

Members

Kevin Bartoy, Chair
Roger Johnson, Vice Chair
Jonathan Hart
Sarah Hilsendeger
Jennifer Mortensen
Alex Morganroth
Lysa Schloesser
Holly Stewart
Carol Sundstrom
Jeff Williams
Deborah Cade, North Slope Ex-Officio
Leah Jaggars, Wedge Ex-Officio



Agenda

Landmarks Preservation Commission Planning and Development Services Department

Date: January 13, 2021
Time: 5:30 p.m.
Location: Virtual (see below)

Staff

Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Assistant Historic Preservation Officer
BT Doan, Office Assistant

INFORMATION ABOUT VIRTUAL MEETINGS

In response to social distancing recommendations in response to the COVID-19 pandemic, this meeting will be conducted virtually. The meeting can be attended at <https://us02web.zoom.us/j/87368087371>, or by dialing +1 (253) 215-8782 and entering the meeting ID 873 6808 7371, when prompted.

Microphones will be muted and cameras turned off for all participants during the meeting, except for the Commissioners and presenters.

The public may submit general comments in writing prior to the meeting, by 4:00 p.m., on January 13th, comment during the meeting on regular agenda items for which a hearing has not already been held. Please e-mail your comments to landmarks@cityoftacoma.org, put in the subject line "LPC Meeting 1/13/21", and clearly indicate which agenda item(s) you are addressing.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 10/28/20; 11/18/20
- C. Administrative Review:
 - 1736 Pacific Ave.—sign change

4. NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES – PRELIMINARY REVIEW

- A. 1002 S. Anderson St., Klinkenberg-Decker House

Katie Pratt, NW Vernacular

Page # Time

12 10 m

5. PRESERVATION PLANNING/BOARD BUSINESS

- A. Events & Activities Update

Staff

51 3 m

5. CHAIR COMMENTS

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¿Necesitas información en español? 한국어로 정보가 필요하십니까? Cần thông tin bằng tiếng Việt? Нужна информация на русском? ត្រូវការព័ត៌មានជាភាសាខ្មែរ? ☎ Contact **TacomaFIRST 311** at **(253) 591-5000**

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Jeff Williams



MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Deborah Cade, North Slope Ex-Officio
Leah Jaggars, Wedge Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Assistant Historic Preservation Officer
BT Doan, Office Assistant

Date: October 28, 2020

Location: *Virtual Zoom Webinar*

Commission Members in Attendance:

Kevin Bartoy, Chair
Roger Johnson, Vice Chair
Jonathan Hart
Sarah Hilsendeger
Alex Morganroth
Lysa Schloesser
Jennifer Mortensen
Holly Stewart
Carol Sundstrom
Jeff Williams
Leah Jaggars

Staff Present:

Reuben McKnight
Lauren Hoogkamer
BT Doan

Others Present:

Kristin Lynett, *Sustainability Officer*

Commissioner Members Excused:

N/A

Commission Members Absent:

Deborah Cade

Chair Kevin Bartoy called the meeting to order at 5:31 p.m.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. CONSENT AGENDA

The agenda was approved as submitted.

a. Approval of Minutes: October 14, 2020

The minutes of the meeting on 10/14/2020 were approved as submitted.

b. Excusal of Absences: N/A

c. Administrative Review:

- 1754 Pacific—ATM removal

4. PRESERVATION PLANNING/BOARD BUSINESS

a. City of Tacoma Climate Justice Plan

Mr. McKnight provided the objective of the discussion, as indicated in the staff report.

Kristin Lynett, Office of Environmental Policy and Sustainability, began her presentation with a poll asking for the Commissioners' opinions about how much progress the City of Tacoma was making on sustainability, climate,

resiliency, and justice. The responses ranged between 2 and 4 on a 1 (Great) to 5 (Poor) scale, most being in the middle. Ms. Lynett stated that the local climate was getting warmer and explained its consequences. Also explained were the significance and impacts of the 1.5°C temperature increase. The City of Tacoma was taking a multi-faceted approach to mitigate the impacts – such as tree-planting, electric vehicles, chemical and gas treatment, green building designs, etc. Ms. Lynett went on to present the timeline for the updated plan between September 2020 and September 2021.

Questions from the Commission ensued. Commissioner Mortensen asked about the community engagement strategy, especially for the upcoming months with the pandemic restrictions. Vice-Chair Johnson commented that this effort would require everyone to be on board and active in order to be successful. In response to Commissioner Hart's question regarding actions the Commission could take to support the plan, Ms. Lynett suggested taking into account the climate justice element in their decision-making and offered to come back in the next phase of the plan for further collaboration. The discussion was concluded with an activity where the Commissioners imagined their life in 2030.

b. Commissioner Elections

Mr. McKnight informed the Commission that the Bylaws had no formal process or requirements prescribing how an election should occur, thus leaving it up to the Commission to proceed as they would see fit.

Chair Bartoy, while willing to continue serving as Chair, invited nominations from other Commissioners for the position. Several Commissioners vocally supported Chair Bartoy continuing in his position. Vice-Chair Johnson and Commissioner Mortensen were nominated for the Vice-Chair position. The Commissioners were in agreement that Chair Bartoy would remain Chair and Commissioner Mortensen would be Vice-Chair.

c. Events & Activities Update

Ms. Hoogkamer provided updates on the Virtual Heritage Café Lecture Series, and a virtual tour “Tacoma: Then & Now” guided by Pretty Gritty Tours on November 21st.

5. CHAIR COMMENTS

Chair Bartoy initiated a discussion, regarding update from the Commission's equity and inclusion workgroup with Historic Tacoma and how the Commission could be more pro-active in anti-racism effort aligning with the City Council's Anti-Racism Resolution (Resolution No. 40622, adopted on June 30, 2020). Mr. McKnight stated a number of issues that could be addressed, one of which was the difference in levels of historic preservation work in different parts of the City. The Commission discussed the “equity pause,” the racial representation on the Commission, outreach and education for residents in under-served neighborhoods. A retreat was proposed for Spring 2021.

The upcoming scheduled meeting on November 11th would be cancelled in observance of Veterans Day. Staff proposed having a special meeting on November 18th. The Commission concurred.

The meeting was adjourned at 7:07 p.m.

****These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit: <http://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=67980>***

Members

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Staff

Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Assistant Historic Preservation Officer
BT Doan, Office Assistant



MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Date: November 18, 2020 (Special Meeting)

Location: *Virtual Zoom Webinar*

Commission Members in Attendance:

Jennifer Mortensen, Vice-Chair
Jonathan Hart
Sarah Hilsendeger
Holly Stewart
Carol Sundstrom
Jeff Williams
Deborah Cade

Staff Present:

Reuben McKnight
Lauren Hoogkamer
BT Doan

Others Present:

Stefani McKenty

Commissioner Members Excused:

Kevin Bartoy, Chair
Roger Johnson
Alex Morganroth

Commission Members Absent:

Lysa Schloesser
Leah Jaggars

Vice-Chair Jennifer Mortensen called the special meeting to order at 3:01 p.m.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. CONSENT AGENDA

The agenda was approved as submitted.

a. Excusal of Absences:

- Kevin Bartoy
- Roger Johnson
- Alex Morganroth

b. Administrative Review:

- 808 N. M St.—window

4. SPECIAL TAX VALUATION

a. 522 North J Street (North Slope Historic District)

Mr. McKnight read the staff report as provided in the packet.

Stefani McKenty, the property owner, apologized for the confusion with the previously submitted expenses.

Commissioner Williams made a motion: *"I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 522 N. J Street., for \$309,447.08."*

Commissioner Hart seconded the motion. It passed unanimously.

