “drive-thru” access. The South Tacoma Branch of the American Savings & Loan Association opened in 1956 at 3501 South 58th Street and a Farmers Insurance Company building opened in 1960 at 5025 S Tacoma Way. The Northern Pacific Bank added a drive-thru to its existing building in 1971. Another large-scale grocery store in Tacoma, Food King, announced plans for a new store in South Tacoma in November 1962.

17 “Opens New Food Store,” *The News Tribune*, September 20, 1946.

18 “Second Piggly Wiggly Opened Here by Hogan,” *The News Tribune*, August 30, 1955.

19 Charles Wolverton, “New Post Office Mirrors South Tacoma’s Growth,” *The News Tribune*, September 16, 1951.

Modernization efforts of existing buildings also marked this period. The Piggly Wiggly expanded its supermarket at 54th and Washington and the Kelly Furniture Company and J.C. Penny Store modernized their storefronts. Then in 1968, the Jensen Building was remodeled in a completely modern design, designed by architects Harris, Reed and Litzenberger.

In October 1965, the Tacoma Mall opened just east of South Tacoma. Land that had previously been homes and farmland became an enclosed shopping center. It opened with 55 stores and added an additional 17 stores within its first year.²⁰ The mall, which had an impact on downtown shopping as department stores relocated to the mall, did serve as a nearby employer for South Tacoma residents. However, completion of construction on the north-south Interstate 5, immediately east of the new Tacoma Mall, routed the auto traffic off of South Tacoma Way (Highway 99) and away from South Tacoma.



Ca. 1969 photograph of South Tacoma Motor Co. dealership at South 56th and South Tacoma Way. Richards Studio D156471-1. Courtesy Tacoma Public Library.

A new South Tacoma branch of the Tacoma Public Library opened in 1968 at 3411 South 56th Street.

Despite the mid-20th century improvements to the neighborhood, a significant impact to the district's economy occurred in 1974. The Northern Pacific Railroad merged with Burlington Northern Railroad, resulting in closure of the Northern Pacific shops, the initial economic driver for development in South Tacoma.

Recent Years (1975-present)

South Tacoma remains an interesting mix of commercial, residential, and light industrial uses even today. After the opening of the Tacoma Mall and the closure of the Northern Pacific shops, the South Tacoma business district declined for a period as businesses closed. In recent years, rail traffic has re-emerged as an important element in South Tacoma, when Sound Transit opened the South Tacoma commuter rail station in 2009. Many new businesses, from restaurants to retail, have opened along South Tacoma Way in the last decade.

20 Reiter, *South Tacoma*, e-book.

Survey Results

Overall, resources in the survey area retain a low to moderate level of architectural integrity.

Survey results generally aligned with expectations, in particular for the level of alterations stemming from the transition from railroad to automobile focus, as well as more recent changes. In addition to the high volume of concrete (poured and block) and brick, there were similarly numerous wood platform frame structures. There were more buildings conveying mid to late 19th and early 20th century Revival styles than expected.

Retention of original features were most notable in the following:

- **South Tacoma Way** and the retention of one and two-part commercial blocks along this corridor. Many have narrow (around 28 feet wide) front facades that collectively support a high volume of small storefronts along the street.

Changes to original features were most notable in the following ways. Refer to **Table 10 on page 24** below for building count by level of alteration. Note that not all resources had cladding or windows, hence the totals in each column will be different.

- **Cladding changes** include the use of asbestos shingles, replacement stucco, new brick veneer, T1-11, fiber cement board, and vinyl siding within the survey area. Refer to **Map 10 on page 62** for cladding alterations.
- **Window changes** were generally moderate to extensive, with only a few buildings with intact windows. Refer to **Map 9 on page 61** for window alterations. For the most part, changes involved switching from wood to vinyl, and from single- or double-hung operations to horizontal sliders and fixed sash. There were some single-hung vinyl windows as well as aluminum windows.
- **Plan changes** were relatively minor, with most buildings remaining intact or with slight changes. Plan changes were typically rear additions. Refer to **Map 8 on page 60** for plan alterations.

Table 10. Table Cladding, Window, and Plan Changes

FEATURE	BUILDING COUNT BY LEVEL OF ALTERATION			
	Intact	Slight	Moderate	Extensive
Cladding	53	43	36	65
Window	13	34	52	92
Plan	94	68	16	19

Functions

Historic function pertains to how the resource was originally used. In the case of buildings surveyed, all historic functions related to their original design. Buildings within the survey area were built primarily for commercial use. Building forms and georeferenced Sanborn Fire Insurance maps informed the identification of historic building function and use. Refer to **Map 15 on page 67** for historic uses and their distribution within the survey area.

Commercial accounts for 63 percent of the historic functions within the survey area. Subcategories within the survey area include businesses, financial institutions, professional offices, restaurants, specialty stores, and warehouses. The specialty stores (e.g. bakery, drug store, barber, jeweler) reflect the

core commercial and retail role of South Tacoma Way, with a transition to mostly warehouses to the west along South Washington Street and the railroad.

Other historic functions included domestic (e.g. hotel, multiple family, single family, secondary structure), education (library), government (fire station, post office), industry/processing/extraction (manufacturing facility, processing site), landscape (park), recreation and culture (comfort station), religion (religious facility, church school), and social (meeting halls). For most of these historic functions, there are only one to three representative resources. The exception being the eight multiple-family buildings and the 44 single-family houses within the survey area, mostly along the east edge that transitions to a residential neighborhood.

Building Forms

Building forms evident convey a range of architectural influences and development periods. The one-part block (40 buildings) and general commercial building form were the most widely used within the survey area. Refer to **Table 11 on page 25** below for building forms. Note that not all resources had building form, and those without building forms are not included in this table.

Table 11. Building Forms

FORM	NUMBER WITHIN SURVEY AREA
Church—Inset Corner Steeple	1
Church—Side Steeple	1
Commercial	40
Commercial—One-Part Block	40
Commercial—Shopping Center	1
Commercial—Strip Commercial	1
Commercial—Two-Part Block	23
Gas Station—Convenience Store w/ Canopy	1
Landscape—Park	1
Multiple Dwelling	5
Multiple Dwelling—Multi-Story Apartment Block	3
Single Dwelling	34
Single Dwelling—Bungalow	5
Single Dwelling—Cross Gable	1
Single Dwelling—Gable Front and Wing	1
Single Dwelling—Side Gable	2
Single Dwelling—Workingman's Foursquare	1
Utilitarian	25
Western False Front	11

The two distinctive building forms, beyond the general commercial building form, that are visually defining to the commercial core of the survey area are the one- and two-part commercial blocks. These are described below.

One-Part Commercial Block

The one-part commercial building form was developed during the mid-19th century and quickly gained popularity. According to Richard Longstreth in *The Buildings of Main Street*, one-part commercial block buildings “could generate income, yet represented a comparatively small investment” in comparison to larger-scale buildings.²¹ In communities where development pressure was/is high, it is rare to find intact one-part commercial blocks constructed prior to 1900, as second stories were added to increase value and use or the blocks were demolished to make way for larger buildings. The one-part commercial block form is characterized by a single story with a prominent facade and parapet. The first-story zone contains public interfacing space, with a storefront and direct sidewalk access. Examples of first-story functions include a post office, grocer, butcher, restaurant, and hardware store. These all benefit from visibility into their spaces and the frequent foot traffic associated with a downtown location.

Two-Part Commercial Block

The two-part commercial block form is characterized by two or more stories and a horizontal division into two distinct interior zones. The two-part commercial block building form was popular nationwide from the 1850s through 1950s for small and moderate sized commercial buildings. Two-part commercial blocks feature a horizontal division into two distinct zones that correspond to functions with different levels of public use. The first-story zone contains public interfacing space, with a storefront and direct sidewalk access. Examples of past first-story functions can include jewelers, drug stores, banks, bakeries, groceries, and restaurants. These functions benefit from storefront visibility into their space, and the frequent foot traffic associated with a downtown location. The upper stories contain private functions, which can include apartments, offices, and meeting halls. Separation from street-level activity and windows for day lighting and ventilation benefit these functions.

Architectural Styles

Buildings surveyed convey a range of architectural style influences and stylistic trends. Styles from the Late 19th and Early 20th Century American Movements and the Modern Movements were the most widely used within the survey area based on extant buildings. The following identifies the number of buildings for each style. Refer to **Map 12 on page 64** for architectural style periods distribution.



Buildings identified as not designed per a specific style may exhibit influences from one or more styles or be vernacular in their development to support a specific function rather than a specific style. Buildings identified as having no style may also have been so significantly altered that cladding, window, and/or plan changes have obscured or removed original stylistic elements.

Late Victorian Styles

These styles draw on medieval and classical architectural traditions. The following table lists the styles identified in the survey area, the number of buildings designed with this style, a brief description, and an example photograph.

21 Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Walnut Creek, CA: AltaMira Press, 2000).