5. DESIGN REVIEW

a. 2018 Commerce St. (Union Depot/Warehouse Historic District) Brewery Blocks Gateway Signage

Mr. McKnight read the staff report as provided in the packet. Staff recommended deferral of the application as the sign needed to be re-designed to comply with feedback from traffic engineers.

Though the application would come back with revisions, Commissioner Hart requested that the Commission still review the current design. Mr. McKnight explained the design features and their reference, stating that staff was agreeable to the design and the revision was warranted by technical concerns. Commissioner Stewart asked for images of surrounding buildings with the sign to show the sizing and scale.

Commissioner Hart made a motion: *"I move that the Landmarks Preservation Commission defer the review of the 'Brewery Blocks Tacoma' signage until the redesign is completed and submitted."*

Commissioner Hilsendeger seconded the motion. It passed unanimously.

6. PRESERVATION PLANNING/BOARD BUSINESS

a. Events & Activities Update

Ms. Hoogkamer informed the Commission of the following:

- Upcoming virtual lecture (part of the Virtual Heritage Café Lecture Series) by Tamiko Nimura about her local public history project and her work with Japanese American and African American communities in Tacoma; scheduled for November 19, 2020, at 6:00 p.m.
- "Tacoma: Then and Now" virtual tour by Pretty Gritty Tours about changes in Tacoma over time; scheduled for November 21, 2020.
- Virtual lecture (part of the Virtual Heritage Café Lecture Series) by Jackie Peterson on how to include anti-racism and inclusive practices in historic preservation; scheduled for December 17, 2020, at 6:00 p.m.

7. CHAIR COMMENTS

Vice-Chair Mortensen thanked Commissioners for their attendance and noted that the next Commission meeting would be in December.

The meeting was adjourned at 3:19 p.m.

****These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit: <http://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=67980>***



STAFF REPORT

January 13, 2021

NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES – PRELIMINARY REVIEW

General Procedural Notes:

The property on today's agenda is nominated to the Tacoma Register of Historic Places.

Tacoma Register listing follows procedures defined in 13.07.050, and consists of a minimum of two separate Commission meetings. The initial meeting determines whether the property meets the threshold criteria in the ordinance for age and integrity. If the Commission finds that the age and integrity standards are met, then the Commission may move to have the nomination scheduled for a public hearing and comment period, at which the public may enter comments into the record for consideration. Following the comment period, the Commission may deliberate on the nomination for up to 45 days before recommending to City Council listing on the register, or denying the nomination.

The purpose of this review is to determine whether the nominated property meets the threshold criteria and should be scheduled for public testimony at a public hearing.

AGENDA ITEM 4A: 1002 S. Anderson St., Klinkenberg-Decker House

Katie Pratt, NW Vernacular

BACKGROUND

The Klinkenberg-Decker House was constructed in 1904 as a single-family residence in the Central District of Tacoma for John and Cinda Klinkenberg. After the Klinkenbergs moved out, the house was consistently used as an income property, rented by working class Tacomans. The Klinkenberg-Decker House is nominated under Criterion A for its representation of patterns of history and development within Tacoma. The property, with its American Foursquare plan and early application of Classical Revival details, reflects the first wave of development in the Central District as Tacoma's population grew following the completion of the direct transcontinental railroad line over Stampede Pass. The Klinkenberg-Decker House also represents a second period of growth in Tacoma as its conversion to a duplex by 1942 reflects the city's booming population during World War II to support defense industries. The Klinkenberg-Decker House is also nominated under Criterion F for its corner location at a dead end street; as one of the oldest houses in that location on a corner lot, it has a distinctive visual presence. The nomination includes the principal structure and garage; Northwest Vernacular submitted the application on behalf of the owner.

The property is nominated under the following criterion:

A. Is associated with events that have made a significant contribution to the broad patterns of our history;

F. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

REQUESTED ACTION

Determination of whether the property nominated to the Tacoma Register of Historic Places appears to meet the threshold criteria for nomination, and if so, scheduling the nominations for public hearing. The commission may forward all or part of the nomination for future consideration.

EFFECTS OF NOMINATION

- Future changes to the exterior will require approval of the Landmarks Preservation Commission prior to those changes being made, to ensure historical and architectural appropriateness.
- Unnecessary demolition of properties listed on the Tacoma Register of Historic Places is strongly discouraged by the municipal code, and requires approval of the Landmarks Preservation Commission.

- Future renovations of listed on the Tacoma Register of Historic Places may qualify for the Special Tax Valuation property tax incentive.

STANDARDS

The threshold criteria for Tacoma Register listing are listed at 13.07.040B(1), and include:

1. Property is at least 50 years old at the time of nomination; and,
2. The property retains integrity of location, design, setting, materials, workmanship, feeling, and association such that it is able to convey its historical, cultural, or architectural significance.

ANALYSIS

1. At 117 years-old the property meets the age threshold criterion.
2. Overall, the Klinkenberg-Decker House retains much of its integrity of design, workmanship, setting, location, feeling, and association. The windows are not original, but the new wood windows are sensitive to the house's historic character, match the original openings discovered during siding repair, and do not interfere with the house's ability to convey its significance. The house lost its original full-width front porch in 1941 when it was converted to a duplex and is thus associated with that aspect of the property's significance. At this point, the rear porch was also replaced with an addition and the detached garage was built. A second rear addition was added at an unknown date. The additions are visible, but located in the rear of the home and are subservient to the main structure.

RECOMMENDATION

Recommended language for scheduling a public hearing:

*I move that the Landmarks Preservation Commission adopt the analysis as findings and schedule the nomination for **1002 S. Anderson St., Klinkenberg-Decker House**, for a public hearing and future consideration at a tentative hearing date of February 10, 2021.*

Recommended language for declining to schedule a public hearing for one or more components of the nomination:

*I move that the Landmarks Preservation Commission find that [cite specific elements or properties that should be excluded] do not meet the threshold criteria (describe) and deny the nomination for **1002 S. Anderson St., Klinkenberg-Decker House**.*

PRESERVATION PLANNING/BOARD BUSINESS

AGENDA ITEM 5A: Events & Activities Update

Staff

2021 Events

1. **Virtual Heritage Café: Broadening Horizons in Historic Preservation**
 - a) Second Use & Earthwise: Salvage Stories (6pm, January 21st)

Narrative Continuation

TACOMA REGISTER OF HISTORIC PLACES NOMINATION FORM

This form is required to nominate properties to the Tacoma Register of Historic Places per Tacoma Municipal Code 13.07.050. Type all entries and complete all applicable sections. Contact the Historic Preservation Office with any questions at 253-591-5254.

PART 1: PROPERTY INFORMATION (for 'HELP' press the F1 key)

Property Name

Historic Name Klinkenberg-Decker House Common Name _____

Location

Street Address 1002 S Anderson Street Zip 98405

Parcel No(s).
4890000050

Legal Description and Plat or Addition:

Beginning at a point 22 feet south and 22 feet east of the northeast corner of Lot 4, Block 1, Kellogg's Addition to the City of Tacoma, Pierce County, W.T., according to the plat thereof recorded in volume 1 of plats, page 18, records of the Pierce County, Washington:

Thence south 50 feet,

Thence west 91 ½ feet,

Thence north 50 feet along the east line of a 10 foot alley;

Thence east 91 ½ feet to the point of beginning, the same being part of Lots 3 and 4 in said Block,

Together with that part of Anderson Street vacated by ordinance no. 2085 of the City of Tacoma; abutting thereon and attached thereto;

Situate in the City of Tacoma, County of Pierce, State of Washington.