Table 12. Late Victorian Architectural Styles




STYLES	NO. WITHIN SURVEY AREA	DESCRIPTION	IMAGE
Folk Victorian	3	The style's use and popularity nationally extended between ca. 1870 and 1910. The style is characterized by a simple house form (e.g. front gable, gable front and wing, pyramidal, or side-gabled) with Victorian era inspired (e.g. Italianate, Queen Anne, or Gothic Revival) architectural detailing (e.g. spindle work, flat jigsaw cut trim, eave brackets). Except for the gable front and wing form, the buildings typically have a symmetrical front facade composition. ²² Examples include 5226 South Puget Sound Avenue (ca. 1904), 5423 South Puget Sound Avenue (ca. 1905), and 5232 South Puget Sound Avenue (ca. 1905).	
Queen Anne	1	The style is characterized by complex and asymmetrical rooflines, incorporating hips and gables as well as towers and other irregularities. Asymmetry continues on the elevations, with projecting gables, isolated or compound projecting bays, some cantilevering (especially at the bays), and rich, highly stylized detail in all elements of trim work. Porches are almost always included, and many wrap around two or more elevations. The overall massing is quite heavy, although this is usually somewhat offset by the intricacy of the detailing. Queen Anne architecture often incorporated mixed materials in siding. Queen Anne houses are typically large, two- or two-and-a-half-story residences, but smaller one-story cottages are not uncommon. The overall trend in Queen Anne stylistic design was that it simplified over time; the earliest examples tended to be the most elaborate while later examples were plainer and representative of the Free Classic subset. The lone example is 5602 South Birmingham Street (ca. 1889).	

Revival Architectural Styles

These styles revive aspects of several past architectural traditions. The following table lists the styles identified in the survey area, the number of buildings designed with this style, a brief description, and an example photograph.

²² McAlester, *A Field Guide to American Houses*, 308-317.




Table 13. Revival Architectural Styles

STYLES	NO. WITHIN SURVEY AREA	DESCRIPTION	IMAGE
American Renaissance	2	The American Renaissance style gained popularity from the 1876 Centennial Exposition through the U.S. entry into World War I. Symmetrical compositions, often with architectural detailing, such as architraves and raised moldings, highlight window and door openings. Earlier examples may not have belt courses articulating story transitions. Buildings typically feature prominent cornices. ²³ Examples include 5420 South Tacoma Way (ca. 1928) and 5432–5432-1/2 South Tacoma Way (ca. 1896).	
Classical Revival	5	Classical Revival is a transitional architectural style popular during the early decades of the 20th century, incorporating classical details on residential and commercial buildings. ²⁴ These classical details include cornice or eave returns, classical columns or pillars, and modillions. Classical Revival buildings may lack the symmetry that is typically seen on Colonial Revival buildings. Examples include 5026 South Puget Sound Avenue (ca. 1900) and 5209 South Puget Sound Avenue (ca. 1900).	
Colonial Revival	5	An enduring style within the United States, Colonial Revival houses recall the Federal and Georgian style buildings constructed during the nation's early years. Colonial Revival houses are not direct copies of these styles; instead, they utilize key design elements, including symmetrical main facades, double-hung windows, side gabled or hipped roofs, cornices with dentils or modillions, and prominent front entrances that may feature sidelights, fanlights, pediments, and columned porches or porticos. ²⁵ Colonial Revival houses may be two to two-and-a-half stories or may be single-story bungalows. Examples include 5601 South Warner Street (ca. 1907).	

²³ Blumenson, John J.-G., *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945* (New York, NY: W. W. Norton & Company), 38-41.

²⁴ Alan Gowans, *The Comfortable House: North American Suburban Architecture, 1890-1930* (Cambridge, MA: The MIT Press, 1986), 177-179.


²⁵ McAlester, *A Field Guide to American Houses*, 321-326.

STYLES	NO. WITHIN SURVEY AREA	DESCRIPTION	IMAGE
Late Romanesque Revival	1	The style's popularity nationally extended generally from 1920 through 1940, often on banks and apartment blocks, as well as government, religious, and education buildings. Characteristics of the style include semi-circular arches used in a repetitive manner, along with small arches near the roofline at the eaves or gable ends. Exterior finishes include brick, stone, or stucco. Buildings typically have shallow pitched roofs. ²⁶ The lone example is 5439 South Tacoma Way (ca. 1920).	
Spanish Eclectic	4	The Spanish Eclectic style was popular from 1915 through the 1920s and decreased in popularity by the 1940s. The style employs decorative architectural details drawn from Spanish architecture. Characteristics include low-pitched, red tile roofs; minimal to flush eaves; and arches above main doors and windows. The style's use stems in part from the 1915 Panama-California Exposition and the subsequent interest in Spanish architectural influences beyond those evident in the missions. ²⁷ Examples include 5441–5443 South Tacoma Way (ca. 1920) and 5435–5437 South Tacoma Way (ca. 1920).	
Spanish—Mission Revival	1	The Mission Revival style was popular nationally between 1890 and 1930. Popularity of the style in the Pacific Northwest stemmed in part from the 1905 Lewis and Clark Centennial Exposition held in Portland, OR. The style draws on architectural features of the Spanish Franciscan mission churches in California and the Southwestern U.S. Characteristics include the visually iconic curvilinear, stepped parapet along with deep window and doorway openings. Exterior finishes consist mainly of stucco, but can include brick, stone, or wood siding. Buildings often have low-pitched hip or gable roofs. ²⁸ The lone example is 5421–5421 1/2 South Tacoma Way (ca. 1909).	

²⁶ Architectural Style Guide, “Late Romanesque Revival,” Washington State Department of Archaeology and Historic Preservation, <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/late-romanesque-revival> (accessed May1, 2024).

²⁷ McAlester, *A Field Guide to American Houses*, 417-429.


²⁸ Architectural Style Guide, “Mission Revival,” Washington State Department of Archaeology and Historic Preservation, <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/mission-revival> (accessed May1, 2024).


STYLES	NO. WITHIN SURVEY AREA	DESCRIPTION	IMAGE
Tudor—Composite	1	The Tudor Composite style blends elements of Tudor Revival and Colonial Revival. Features include steeply pitched gable roofs (often cross gable), eave and cornice returns, columns, arched windows and doors. Eave overhangs are typically flush or minimal. The one example is 4850 South Tacoma Way (ca. 1938).	

American Movement Architectural Styles

These styles convey trends and stylistic preferences popular during the initial period of the area's growth and development. The following table lists the styles identified in the survey area, the number of buildings designed with this style, a brief description, and an example photograph.

Table 14. American Movement Architectural Styles

AMERICAN MOVEMENT ARCHITECTURAL STYLES	NO. WITHIN SURVEY AREA	DESCRIPTION	IMAGE
Commercial	27	There are many buildings within the survey area that reflect the Chicago School or Commercial style. Although the Chicago School is associated with the tall skyscrapers that emerged through technological advances in construction, elements of the resulting Commercial style were applied to much smaller buildings. Key characteristics on smaller commercial buildings include minimal ornamentation, flat roofs with simple cornices, and classic storefront arrangements (i.e., bulkhead, storefront windows, transom). Examples include 5408–5410 South Tacoma Way (ca. 1927), 5235 South Tacoma Way (ca. 1920), and 5423 South Tacoma Way (ca. 1924).	




AMERICAN MOVEMENT ARCHITECTURAL STYLES	NO. WITHIN SURVEY AREA	DESCRIPTION	IMAGE
Craftsman	16	This architectural style stemmed from the work of Charles and Henry Greene in Pasadena, California that drew on the influences of the Arts and Crafts movement that originated in Britain . This style was popular with American working-class families during the early 1900s in that they were well-sized for a family but could be inexpensively built using kits or through adaptations of pattern book plans by local builders. Craftsman-style houses are typically one to one-and-a-half stories and often feature asymmetrical facades, low-pitched roofs, porches with tapered or squared piers, and exposed or decorative structural members. ²⁹ Examples include 5439 South Puget Sound Avenue (ca. 1925) and 5227 South Puget Sound Avenue (ca. 1925).	

Modern Movement Architectural Styles




These styles convey trends and stylistic preferences popular during the mid-20th century period of South Tacoma's growth and development. The first phase spanned ca. 1940s through ca. 1950s and tended to include the use of Art Moderne/Streamlined Moderne, Early American, and Minimal Traditional. The second phase spanned ca. 1960s through 1970s during which building design tended to use the International, New Formalism, Neo Expressionism, Stripped Classical, Contemporary, and Populuxe/Googie styles. The following table lists the styles identified in the survey area, the number of buildings designed with this style, a brief description, and an example photograph.

²⁹ Caroline T. Swope, *Classic Houses of Seattle: High Style to Vernacular, 1870-1950*, (Portland, OR: Timber Press, Inc., 2005), 102.

Table 15. Modern Movement Architectural Styles

MODERN MOVEMENT ARCHITECTURAL STYLES	NO. WITHIN SURVEY AREA	DESCRIPTION	IMAGE
Art Deco	1	Art Deco was a popular style in the first half of the 20th century, particularly during the 1920s and 1930s. The style often has a vertical emphasis and geometric ornamentation like straight lines, zigzags, chevrons, and stylized floral or sunburst motifs. Fluting and reeding are the most common motifs, and often surround doors and windows. ³⁰ Colored materials (terra cotta, glass, brick, and tile) and metal were common. The lone example is 5226 South Tacoma Way (ca. 1935).	
Art Moderne/ Streamline Moderne	2	Streamline Moderne emerged in the late 1920s and was popular through the early 1940s until its abandonment during World War II. Like Art Deco, the style emphasized machine design and technological advances. However, the Streamline Moderne was more of a middle ground style between the ornate luxury of Art Deco and the emerging minimalism of the International Style. Key elements of the Streamline Moderne style include smooth, curving lines, modern materials (e.g., concrete, stucco, vitrolite glass, stainless steel), and glass block. Examples include 4846 South Washington Street (ca. 1948) and 5252 South Washington Street (ca. 1946).	
Contemporary	11	This style was popular nationally from the 1950s through the 1960s. The flat roofed subtype of this style was influenced by the International Style but lacks its stark wall facade treatments. Cladding often includes a mix of contrasting materials, including wood, stone or simulated stone, or brick veneer. Roofs feature broad enclosed overhangs with exposed supporting beams and structural supports. Examples include 5049 South Washington Street (ca. 1949), 5014 South Washington Street (ca. 1959), and 5026 South Tacoma Way (ca. 1977).	




³⁰ DoCoMoMo Us, "Art Deco," *DoCoMoMo Us*, <https://www.docomomo-us.org/style/art-deco> (accessed February 16, 2021).

MODERN MOVEMENT ARCHITECTURAL STYLES	NO. WITHIN SURVEY AREA	DESCRIPTION	IMAGE
Early American	1	Early American is a post-World War II version of Colonial Revival applied to mid-20th century buildings. Buildings with the Early American style may have classical elements, such as columns, porches or porch hoods, and multi-lite windows. Inoperable shutters may also flank windows. ³¹ The one example is 3501 South 58th Street (ca. 1956).	
Mansard	1	The Mansard style gained popularity between 1960 and 1975 as a Modern reduction and interpretation of the French Second Empire Style that was popular in the 19th century. The roofline is the principal visual feature. Mansard roofs may have recessed or projecting window openings, and the roofline may be flared. Exterior building finishes typically vary and can include brick veneer, T1-11, or shingle siding. ³² The lone example is 4704 South Washington Street (ca. 1973).	
Minimal Traditional	1	Buildings designed in this architectural style bridge the gap between the period revivals of the 1920s and the modernism of the mid 1950s and 1960s. Minimal Traditional buildings, with their simplified traditional architectural features and compact form, became popular during the Great Depression. Houses in this style are typically one story, and have close eaves, small to nonexistent front porches, and usually a front-facing gable and large chimney. ³³ Larger two-story examples of this style are less common. The lone example is 4724 South Tacoma Way (ca. 1940).	


31 Washington State Department of Archaeology and Historic Preservation, "Mid-Century Modern Architecture in Washington State." Accessed June 2021. <https://dahp.wa.gov/sites/default/files/MidCenturyWorkshop%20reduced.pdf>

32 Artifacts Consulting, Inc. *Washington State Guide to Modern Commercial Architecture, 1930-1975*, (2021), prepared for the Washington State Department of Archaeology and Historic Preservation, 111-112.

33 Swope, 478.

MODERN MOVEMENT ARCHITECTURAL STYLES	NO. WITHIN SURVEY AREA	DESCRIPTION	IMAGE
Modern	14	The term Modern is quite broad and for the purposes of this survey; buildings that are classified as do not align with another architectural style but still have the minimal architectural detailing and contemporary materials typical of the mid-20th century. Examples include 5601 South Puget Sound Avenue (ca. 1953), 5011 South Tacoma Way (ca. 1961), 5211 South Tacoma Way (ca. 1911, renovated ca. 1963), and 3501–3503 South 56th Street (ca. 1951).	
Neo-Expressionism	1	The Neo-Expressionism style sought to employ dramatic and whimsical architectural features to elicit an emotional, rather than intellectual, response from viewers. This emerged in contrast with styles such as New Formalism. Sculptural forms are a key characteristic, including fragmented lines, distorting forms through curves and organic design, and asymmetrical compositions. Buildings utilize modern materials and will often incorporate roof forms that are not conventional. ³⁴ The one example is 5419 South Tacoma Way (1909, renovated 1968).	
Populuxe/Googie	1	Googie and Populuxe styles are essentially the same or very similar styles, with Populuxe typically applied to residential construction and Googie to commercial. These styles emerged in the post-World War II era as new technologies allowed for the mass production of sculptural metal and plastic. The styles are futuristic and reflective of the space age of the 1960s. Exaggeration, dramatic angles, plastic, steel, neon, and canted windows are hallmarks of the styles. The one example is 4734 South Tacoma Way (ca. 1894, renovated ca. 1949).	

³⁴ Artifacts Consulting, Inc. *Washington State Guide to Modern Commercial Architecture, 1930-1975*, (2021), prepared for the Washington State Department of Archaeology and Historic Preservation, 115-116.

MODERN MOVEMENT ARCHITECTURAL STYLES	NO. WITHIN SURVEY AREA	DESCRIPTION	IMAGE
Stripped Classical	1	Stripped Classical rose in popularity between 1925 and 1960. Buildings designed in this style are symmetrical with classical massing and proportions. Facades will often be broken up visually with vertical divisions. Examples often have an earth toned or otherwise subdued color palette resulting from the exterior finish materials used, such as brick, stone, cast stone and terra cotta. Entrances and windows typically employ metal frames and sash. The buildings have square or rectangular plans. ³⁵ The one example is 5206 South Tacoma Way (ca. 1941).	

Individual NRHP Eligibility

NWV and SJM staff evaluated surveyed resources for potential eligibility for individual listing to the NRHP. Future research may yield information that would make a resource eligible under other criteria. All resources recommended as NRHP-eligible are also recommended as Washington Heritage Register (WHR)-eligible. There are no resources identified as only eligible to the WHR.

While architecture is the principal area of significance based on the RLS and review of the architectural character of buildings within the survey area, the commerce and community planning and development areas of significance were also utilized, based on the historic context and historic building functions.

The assessment of ILS resources included a more in-depth analysis for evaluations A, B, and C, as applicable, under NRHP Criteria. This was possible due to the intensive level of background research done on each of these resources.

The National Park Service's *National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation* establishes the following for considerations:

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

³⁵ Artifacts Consulting, Inc. *Washington State Guide to Modern Commercial Architecture, 1930-1975*, (2021), prepared for the Washington State Department of Archaeology and Historic Preservation, 129.

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.

Survey Area Analysis

Of the resources surveyed, the following 17 in **Table 16 on page 37** appear to retain integrity conveying their association with the applicable area of significance to be considered for individual NRHP listing. All resources recommended for individual NRHP eligibility are also recommended for WHR eligibility and TRHP eligibility. Refer to **Map 4 on page 56** for a map of these resources.




Staff utilized criteria A and C for RLS resources and criteria A, B, and C for ILS resources.



For the RLS resources, the evaluation under criterion B was limited because research into the history of the building's past occupants and builder(s) was not part of the scope. RLS work focuses on what is observable from the public right-of-way, which is basically architectural character and historic function. Intensive-level surveys delve into the more detailed information.



For the ILS resources, evaluation under criterion B, along with a more in-depth evaluation under A and C, was possible due to the research into the history of the building's past occupants and builder(s).




- **Criterion A** (association with events) is based on the areas of significance of community planning and development and commerce. This analysis was informed by a review of early Sanborn maps for the survey and adjacent areas, our understanding of the historic function of buildings, and extant significant features conveying these associations that were observable from the public right-of-way. The relationship between development within the survey area and broader city-wide patterns is addressed under the development periods previously described in the historic context. The localized pattern of South Tacoma's commercial core identified in the historic context, and the role some resources had in this pattern, led to recommending them for individual eligibility. Individual property research was completed for only the ILS resources as part of this study. Recommendations for future research are addressed in each resource section and in the recommendations section.
- **Criterion B** (association with a significant person) is based on the background research conducted for each ILS resource identifying building occupants and their occupations.
- **Criterion C** is based on significance of architecture. This analysis was informed by the resource's architectural character and comparable resources within both the survey area and as observed by NWV and SJM staff in other communities through similar survey work. The architectural character was assessed from the public right-of-way and generally informed by the extent of significant features conveying these associations and the level of alterations that were observable from the public right-of-way. Several resources were identified as potentially individually eligible for NRHP listing under criterion C.




Table 16. Recommended NRHP Eligible Resources

ADDRESS	CA. YEAR BUILT	DESCRIPTION	IMAGE
3501–3503 South 56th Street	1951	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the post-World War II pattern of events significant to historical development of South Tacoma. Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, since it possesses distinctive characteristics relative to its period of construction. The concrete block structure and absence of ornamentation represents a distinctive aspect of its period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>	
3501 South 58th Street	1956	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the post-World War II development of South Tacoma. Research did not identify a specific event associated with the resource.</p> <p>It does appear individually eligible under criterion C, since the resource possess distinctive characteristics relative to its type and period of construction. The Colonial Revival style and scale represent a distinctive aspect of post-World War II commercial design and development. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>	
5214 South Puget Sound Avenue	1924	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, since the resource retains integrity to convey features characteristic of its type and period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>	


ADDRESS	CA. YEAR BUILT	DESCRIPTION	IMAGE
5240 South Puget Sound Avenue	1950	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, since the resource retains integrity and conveys characteristics of its type and period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>	
5431 South Puget Sound Avenue	1920	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, since the resource retains integrity conveying characteristics of its type and period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>	

ADDRESS	CA. YEAR BUILT	DESCRIPTION	IMAGE
5601 South Puget Sound Avenue	1953	<p>The resource is within, and appears to contribute to, an eligible National Register of Historic Places property, which consists of the church and associated courtyard and the free-standing mixed-use building. As a religious property, the resource meets Criteria Consideration A in that it derives its primary significance from architectural distinction and historical importance. The 1965 addition is over 50 years of age, appears compatible in design and materials with the original building, and is considered contributing for the purpose of this evaluation.</p> <p>The resource does appear individually eligible under criterion A, as it conveys the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, since the resource conveys a distinct combination of a classic church building form exhibiting modern materials and aesthetics. Research did identify the pumice and concrete brick as a new and locally manufactured material used in the building's construction.</p>	
5403-5405 South Puget Sound Avenue	1953	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, since the resource retains characteristics conveying its type and period of construction. Additional research is needed to place the building within the body of work for the architect and contractor. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>	