Nominated Elements

Please indicate below significant elements of the property that are included in the nomination by checking the appropriate box(es) below. These elements should be described specifically in the narrative section of this form.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Principal Structure | <input type="checkbox"/> Site |
| <input type="checkbox"/> Historic Additions | <input type="checkbox"/> Historic Landscaping, Fencing, Walkways, etc. |
| <input checked="" type="checkbox"/> Accessory Buildings/Outbuildings | <input type="checkbox"/> Interior Spaces/Other (inventory in narrative) |

04/2017

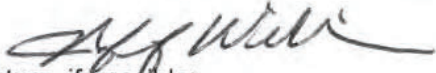
Narrative Continuation

Owner of Property

Name Jeff Williams Renovation, LLC and Mark D. Pinto Living Trust

Address 8032 SW 222nd Place City Vashon State WA Zip 98070

Is the owner the sponsor of this nomination? If not, please provide evidence that the owner has been contacted.



Yes No

Owner Signature, if possible:

Form Preparer

Name/Title Katie Pratt, Co-founder & Architectural Historian Company/Organization Northwest Vernacular

Address 3377 Bethel Rd SE Suite 107 #318 City Port Orchard State WA Zip 98366

Phone 360-813-0772 Email katie@nwvhp.com

Nomination Checklist—Attachments

- \$100 Filing Fee (payable to City Treasurer)
- Site Map (REQUIRED)
- Photographs (REQUIRED): *please label or caption photographs and include a photography index*
- Last Deed of Title (REQUIRED): *this document can usually be obtained for little or no cost from a titling company*
- Continuation Sheets
- Historical Plans
- Other (please indicate): _____

FOR OFFICE USE	
Date Received	_____
Fee Paid	_____

Narrative (continued)

PART 2: PHYSICAL DESCRIPTION

Extent of Changes

Please summarize the changes that have been made to the original plan, exterior, materials, cladding, windows, interior, and other significant elements by selecting the choices below. If the property has been previously documented, these may be indicated on the Washington State Historic Property Inventory Form. These changes should be described specifically in the narrative section of this form.

	Original Materials Intact			Original Materials Intact	
Plan (i.e.: no additions to footprint , relocation of walls, or roof plan)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Interior (woodwork, finishes, flooring, fixtures)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Original cladding/exterior materials	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Other elements	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Windows (no replacement windows or replacement sashes)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			

Physical Description Narrative

Describe in detail the original (if known) and present physical appearance, condition and architectural characteristics of the site (context, location), exterior (all four walls), and interior. Please include a list of known alterations and their dates (use additional sheets if necessary).

The Klinkenberg-Decker House at 1002 S Anderson Street is located within the Central District of Tacoma. The two-story house has a single-family foursquare form, but was converted into a duplex in the early 1940s. The house is situated on a corner lot at the intersection of S Anderson and S 10th streets. The lot slopes gently up from the sidewalks towards the house to the west and south. The house’s main (east) facade fronts S Anderson Street. Sidewalks run along the north and east sides of the lot. A one-story, 2-car garage at the southwest corner of the lot, with a driveway running along the west end of the lot providing access from S 10th Street.

Site

The house is centrally located within the block, with a slightly larger backyard than front yard. The detached garage is sited at the southwest corner of the lot. Lawn wraps around the house on the north and west sides with planting beds along the house’s foundation. A privacy fence encloses the backyard, running south from the southeast corner of the house to the property line and west to the southeast corner of the garage. The fence runs north from the northeast corner of the garage and then turns to the east to the northwest corner of the house. The backyard features a concrete patio and planting beds. A concrete walkway leads from the north-south running sidewalk parallel with the main elevation to the front stoop. A set of stairs with curved check walls navigate the grade from the sidewalk to the poured concrete front stoop. **See Figures 1 and 2** for the house’s location and site plan.

Exterior

The simplified American Foursquare, two-story residence stands on a poured concrete foundation. The wood-frame house has a largely rectangular plan with a small ell projecting southwest corner of the first floor. The first floor extends further to the west than the second floor, indicating a rear addition. The house’s foursquare appearance and Sanborn maps indicate the original floor plan for the house was square. A hipped roof shelters the house’s interior. A singled hipped dormer is centered on the east slope of the roof. Asphalt composition shingles clad the roof. **See Figures 35 and 36** for current floor plans of the house. **See Figures 5-13** for exterior photos of the house.

Narrative Continuation

The house is clad in horizontal wood lap siding. Wood corner boards highlight the building's corners. Boxed eaves with curved brackets and a wood frieze form a cornice for the house and highlight the roofline. The boxed eaves and bracket details are carried to the single dormer. According to the 1912 Sanborn Fire Insurance map (**see Figure 3**) the house originally had a full-width front porch. The proportions of the original front porch likely matched those on two other foursquare houses on the same block (1016 S Anderson Street and 1006 S Anderson, **see Figures 37 and 38**). The front porch was likely removed when the house was reconfigured from a single-family dwelling to a duplex. The 1950 update to the 1912 Sanborn Fire Insurance map shows the porch removed and a small partial-width projection from the north end of the west elevation where the two entrance doors were located (**see Figure 4**).

The house features wood, one-over-one double-hung sash windows. Simple window trim with a shallow sill and narrow apron frames the majority of the windows. The windows on the main (east) facade feature a slightly more detailed window trim, with a narrow header. This header is continued around the front entrances. Paneled wood shutters, with two raised panels per shutter, flank the three windows on the main facade.

The main (east) facade features the two entrances to the duplex, which are grouped together at the north end of the elevation. The doors are not original and feature six lites over two recessed panels. A metal mail slot is present in the rail between the panels and the lites. Two concrete steps lead up to the doors. A single gooseneck metal light fixture is centered over the doors. Four windows are present on this facade, one at the first floor, two at the second floor, and one in the dormer.

The north facade, while not the primary facade, is fully visible due to the house's placement on a corner lot. The south facade has five windows, two at the first floor, two at the second floor, and one narrow sash located between floors to provide daylight to the stairwell. The electric and water services for the duplex are located on this facade and provide a visual divide between the original two-story portion of the house and the rear, one-story addition.

The west (rear) facade is broken up by a one-story addition that runs the entire width of the elevation. A second addition projects from the south elevation. A deck has been added on top of the additions to make one large outdoor space. The deck is enclosed by a wood balustrade. A quarter-turn exterior stair leads down from the deck to the west before turning to the north along the west facade addition. The second floor features a single 10-lite exterior door and one window. The first floor features a single 10-lite exterior door and one window.

The south facade is broken up by a small, one-story addition projecting from the west end of the elevation. A single window is present on the addition (on its east elevation). The south facade features a single 10-lite exterior door and one window at the first floor. Three windows are present at the second floor.

Narrative Continuation

Interior

The house is a two-story duplex; unit A encompasses the first floor and unit B encompasses the second floor.

First Floor – Unit A

The first floor contains a small entry foyer, a living room, dining area, kitchen, utility room, two bedrooms, and a bathroom. Finishes include wood floors, sheetrock walls and ceilings, and painted wood baseboards and window and door trim. No original light fixtures remain. Original trim profiles were replicated throughout the unit.

The front door opens into a small foyer, with a small coat closet, which serves as the access point to the living room. Directly to the left (south) of the front door is the living room. A cased opening separates the living room from the dining area to the west. The kitchen is west from the dining area. A bedroom is accessed to the south from the dining area. A short hallway leads to the north from the kitchen to the main bedroom, bathroom, and utility room. **See Figures 14-24.**

Second Floor – Unit B

The second floor contains a small foyer, living room, eat-in kitchen, bedroom, and bathroom. The front door to the second floor unit is next to the first floor unit entrance. Upon entering through the front door, the flight of stairs leads up to the second floor. At the top of the stairs is a small foyer. A hall leads from the foyer to the south, which accesses the living room to the east, the bathroom, to the west, and the eat-in kitchen to the south. The bedroom is accessed to the east from the eat-in kitchen. **See Figures 15-**

Garage

The one-story two-car detached garage is located to the west of the house. The garage stands on a poured concrete foundation. The wood-frame garage has a square plan. A side gable roof with asphalt composition shingles shelters the garage's interior. The garage is clad in hardiplank lap siding, matching the reveal of the wood siding on the house. Two single-car garage doors provide access to the interior, on the north facade. **See Figure 8.**

Alterations

The following section provides a summary of alterations to the house over the years in chronological order. If it is unclear when the alterations occurred, a date range or approximation is provided when possible.