ADDRESS	CA. YEAR BUILT	DESCRIPTION	IMAGE
4734 South Tacoma Way	1894	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, since the resource retains diminished materials and architectural features characteristic of its type and period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>	
5215 South Tacoma Way	1911	<p>The resource does appear individually eligible under criterion A, as it lacks the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource. Further research to understand the reason for the ca. 1963 remodel may yield significant associations.</p> <p>The resource does appear individually eligible under criterion C, since the resource retains characteristics distinctive to its period and style of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value. Further research to identify the architect may yield significant associations.</p>	
5235 South Tacoma Way	1920	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource. Further research on past occupants may identify significant associations.</p> <p>The resource does appear individually eligible under criterion C, since the resource retains materials and design features characteristic of its type and period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value. Further research on the builder may identify significant associations.</p>	

ADDRESS	CA. YEAR BUILT	DESCRIPTION	IMAGE
5423 South Tacoma Way	1924	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, since the resource retains materials and design elements characteristic of its type and period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>	
5425 South Tacoma Way	1926	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, since the resource retains materials and design elements characteristic of its type and period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>	
5408–5410 South Tacoma Way	1927	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource. Further research on past occupants could yield significant associations.</p> <p>The resource does appear individually eligible under criterion C, since the resource retains materials, and design features characteristic of its type and period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value. Further research on the builder could yield significant associations.</p>	

ADDRESS	CA. YEAR BUILT	DESCRIPTION	IMAGE
5435-5437 South Tacoma Way	1920	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, since the resource retains materials and design features characteristic of its type and period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>	
5606 South Warner Street	1908	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource. Further research on past occupants may yield additional significant associations.</p> <p>The resource does appear individually eligible under criterion C, since the resource retains materials and features characteristic of its type, style, and period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value. Further research on the builder may yield additional significant associations.</p>	
5049 South Washington Street	1949	<p>The ca. 1953 west addition is treated as contributing to the main building due to the compatible and comprehensive design.</p> <p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, since the resource has materials and design features characteristic of its type and period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>	

ADDRESS	CA. YEAR BUILT	DESCRIPTION	IMAGE
5602–5624 South Washington Street	1914	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, since the resource retains materials and design elements characteristic of its type and period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>	

NRHP Historic District Eligibility

NWV and SJM staff evaluated the survey area for potential historic district eligibility for listing to the NRHP. Upon review of the level of alterations recorded in the field work and development periods identified in the historic context, NWV and SJM determined that there are two areas that can be recommended eligible as historic districts:

- The area generally along either side of South Tacoma Way, between South 52nd Street and South 56th Street, and west along South 54th Street to South Washington Street, contains approximately 64 percent contributing historic resources and is recommended eligible as a historic district—the South Tacoma Historic District. The integrity of this eligible historic district is low due to alterations outside the recommended period of significance (1894 to 1957). The period of significance starts with the estimated year built of the oldest contributing building within the recommended eligible historic district, and ends with the estimated year built of the youngest contributing building within the recommended eligible historic district. Reviewing the recommended district and eligibility with the State Architectural Historian is recommended to confirm eligibility and discuss the boundary. Research and documentation of the growth and development and significance of this commercial area, relative to both this neighborhood and the City of Tacoma, will be essential to a successful NRHP nomination.
- The area generally spanning both sides of South 56th Street between South Washington Street (east side) and South Hood Street and the Sound Transit railway right-of-way (west side) contains 100 percent contributing historic resources and is recommended eligible as a historic district—the Kenworthy Grain and Milling Company Historic District. All resources within this recommended eligible district are contributing. The recommended period of significance is 1907 to 1940 marking the period of ownership by the Kenworthy family prior to purchase by General Mills. This period starts with construction of the oldest building and ends when a court appoint receiver takes over management of the company in 1940.

Refer to **Table 17 on page 44** and **Map 6 on page 58** for details.

Classifying Contributing and Noncontributing Resources

The following table provides a count of, and recommendations for, contributing and noncontributing status resources that are within the recommended eligible South Tacoma Historic District. **Table 17 on page 44** uses the following abbreviations with definitions for contributing and noncontributing following the table.

- C: contributing
- NC: noncontributing
- Listed: NRHP-listed resources that are not included in the potential district resource count per NPS guidance on historic district nominations.

Table 17. Recommended Eligible District Analysis

C	NC	LISTED	% C	TOTAL
40	22	0	65%	62

The following definitions explain the factors considered in determining whether a building would either be contributing or noncontributing within the recommended eligible South Tacoma NRHP historic district.

Contributing:

- Built within the recommended period of significance (1894 to 1957), and,
- Retains architectural integrity and ability to convey their original design. This means that alterations relative to plan, cladding, windows, and other were intact to moderate. Up to one extensive level alteration was allowed if there were no moderate cladding or window changes. Changes within the recommended period of significance that have achieved significance (such as comprehensive 1950s storefront remodels) are not considered alterations that diminish integrity relative to the ability of resources to convey significant associations.

Noncontributing:

- Built outside the recommended period of significance; or
- Are substantially altered. This means that at least two alterations noted under plan, cladding, windows, and other were extensive or a combination of moderate (cladding or window; or two moderate alterations) and extensive alterations.

TRHP Eligibility

NWV and SJM staff evaluated surveyed resources for potential eligibility for listing to the TRHP. Staff utilized designation categories (A) and (C), which are similar to NRHP criteria A and C. These categories are based on architectural character and all resources were assessed from the public right-of-way. Future research may yield information making a property eligible under other categories.



A slightly higher level of alterations was allowed for TRHP eligibility recommendations versus individual NRHP eligibility recommendations. Resources still needed to retain integrity to convey their historic and architectural associations but did not need to be intact or near intact. Refer to **Map 5 on page 57** for locations.




Resources must retain integrity and be at least 50 years of age or have exceptional importance.





- A: Is associated with events that have made a significant contribution to the broad patterns of our history; or
- B: Is associated with the lives of persons significant in our past; or
- C: Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D: Has yielded or may be likely to yield, information important in prehistory or history; or
- E: Abuts a property that is already listed on the Tacoma Register of Historic Places and was constructed within the period of significance of the adjacent structure; or
- F: Is already individually listed on the National Register of Historic Places; or
- G: Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.





Of the properties surveyed, those listed in **Table 18 on page 45** below appear to retain integrity and distinctive architectural character to be considered for TRHP listing. In general, any property recommended as eligible for NRHP listing is also recommended as eligible for TRHP designation.


Table 18. Recommended TRHP Eligible Resources

ADDRESS	CA. BUILT DATE	DESCRIPTION	IMAGE
3619 South 54th Street	1925	A largely intact commercial building. Further research into the building's use as the Jordan Baking Company may yield significant associations based on historic function(s).	
3501-3503 South 56th Street	1951	Refer to the NRHP eligibility table for details.	
3501 South 58th Street	1956	Refer to the NRHP eligibility table for details.	
5609 South Lawrence Street	1914	A largely intact residential building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Craftsman style within the survey area. Further research may yield significant associations based on historic function(s).	

ADDRESS	CA. BUILT DATE	DESCRIPTION	IMAGE
5610 South Lawrence Street	1908	A largely intact residential building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Classical Revival style within the survey area. Further research may yield significant associations based on historic function(s).	
5026 South Puget Sound Avenue	1900	A largely intact residential building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Classical Revival style within the survey area. Further research may yield significant associations based on historic function(s).	
5214 South Puget Sound Avenue	1924	Refer to the NRHP eligibility table for details.	
5240 South Puget Sound Avenue	1950	Refer to the NRHP eligibility table for details.	
5431 South Puget Sound Avenue	1920	Refer to the NRHP eligibility table for details.	
5439 South Puget Sound Avenue	1925	A largely intact residential building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Craftsman style within the survey area. Further research may yield significant associations based on historic function(s).	
5403–5405 South Puget Sound Avenue	1953	Refer to the NRHP eligibility table for details.	

ADDRESS	CA. BUILT DATE	DESCRIPTION	IMAGE
5226 South Tacoma Way	1935	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Art Deco style within the survey area. Further research may yield significant associations based on historic function(s).	
5423 South Tacoma Way	1924	Refer to the NRHP eligibility table for details.	
5425 South Tacoma Way	1926	Refer to the NRHP eligibility table for details.	
5439 South Tacoma Way	1920	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Late Romanesque Revival style within the survey area. Further research may yield significant associations based on historic function(s).	
5210–5214 South Tacoma Way	1925	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Spanish—Eclectic style within the survey area. Further research may yield significant associations based on historic function(s).	
5402–5404 South Tacoma Way	1927	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Commercial style within the survey area. Further research may yield significant associations based on historic function(s).	

ADDRESS	CA. BUILT DATE	DESCRIPTION	IMAGE
5421–5421-1/2 South Tacoma Way	1909	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Spanish—Mission Revival style within the survey area. Further research may yield significant associations based on historic function(s).	
5432–5434-1/2 South Tacoma Way	1896	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the American Renaissance style within the survey area. Further research may yield significant associations based on historic function(s).	
5605 South Warner Street	1902	A largely intact residential building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Classical Revival style within the survey area. Further research may yield significant associations based on historic function(s).	
5049 South Washington Street	1949	Refer to the NRHP eligibility table for details.	
5252 South Washington Street	1946	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Art Moderne/ Streamlined Moderne style within the survey area. Further research may yield significant associations based on historic function(s).	
5432 South Washington Street	1931	Refer to the Kenworthy Grain and Milling Company NRHP Historic District eligibility for details.	

ADDRESS	CA. BUILT DATE	DESCRIPTION	IMAGE
5436 South Washington Street	1908	Refer to the Kenworthy Grain and Milling Company NRHP Historic District eligibility for details.	
5043–5047 South Washington Street	1953	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good warehouse example within the survey area. Further research may yield significant associations based on historic function(s).	
5602–5624 South Washington Street	1914	Refer to the Kenworthy Grain and Milling Company NRHP Historic District eligibility for details.	

Development Trends

Based on observations during field work, NWV and SJM identified the following local development trend, which may influence the retention of historic properties and their architectural integrity within the survey area:

- Managing changes to commercial storefronts as new tenants move into buildings. This can often involve an update to signage and exterior finishes, such as painting masonry, added awnings and signs, and new storefront windows. Based on the level of new construction relative to the level of extensive cladding and window changes, alterations by property owners, rather than development pressure, pose the greatest threat to architectural integrity within the survey area. Working with property owners to both educate and provide incentives for repair/compatible new work will be a key element in both slowing the rate of changes and potentially reversing non-compatible changes to compatible conditions (such as replacing T1-11 with fiber cement board that matches the original clapboard exposure width where clapboard was an original feature and can be documented).
- A key ongoing issue will be managing exterior building changes as property owners replace original wood windows with vinyl or aluminum slider windows. 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 have a significant impact on visual character. Working with property owners to both educate and provide incentives for repair/compatible new work will be a key element in both slowing the rate of changes and potentially reversing non-compatible changes to compatible ones.

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 buildings recommended eligible for NRHP and/or TRHP designation to inquire if they are interested in knowing more about the history of their properties. Encourage owners to pursue NRHP or TRHP status and inform them of the benefits of both, but especially special valuation for local listings. The research could be accomplished through volunteer or owner research parties, or through the City applying for grant funds to support intensive survey work that may shed additional light on individual building histories touched on in this report. This outreach should include property owner education on the potential use of Federal Historic Rehabilitation tax credits and Special Valuation and how this could support both preservation and compatible new work that returns previously altered elements to a compatible character.
- Citywide education programs related to the history and development of South Tacoma's commercial core. This can provide a pathway to support local businesses operating in the downtown core by encouraging increased visitation by locals and widening the draw of South Tacoma as a tourist destination.

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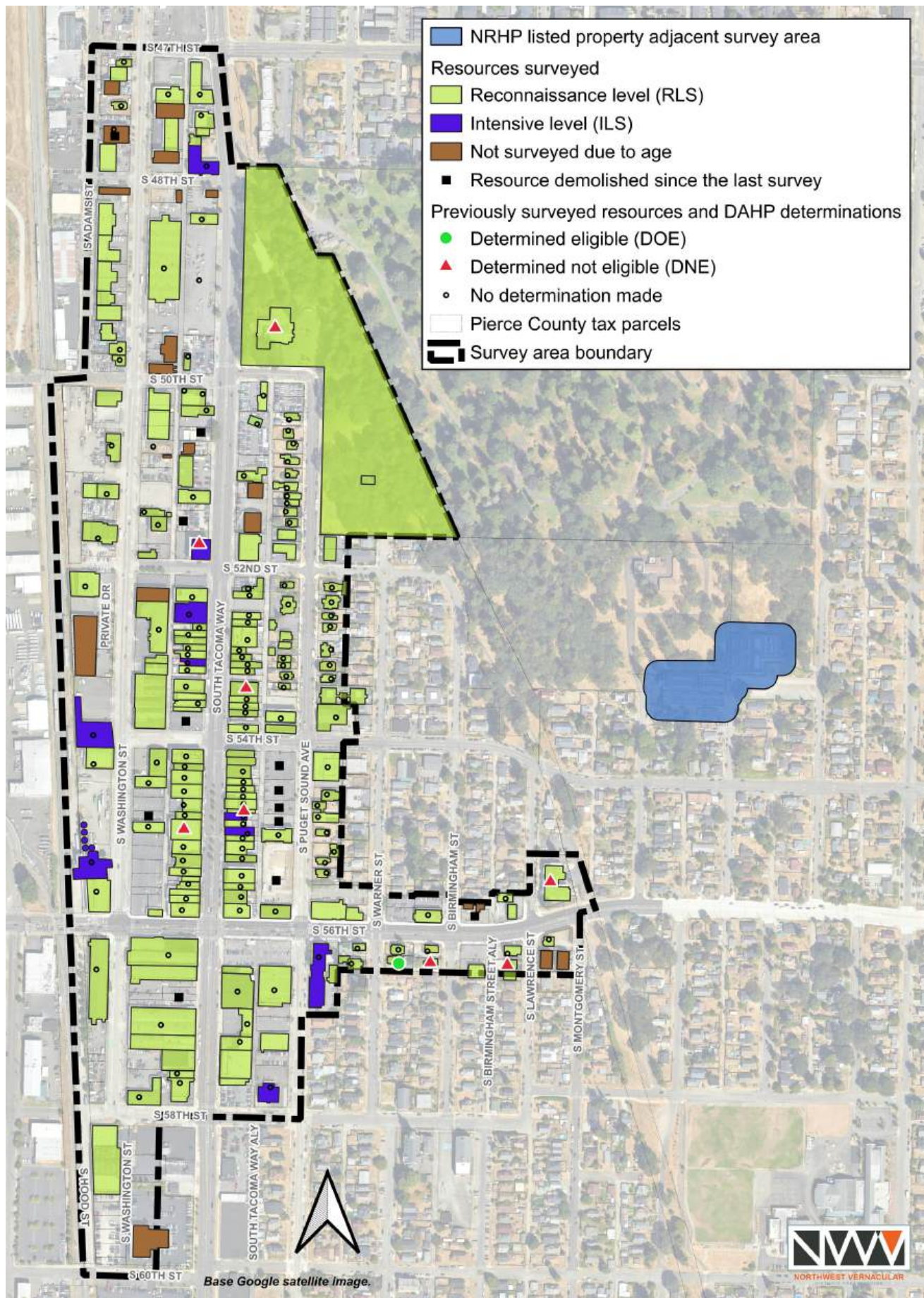
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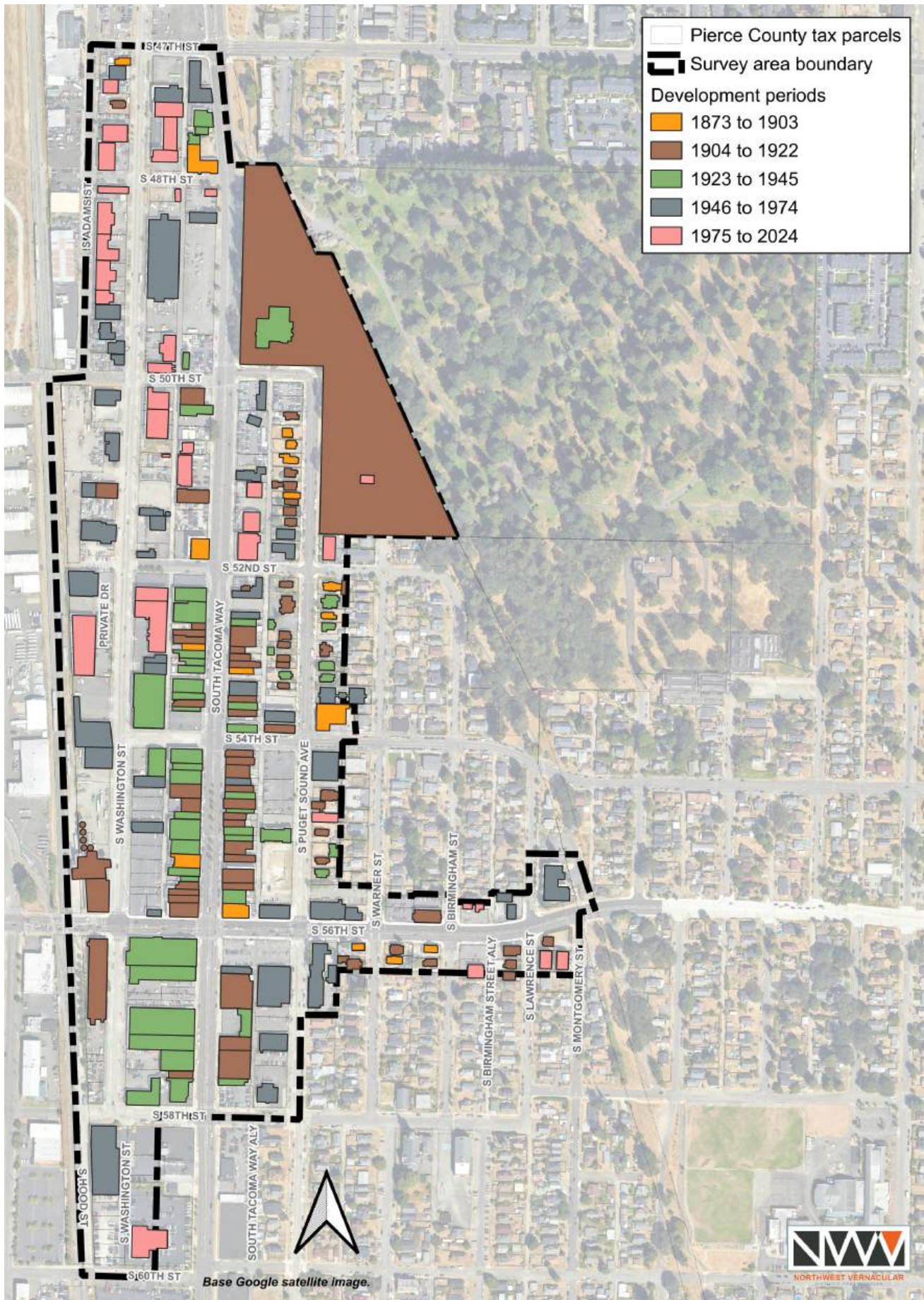
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Maps