- Ca. 1941: The full-width front porch is removed and changed to stoop. Interior is reconfigured to be a two-family duplex with a first floor unit and a second floor unit. Second entry door is added to provide access to the upstairs unit. A back porch is removed and a small, full-width 1-story addition is added. The garage appears to have been added during this period.
- 2019-2020: Property renovated. Windows replaced with wood, one-over-one double-hung sash,

Narrative Continuation

matching the size and openings revealed when the siding was repaired. Trim matched to original window moldings. Entrance doors replaced with more simple doors. Interior remodeled in keeping with the house's original 1904 character. New paint, interior and exterior. Gutters replaced and former downspout running down the middle of the front facade removed.

- Unknown: Second 1-story rear addition

PART 3: HISTORICAL OR CULTURAL SIGNIFICANCE

Criteria for Designation

Tacoma Municipal Code recognizes six criteria of eligibility for inclusion on the Tacoma Register of Historic Places. Please select any that apply to this property, for which there is documented evidence included in this nomination form.

- 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 Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

Historical Data (if known)

Date(s) of Construction	<u>1910</u>	Other Date(s) of Significance	<u>Ca. 1940 (renovation into duplex)</u>
Architect(s)		Builder	<u>unknown</u>
Architectural Style(s)		Engineer	<u>unknown</u>
		Material(s)	<u>wood</u>

Statement of Significance

Describe in detail the chronological history of the property and how it meets the criteria for the Register of Historic Places. Please provide a summary in the first paragraph that lists the relevant criteria (use additional sheets if necessary). This section should include a thorough narrative of the property's history, context, occupants, and uses. If using a Multiple Property Nomination that is already on record, or another historical context narrative, please reference it by name and source.

The Klinkenberg-Decker House was constructed in 1904 as a single-family residence in the Central District of Tacoma for John and Cinda Klinkenberg. After the Klinkenbergs moved out, the house was consistently used as an income property, rented by working class Tacomans. The Klinkenberg-Decker House is eligible for listing in the Tacoma Register of Historic Places under Criterion A for its representation of patterns of history and development within Tacoma. The property, with its American Foursquare plan and early application of Classical Revival details, reflects the first wave of development in the Central District (West End) as Tacoma's population grew following the completion of the direct transcontinental railroad line over Stampede Pass. The Klinkenberg-Decker House also represents a second period of growth in Tacoma as its conversion to a duplex by 1942 reflects the city's booming population during World War II to support defense industries. Although the house has lost its original full-width front porch, that change occurred when the house was converted to a duplex and is thus associated with that aspect of the property's significance. The Klinkenberg-Decker House is also eligible under Criterion F for its corner location at a dead end street; as one of the oldest houses in that location on a corner lot, it has a distinctive visual presence. Overall, the Klinkenberg-Decker House retains much of its physical integrity, maintaining its integrity of design, workmanship, setting, location, feeling, and association. The house has had changes to some of its original materials, mainly its windows, but the new windows are sensitive to the house's historic character, match the original openings discovered during siding repair, and do not interfere with the house's ability to convey its significance.

Narrative Continuation

Neighborhood Context – Central District

The Central District is located within Tacoma, west and uphill of the downtown core and abuts the western edge of the Hilltop neighborhood—the first residential neighborhood to develop in Tacoma outside of the downtown core—along S Sprague Avenue. A full neighborhood history has not been written on the Central District, but there has been National register of Historic Places Multiple Property Submission (MPS) for “Historic Resources of the Hilltop Neighborhood” that covers development of this adjacent neighborhood.

Tacoma is within the ancestral lands of the Puyallup people, who have cared for and inhabited the area since time immemorial. The Puyallup people lived in villages within an area extending from the foothills of Takoma (Mt. Rainier) to the shores of Puget Sound; their main village site was located near the area now occupied by the Tacoma Dome. The Puyallup speak Twulshootsheed, a southern dialect of Salish language Lushootsheed. They are known as S’puyal əpabš (Spoy-allup-obsh), which translates to the people from the bend in the river or the people from the river with many bends.¹ A matriarchal society, the Puyallup lived communally and relied on the area’s abundance resources, hunting and fishing, harvesting berries and roots, and building homes and canoes from cedar trees. Master weavers made a number of items, including baskets for cooking and collecting shellfish. A non-warring and generous tribe, the Puyallup collected and processed resources for their own use, to trade with neighboring tribes, and to give away during potlaches. “Potlatch was a main characteristic of traditional life that celebrated births, deaths, marriages, and other rites of passage. It was an opportunity to display wealth and status, draw together neighboring tribes, and give back to the community through feast and gifts.”²

White settler-colonists arrived in the area along Commencement Bay, staking land claims, in the 1850s. A settlement grew south of present-day downtown and had a population of approximately 100 residents by the 1870s. During the same period, railroads extended westward across the continent, and the Northern Pacific Railroad announced its intention to complete a northern transcontinental line. Speculation on the line’s western terminus prompted investors to buy up land near potential locations. Key investors in the Tacoma area included General Morton McCarver and the Workingman’s Joint Stock Association, a group of primarily Black investors led by George Putnam Riley (1833-1905) to invest in land in both Seattle and Tacoma in the 1860s. The Workingman’s Joint Stock Association purchased a 67-acre tract of land in Tacoma (officially named the Alliance Addition), roughly bounded by S M Street, Sprague Avenue, S 9th Street, and S 12th Street, within present-day Hilltop, just east of the nominated property.³ In 1873, the Northern Pacific Railroad announced Tacoma as its western terminus, but selected a site several miles south of the small Tacoma City settlement (platted in 1869 by McCarver). The railroad formed the Tacoma Land Company which platted its 2700-acre tract of land as “New Tacoma” in 1875. The two Tacomas—Tacoma City and New Tacoma—were combined as “Tacoma” in 1885. Although Tacoma had a railroad line into town by the end of 1873, the entire northern transcontinental line was not yet complete and New Tacoma was slow to grow, adding less than 300 residents between 1875 and 1880.⁴ However, once the Northern Pacific’s transcontinental line was complete,

1. Artifacts Consulting, Inc., “Prairie Line Rail Corridor: Historic and Cultural Assessment Report,” prepared for the City of Tacoma (December 2016), 18.

2. Artifacts Consulting, Inc., “Prairie Line Rail Corridor,” 19.

3. Cloantha Copass and Gerald K. B. Eysaman of Eysaman + Company, “Historic Resources of the Hilltop Neighborhood,” National Register of Historic Places Multiple Property Documentation (August 1994), Section E, Page 1; Turkiya Lowe, “George Putnam Riley (1833-1905),” *BlackPast* (July 11, 2018), <https://www.blackpast.org/african-american-history/riley-george-putnam-1833-1905/> (accessed October 12, 2020).

4. Artifacts Consulting, Inc., “Prairie Line Rail Corridor,” 23.

Narrative Continuation

Tacoma's population increased, reaching 4,000 people in 1884 and 7,000 in 1885. Tacoma's population then boomed at the end of the 19th century, reaching 36,000 in 1890. This growth directly followed the completion of the Northern Pacific's Cascade Branch over Stampede Pass in 1888, providing a direct connection between Tacoma and Eastern Washington and beyond, rather than solely relying on the Prairie Line track coming north from the Columbia River. Washington became the 42nd state in the Union in 1889.