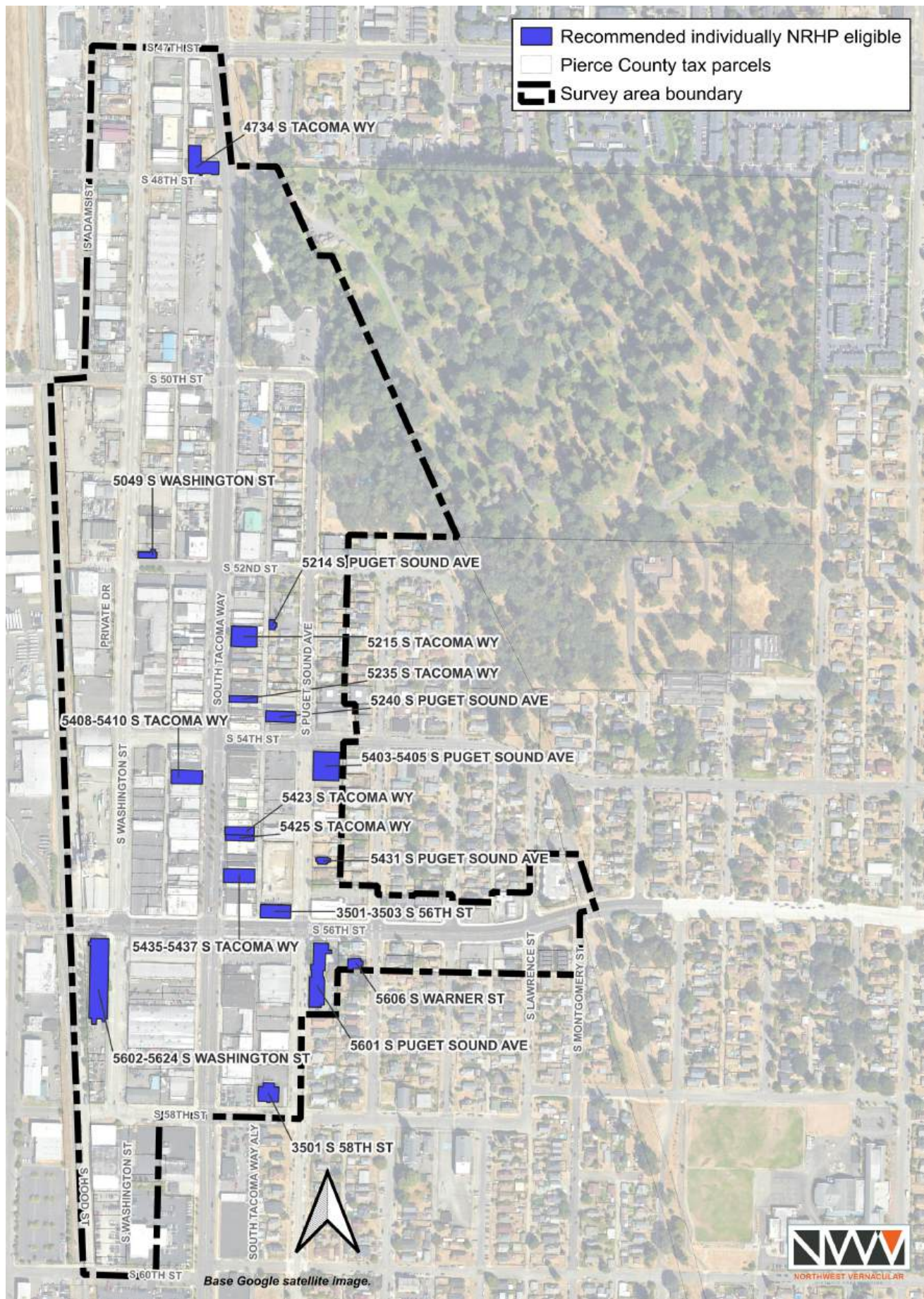
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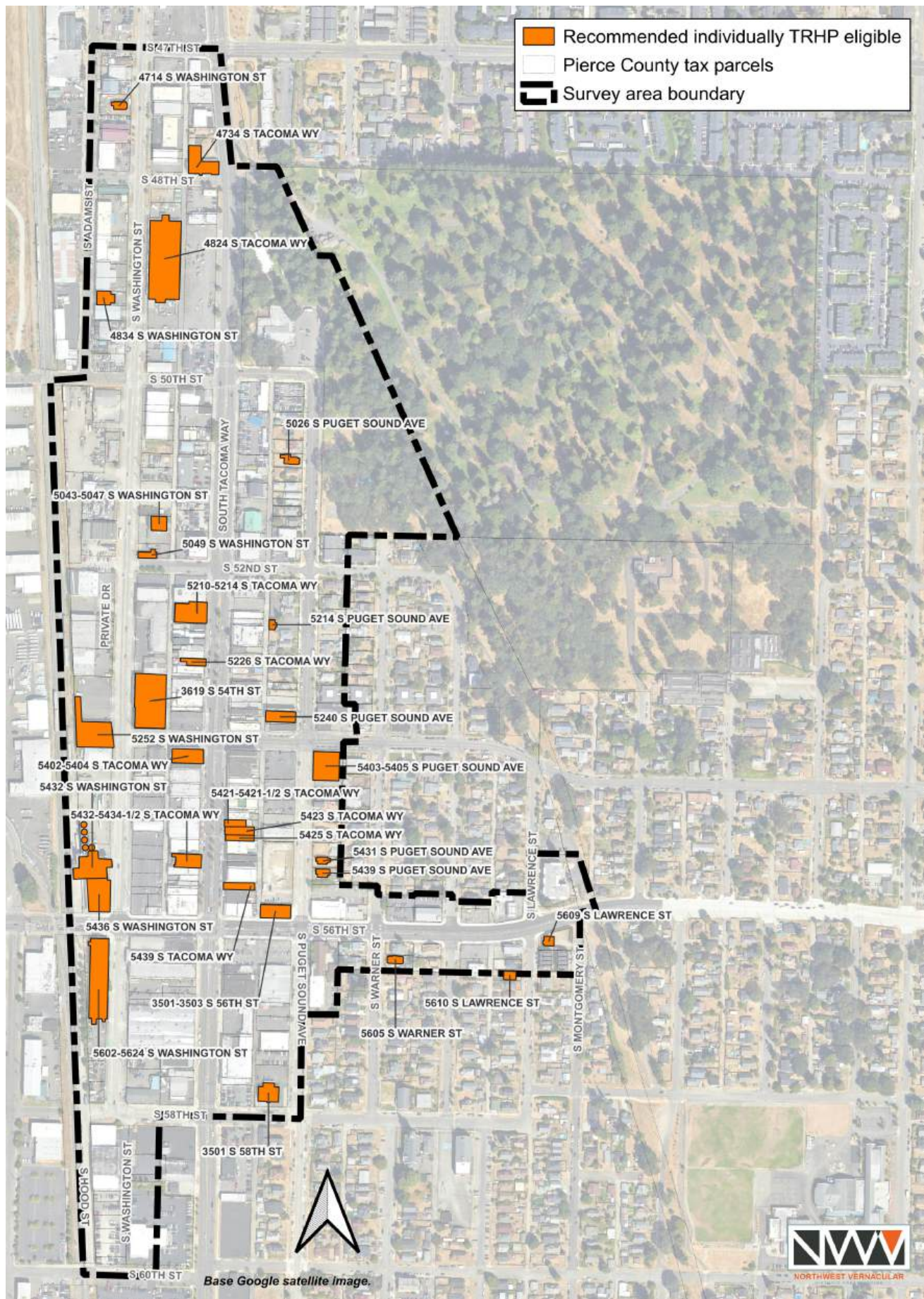
Map 2. Survey Area