Other development companies formed to buy up and plat surrounding land, and these additions to the original plat extended development west and north of the downtown core. It is likely that the addition within which the nominated property is located, dated 1873, was part of this push. The 1888 Sanborn Fire Insurance maps for Tacoma did not extend west of Sprague, indicating scattered and limited development in the area west of Sprague. The steep slope up to the plateau limited development west of downtown, until property owners pushed for a cable car line. City Council granted a franchise for cable railways to a company associated with the railroad in 1889; the Tacoma Railway & Motor Company acquired the franchise later that year. The company's original plan had a cable car line running up and down S 13th Street on a double track and connecting in with an electric operation at S K Street running south to 19th street. However, property owners north of this proposed line—concerned about their own access and property values—petitioned for the line to be a single track loop up S 11th Street, south on S K Street to 13th Street, which would carry the line back down to A Street downtown.

By the 1890s, development had pushed out to Sprague Avenue and continued beyond. Between 1890 and 1891, large forest stands were removed in the area known as the West End to prepare for development.⁵ Sixth Avenue and S 12th Street were also graded their entire lengths within the city limits. In early 1893, the Tacoma City Council changed the names of all the streets west of Chicago Avenue and south of Sixth Avenue to eliminate inconsistencies between adjacent plats and create easy wayfinding within the city limits.⁶ The 1896 Sanborn Fire Insurance maps for Tacoma demonstrate that platting had pushed westward, to the south, and along Commencement Bay out to the newly established Point Defiance Park (1888).

Development within the Central District (then known as the West End) remained sparse, though. S Anderson Street was not even an open thoroughfare between S 8th Street and S 10th Street. In the blocks surrounding the nominated property's site, there were only a handful of houses constructed with few remaining from this period, with the exception of 1007 S Anderson Street (ca. 1890). Additional street car lines established in the early 1900s, extended transportation access to, from, and within the city. These lines included lines down Sprague Avenue, Sixth Avenue, S 9th Street, and S 15th Street.⁷

Between 1900 and 1910, Tacoma experienced significant and steady growth, more than doubling its population from 37,714 to 83,743. This is reflected in the 1912 Sanborn Fire Insurance maps which show development on over half the lots surrounding the nominated property. Sixth Avenue was also a bustling commercial district by this time supporting the nearby residences. The Epworth Methodist Episcopal Church (Tacoma Landmark Epworth LeSourd United Methodist Church) was also well established in the neighborhood at this point, moving from its original site at 1104-06 S Pine Street to its current location at 710 S Anderson

5. "Growing West End: Improvements Rapidly Being Made," *Tacoma Daily News*, April 9, 1891: 1. Via NewsBank.

6. "New Street Names. Adopted for Outlying Districts," *Tacoma Daily News*, January 20, 1893: 1. Via NewsBank.

7. Copass and Eysaman of Eysaman + Company, "Historic Resources of the Hilltop Neighborhood," Section E, Page 9.

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Narrative Continuation

Street in 1902 (its original S Anderson Street building was replaced in 1926 with the current landmarked structure).

Tacoma continued to grow at a steady pace over the next three decades, but again experienced a population spike in the 1940s, ballooning from 109,408 in 1940 to an estimated 125,000 in 1942.⁸ This reflects the area's wartime population boom as workers and military personnel moved into the region to work at nearby military installations (Fort Lewis and McChord Air Force Base) and in local shipyards and factories building ships and planes for the war effort and operate. This influx of people to the area exacerbated an already significant housing shortage in many Puget Sound cities including Tacoma and created a substantial demand for rental housing in particular.⁹ The federal government designed and constructed large-scale housing developments to support the effort, including Salishan in Tacoma with 2,000 units. The population settled at 143,673 in 1950.

Private construction was limited during this period with materials rationing and shortages, so conversion of existing single-family houses into multi-family units allowed for expanded housing options without requiring new construction. The 1950 update to the 1912 Sanborn Fire Insurance maps for the Central District, though, indicates that the Klinkenberg-Decker house's formal conversion to a duplex was unique in its neighborhood. All the houses within a 1-2 block radius, with the exception of a large 4-family unit, around the house at 1002 S Anderson were single-family dwellings. Several houses within the Wedge Historic District were converted to duplexes during the war years, including: 504 S Ainsworth Avenue (1909), 1411-13 S 5th Street (1909), 507 S Cushman Avenue (1909), 511 S Cushman (1909), and 511 S Ainsworth Avenue (1926).¹⁰

Construction and Occupants of 1002 S Anderson Street

The 10-acre Kellogg's Addition, within which the house at 1002 S Anderson Street was constructed, was platted by David Kellogg in late 1873. The lots were oriented to face north or south on east-west running streets. The boundaries of the addition align with the following present-day streets: S 10th Street (north), S Pine (west), the south half of the blocks facing Kellogg (south), and the north-south running alley between S Oakes and S Fife Street (east). It does not appear that any development occurred within the addition until after 1888; the Sanborn Fire Insurance maps from that year depict development around the addition, following the prevailing street grid with narrower lots than platted in the Kellogg's Addition.

In February 1904, *The Tacoma Times* lists the following real estate transaction: "L. M. Berry and husband to Cinda D. Klinkenberg, the north 50 feet of lots 3 and 4, block 1, Kellogg's addition, \$2,200."¹¹ Shortly thereafter, the sewerage and drainage committee of the city council recommended construction of a sewer in Kellogg's addition—indicating the initiation of construction within the addition.¹² B.E. Grant was also constructing four dwellings within the addition, on speculation, but no other specifics were provided in the article. B.E. Grant was likely Beatrice E. Grant – who in June 1904 sold a cottage and two lots on Pine Street between S 10th and S 11th (\$1,300) and a house and two lots at the corner of Pine and S 11th streets (\$1,400)

⁸ R.L. Polk & Co., *Tacoma City Directory* (Tacoma, WA: R.L. Polk & Co., 1942), 7.

⁹ Tacoma Housing Authority, "History," *Tacoma Housing Authority*, <https://www.tacomahousing.net/content/history> (accessed October 10, 2020).

¹⁰ Ross Buffington, "Wedge Historic District," ed. DAHP staff, National Register of Historic Places nomination (July 2016), 41.

¹¹ "Real Estate," *The Tacoma Times*, February 3, 1904: 3.

¹² "Grind of Committees," *The Tacoma Times*, February 24, 1904: 4.

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Narrative Continuation

just to the west and southwest of the 1002 S Anderson Street property. Building permits soared in the first half of 1904, reflecting substantial construction and growth within Tacoma; 34 permits were filed in the second week of March alone.¹³ In May 1904, construction was continuing at a brisk pace with projects more than \$100,000 more than the previous months.¹⁴

The Klinkenbergs moved out of the property in 1908 and it appears the property was sold to someone who used it as an income property. The Wallackers were renters in the house. It was listed for sale in the classifieds in *The Tacoma Times* on April 25, 1911, "A good 6-room house at a bargain. Must be sold by Tuesday night. Owner got business interest elsewhere. Price way below the market. Close to two car lines. Take 6th Ave or 11th and K cars, and see me at 1002 So. Anderson St."¹⁵ The property was then listed for rent in 1912 for \$15/month.¹⁶ This rent was consistent with rents for other properties in the city at the time.

The house was considered a single-family residence from 1904 until 1941, although there were often boarders or intergenerational families occupying the house, and was listed in city directories as 1002 S Anderson. After 1940, the property was subdivided into two separate units and the house was listed as 1002 S Anderson and 1002 ½ S Anderson. The house was divided by floor, with a unit on the first floor and a second unit upstairs. The following occupancy summary was pulled predominately from city directories for the years listed, as well as census data from 1910, 1920, 1930, and 1940.¹⁷

- 1904-1908: John H. and Cinda Klinkenberg. John H. Klinkenberg was born in Holland in 1870 and his family immigrated to the United States in 1871. He married Cinda ca. 1895 and they had a son, Seth, in 1896. John is first listed at 1002 S Anderson Street in the 1904 city directory. He had a number of occupations while he resided at 1002 S Anderson, working as a salesman at Stone, Fisher & Lane (1904), at Puget Sound Supply Co. (1905), and in real estate with offices in the National Bank of Commerce building (1906) and later Bankers Trust Building (1907-08). The Klinkenbergs had University of Puget Sound student boarders in 1907—Catherine M. and Minnie Raber. By 1909, the Klinkenbergs lived elsewhere. John was convicted of fraud in 1912 for selling land in Thurston County to which he had no title.
- 1909-1910: Anders J. Wallacker. Anders (also written as Andrus or Andrew) Wallacker was born in Norway ca. 1864. He married his wife, Berntene, ca. 1886. He immigrated to the United States in 1902; Berntene and their 8 children immigrated together in 1903. They had two additional children after arriving in Washington, for a total of 10 children. Eight of their children were: Olga, Arthur B., Alfred F., Johnny, Birger, Raquel, Daniel, and Bernice. Anders worked as a carpenter for the Northern Pacific Shops. The family rented the house on Anderson.
- 1911: Sylvenia and Salome Dunkin. Nellie Dunkin was a boarder.
- 1915: Wilbert and Nellie Hiatt. Wilbert was employed as a chauffeur and they had a roomer, Genevieve Hiatt.

13. "Building Operations Will Be Lively," *The Tacoma Times*, March 18, 1904: 4.

14. "Building Records Broken in May," *The Tacoma Times*, June 1, 1904: 1.

15. "For Sale by Owner," *The Tacoma Times*, April 25, 1911: 6.

16 "For Rent---Houses," *The Tacoma Times*, May 4, 1912: 6.

¹⁷ City directories, and census data

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Narrative Continuation

- 1916: Dorothy J. Sanderson
- 1918: Carl A. and Sophie Hallstrom. Carl Augustus Hallstrom married Sophia Albertina Carlson on October 23, 1909. By the time they lived at 1002 S Anderson, Carl was employed as a baker at Hoyt Doughnut Company at 2412 Sixth Avenue in Tacoma, only a few blocks away from his house.¹⁸
- 1920: Edward G. and Dora E. Ross. English-born Edward G. and Dora E. Ross and their three children (James, Cecil, and Mazie) lived in the house at this time and were renters. Edward worked in advertising at the Western Adv Agency.
- 1921: Herman A. and Florence M. Visser. Herman worked as a clerk
- 1922: John and Alice Haywood. John worked as a janitor. Gustave C. Crepin, a clerk at U O Co, roomed with the Haywoods.
- 1924-30: Frank E. and Shirley Kenney.
- Edward J. Morehouse, a painter, roomed with the Kenneys in 1925.
- 1932: Bert F. Jackson and Mrs. I. J. Youngblood
- 1933: Hugh J. Nesbit
- 1934-40: Harry E. and Neva H. Miller. Both born in Iowa, Harry and Neva Miller had two sons: Harry C. and Hal. Their 4-year-old granddaughter, Lorene, also lived with them by 1940. The Millers owned the house. Harry was a timekeeper for the WPA and his son, Harry C., worked as an automobile salesman.
- 1941: Vacant
- 1942-1951: Ralph and Gladys Decker. The Deckers moved into the property by 1942. Ralph's parents Fred and Susie, along with his younger siblings, lived just next door (by at least 1935). Ralph constructed a building just a couple blocks away on S 12th Street to house a variety store, Decker's Variety Store. The store opened at 2909-11 S 12th Street on February 6, 1948. Apparently Ralph was also a builder (the Tacoma-Pierce County Building Index lists him as the builder of the variety store), so he may have converted the building into a duplex. Decker's occupancy of the building is when it first became a duplex. Duplex (1002 ½) tenants included:
 - 1942: Kenly Whitelock
 - 1945: Charles Grimm
 - 1947: G. E. Mitchell
 - 1949: K. R. Decker (likely Ralph's brother, Kenneth)
 - 1951: E. P. Layne
 - 1953-54: Leonard W. Saari

¹⁸ Ancestry.com. *Washington, Marriage Records, 1854-2013* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012. Washington State Archives; Olympia, Washington; *Washington Marriage Records, 1854-2013*; Reference Number: *prcmc_v6_416-DA2*; Ancestry.com. *U.S., World War I Draft Registration Cards, 1917-1918* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2005. Registration State: *Washington*; Registration County: *Pierce*
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Narrative Continuation

- 1955: Raymond Matthews
 - 1953: vacant
 - 1954: Jacob Bender
 - 1955: Leonard W. Saari
 - 1957: Edgar A. and Mabel L. Norton
 - 1958: V. and Joanne R. Vincent

Architectural Form | American Foursquare¹⁹

While there is no evidence that the house at 1002 S Anderson Street is a kit or catalog house, the style and form of the house aligns closely to a number of kit houses from the era. It is unknown who designed or constructed the house.

The Klinkenberg-Decker house is an American Foursquare in form with detail reflecting the transition in popularity from the more ornate Victorian era architecture to the classical elements of Classical Revival. The house has curved brackets, boxed eaves, and a central front dormer which lend themselves more to the Classical Revival style which was a popular transitional style during the early 1900s ahead of the popularity of Colonial Revival by the 1920s. American Foursquares are typically square or rectangular in plan and two or two-and-a-half stories, with a hipped roof and deep eaves. Foursquare houses are typically clad in wood and may have full or partial-width porches. Dormers may punctuate the roof. American Foursquare houses may embody a number of architectural styles including Craftsman, Classical Revival, Colonial Revival, Prairie, and Spanish Revival. These styles may be expressed in rafter or eave details, the shape of columns or porch supports, and window and door moldings.²⁰

More ornate examples of American Foursquare houses exist in Tacoma that have also been converted into duplexes, including 504 S Ainsworth Avenue (1909) and 1411-13 S 5th Street (1909), both in the Wedge Historic District. 507 S Cushman Avenue (1909) and 511 S Cushman (1909) were constructed as duplexes, rather than converted, but share the American Foursquare form and styling of the Klinkenberg-Decker House, but with wider front elevations and retained full-width front porches. **See Figures 40-42** for photos of these examples.

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19. Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2006), 321-326.

20. Ross Buffington, "Wedge Historic District," 43.

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Narrative Continuation

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Figure 1. Aerial view.

This view shows the house’s location in Tacoma.

Figures



Figure 2. Site Plan.

This map shows the nominated buildings (in red) and nomination boundary.