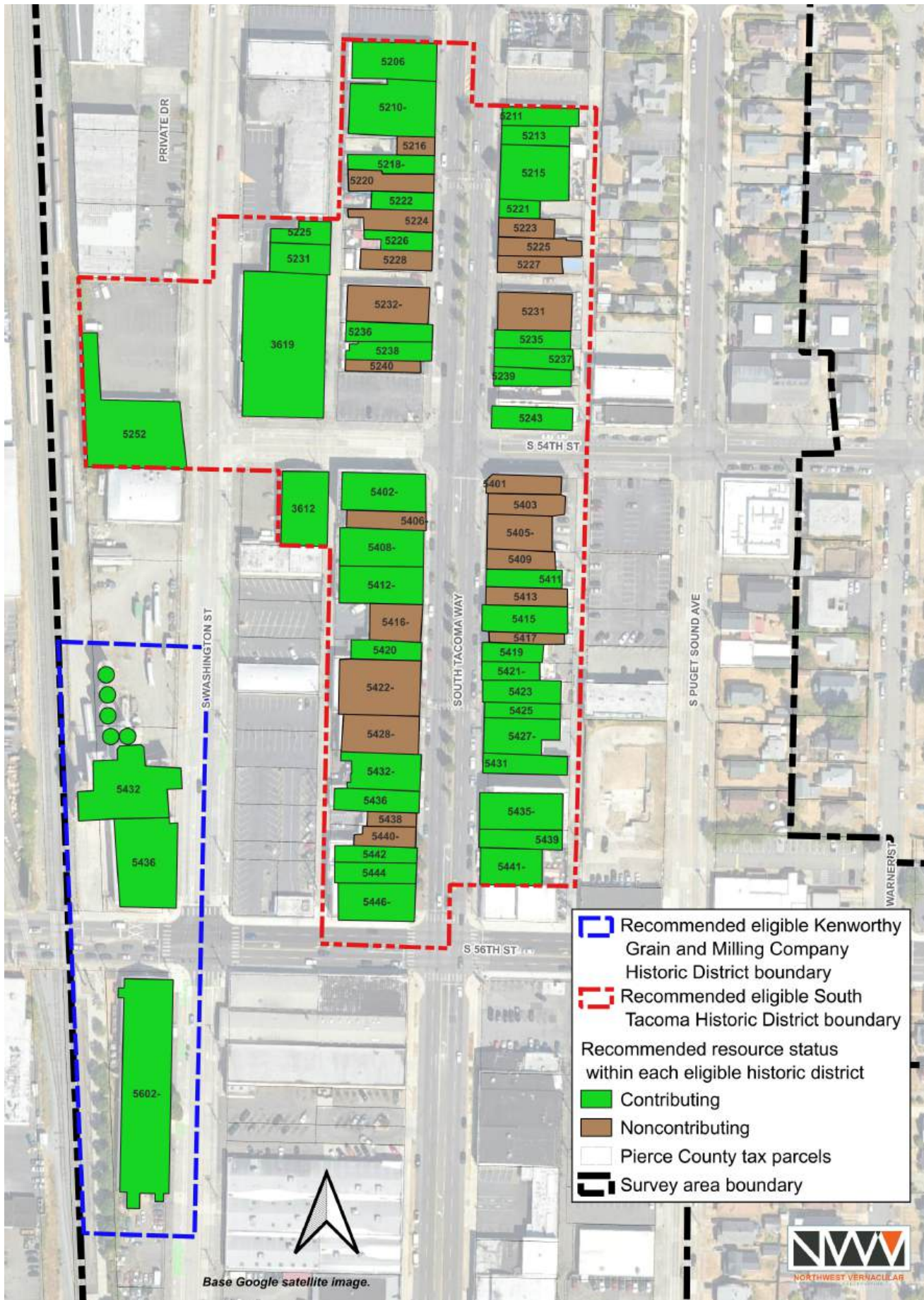
Map 3. Development Periods



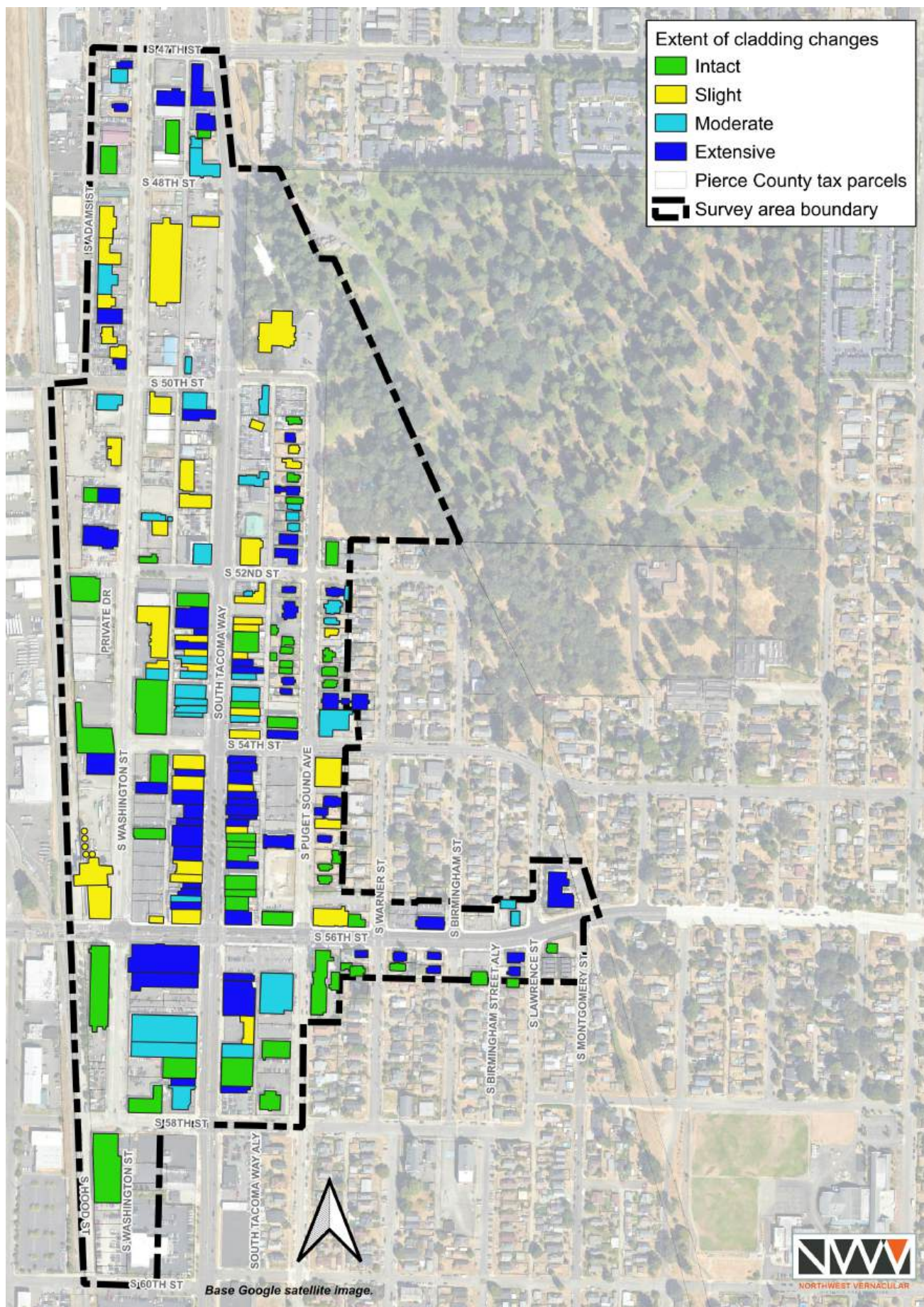
Map 4. NRHP Individual Recommendations



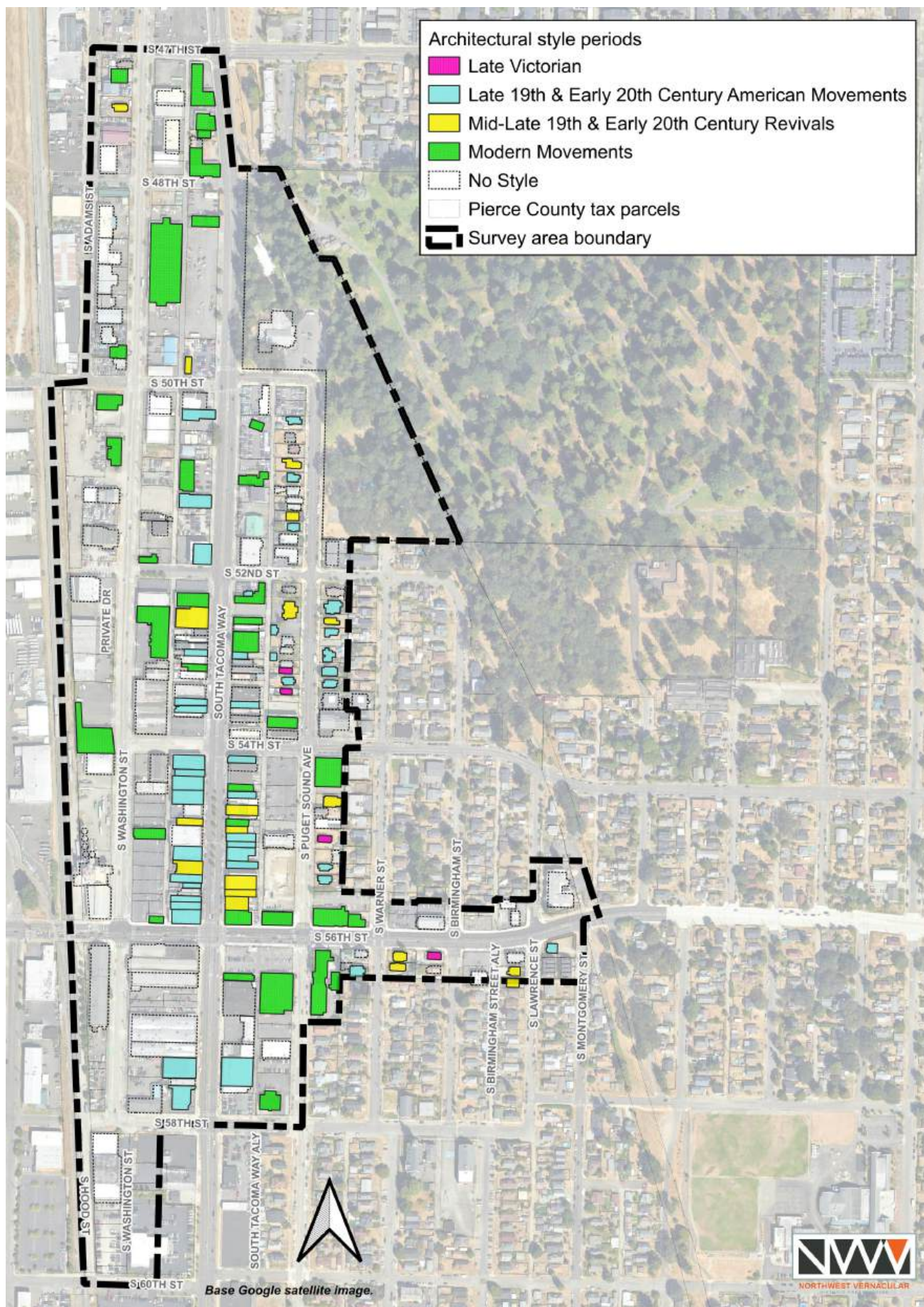
Map 5. TRHP Individual Recommendations