Figures

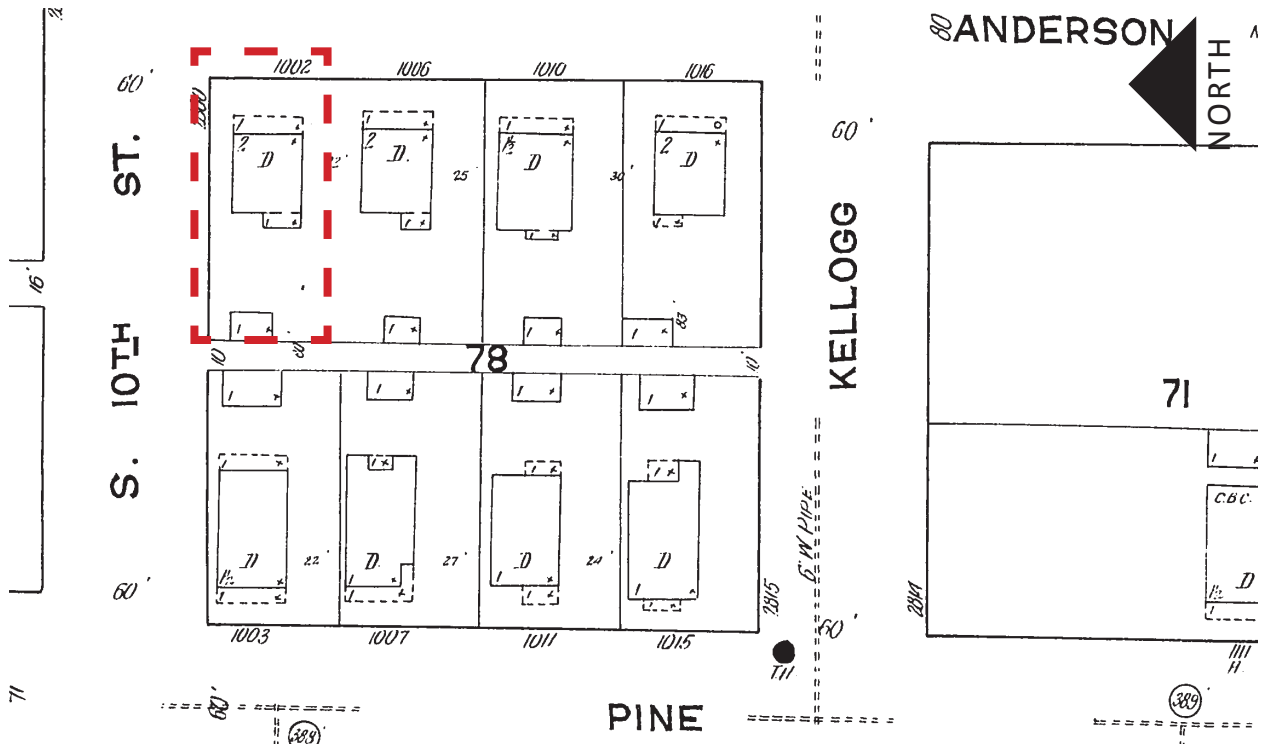


Figure 3. 1912 Sanborn.

Sanborn Fire Insurance Map, 1912, Vol. 2, Sheet 128. Note the forms of three of the other houses on the block. Courtesy Digital Sanborns.

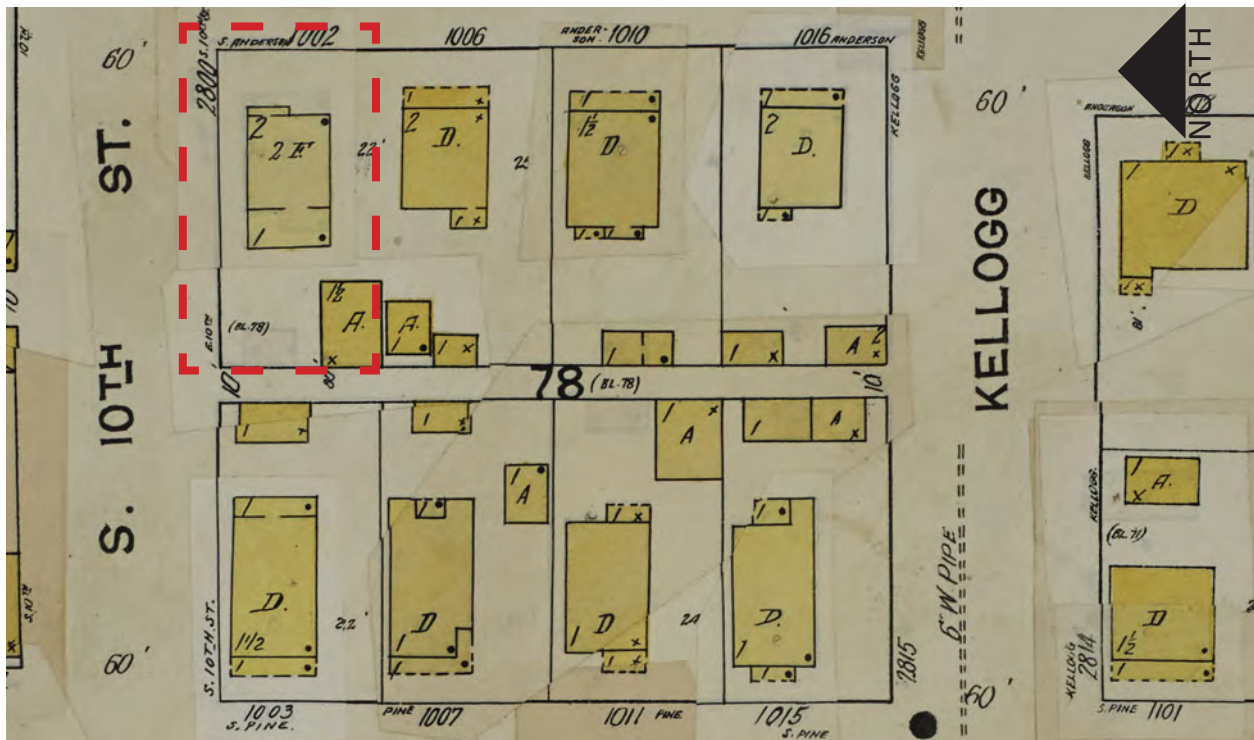


Figure 4. 1950 Sanborn.

Sanborn Fire Insurance Map, 1950, Vol. 2, Sheet 128. Note the "2F" on 1002 S Anderson Street, indicating its conversion to a two-family residence (one unit per floor), as well as the removal of the full-width front porch and the 1-story rear addition.

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Figure 5. East (main) elevation, 2020.



Figure 6. East (main) elevation, 2020.

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Figure 7. Northeast corner, 2020.



Figure 8. Garage, looking south, 2020.

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Figure 9. View of rear (west) elevation, 2020.



Figure 10. South elevation, looking northwest, 2020.

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Figure 11. South elevation, looking northwest. 2020.



Figure 12. Southwest corner and 2nd floor deck, 2020.

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Figure 13. West elevation and 2nd floor deck, 2020.

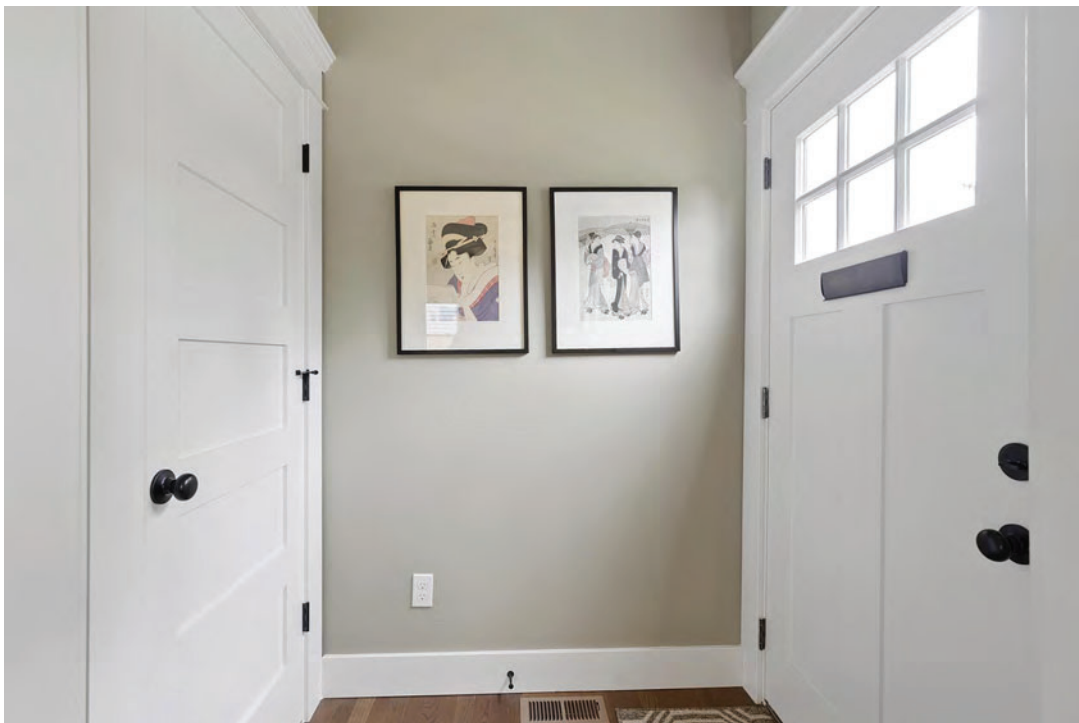


Figure 14. Main entry foyer, Unit A, 2020.