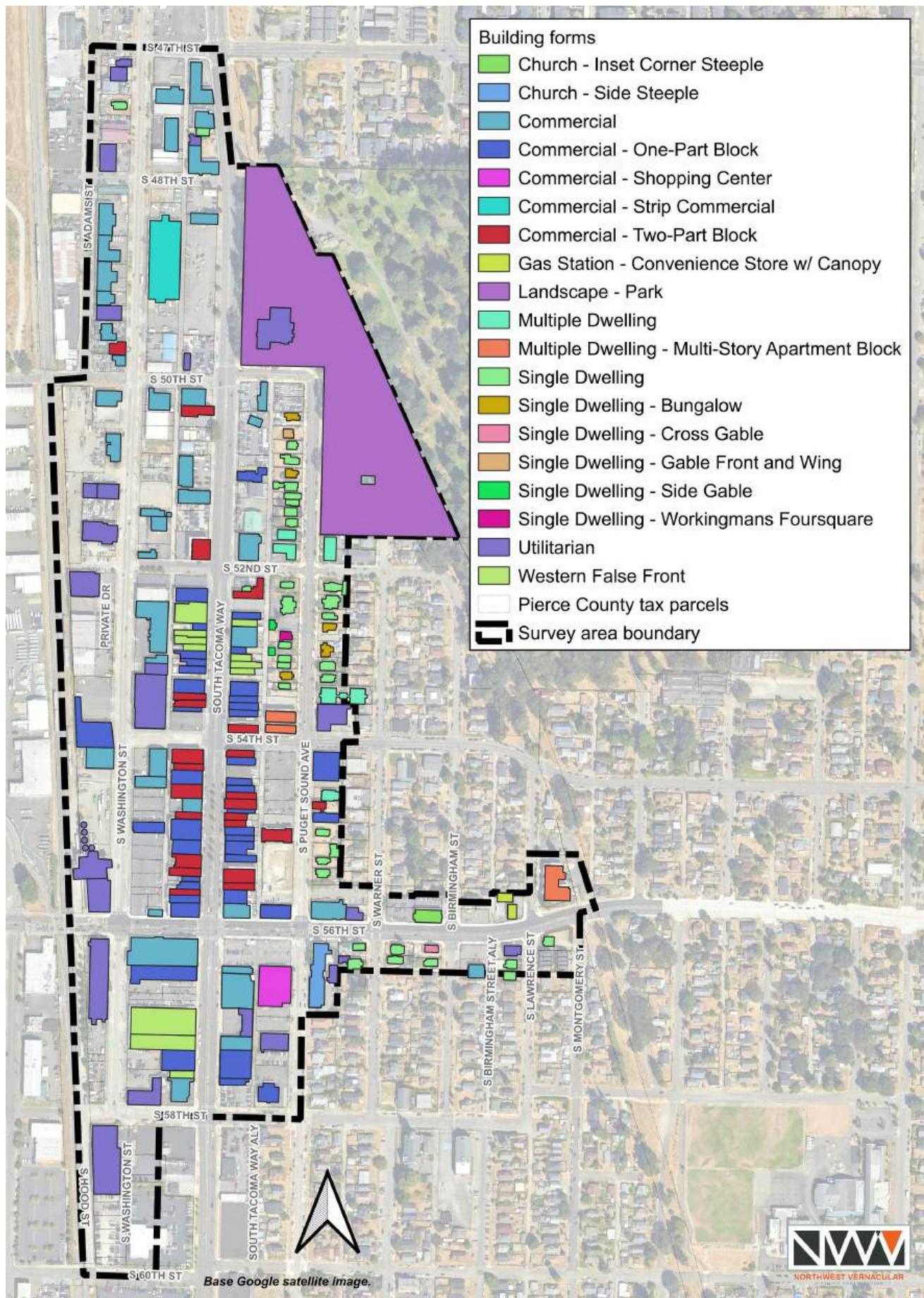
Map 7. NRHP District Recommendations Detail



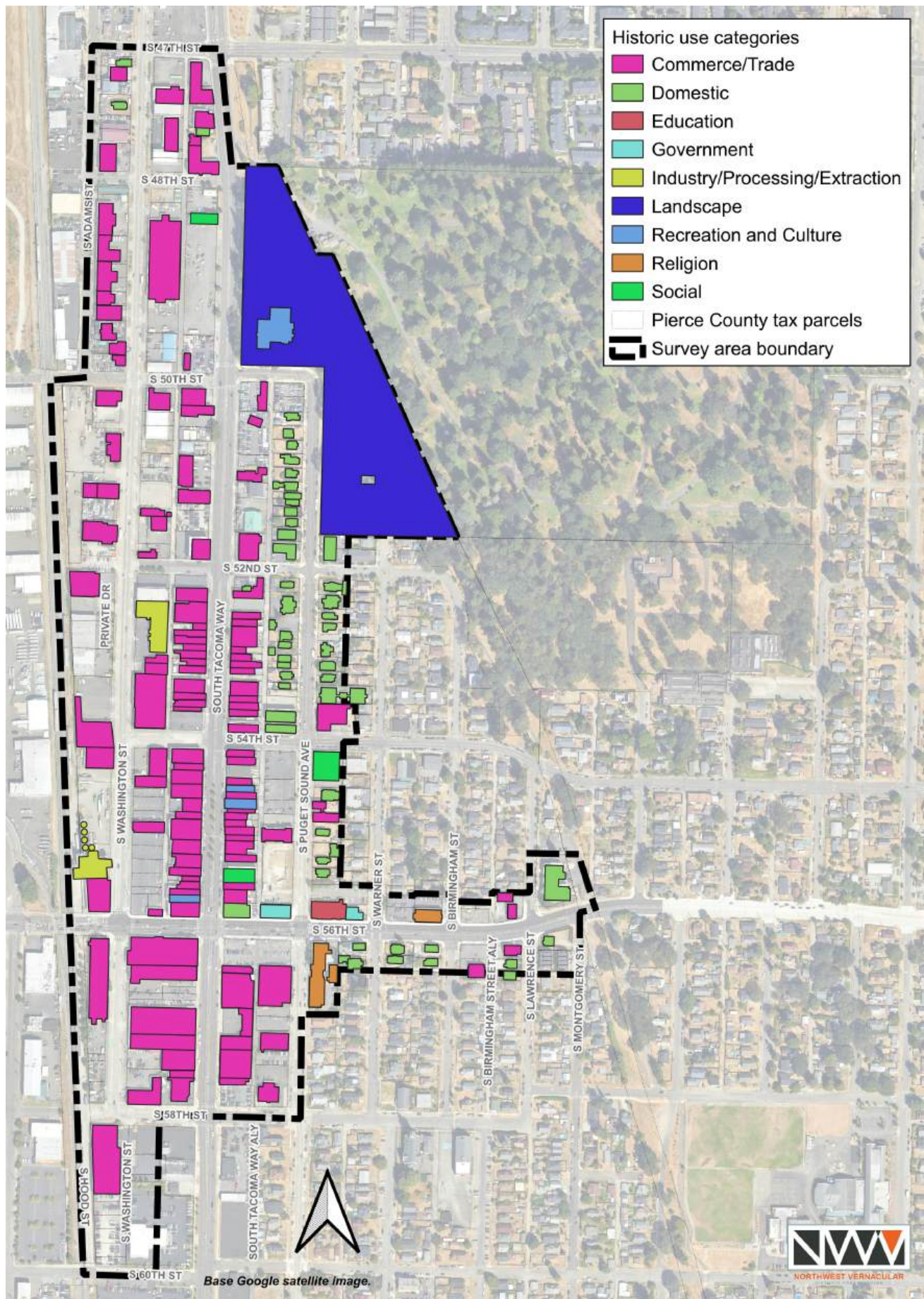
Map 10. Alterations Cladding



Map 12. Style Periods



Map 14. Form



Map 15. Function