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Figure 15. Living room, Unit A, 2020.



Figure 16. Living room looking east, Unit A, 2020.

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Figure 17. Dining area looking west, Unit A, 2020.



Figure 18. Dining area, looking northeast, Unit A, 2020.

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Figure 19. Main bedroom looking east, Unit A, 2020.



Figure 20. Bedroom looking south, Unit A, 2020.

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Figure 21. Kitchen looking southwest, Unit A, 2020.



Figure 22. Kitchen, looking south, Unit A, 2020.

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Figure 23. Bathroom looking north, Unit A, 2020.



Figure 24. Utility room looking northwest, Unit A, 2020.

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Figure 25. Living room looking southeast, Unit B, 2020.



Figure 26. Living room looking east, Unit B, 2020.

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Figure 27. Living room looking west, Unit B, 2020.



Figure 28. Kitchen looking west, Unit B, 2020.

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Figure 29. Eat-in kitchen, looking south, Unit B, 2020.



Figure 30. Kitchen, looking southwest, Unit B, 2020.

Figures



Figure 32. Kitchen, looking northwest, Unit B, 2020.



Figure 31. Bedroom, looking east, Unit B, 2020.

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Figure 33. Bedroom, looking northeast, Unit B, 2020.

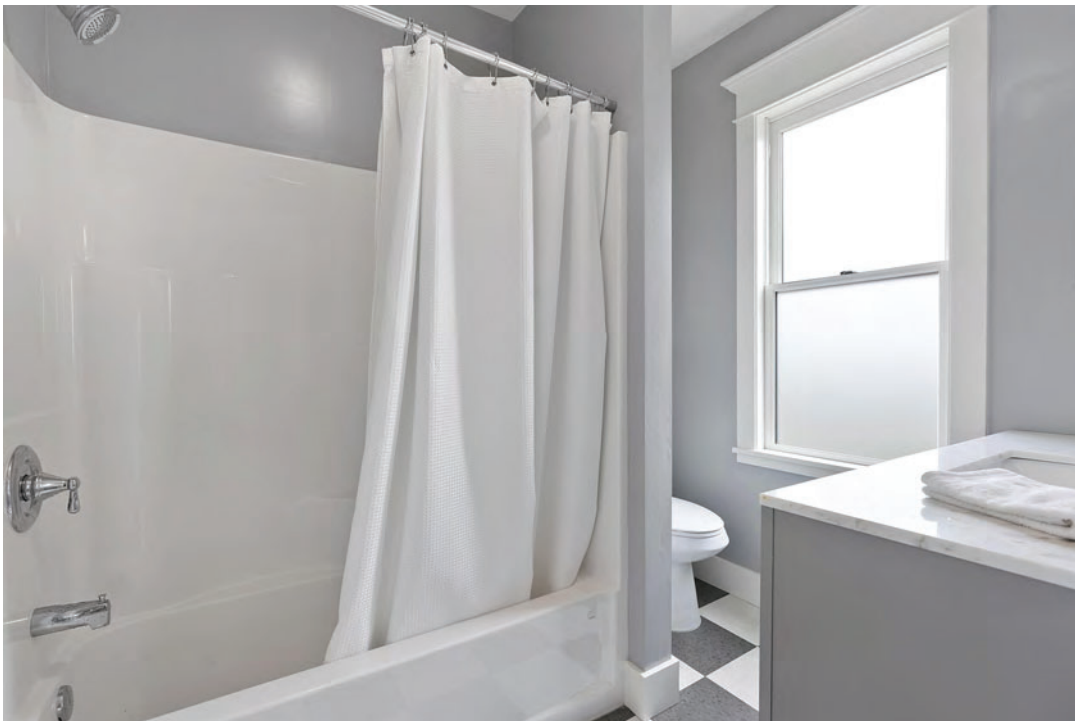
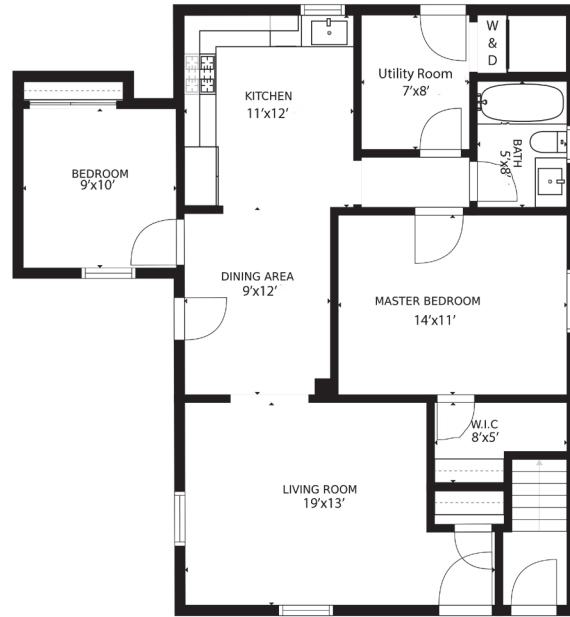


Figure 34. Bathroom, looking northwest, Unit B, 2020.

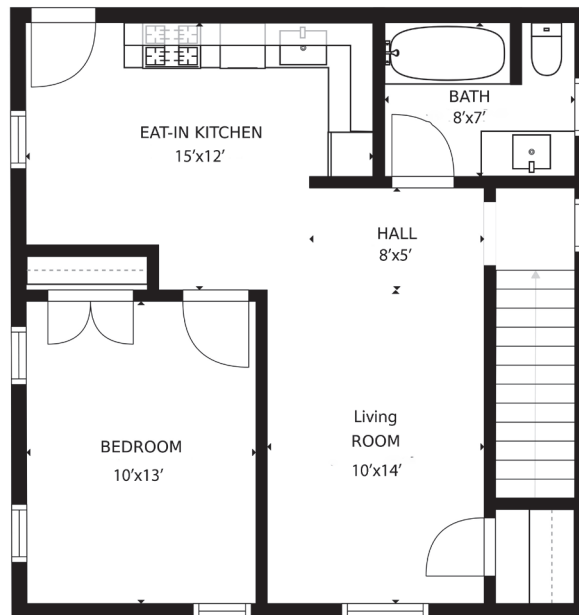
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1002 S Anderson St Apartment A
Tacoma, WA

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Figure 35. Apartment A (first floor).



1002 S Anderson St Apartment B
Tacoma WA

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Figure 36. Apartment B (second floor).

Figures



Figure 37. Neighboring house, 1006 S Anderson Street, with similar massing and roof.



Figure 38. Neighboring house, 1016 S Anderson Street, with similar massing and roof.

Figures



Figure 39. House across the street (1007 S Anderson Street, ca. 1890), that predates Klinkenberg-Decker House's construction within Kellogg's Addition.



Figure 40. 504 S Ainsworth Avenue (1909), foursquare.

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Figure 41. 1411-13 S 5th Street, foursquare.

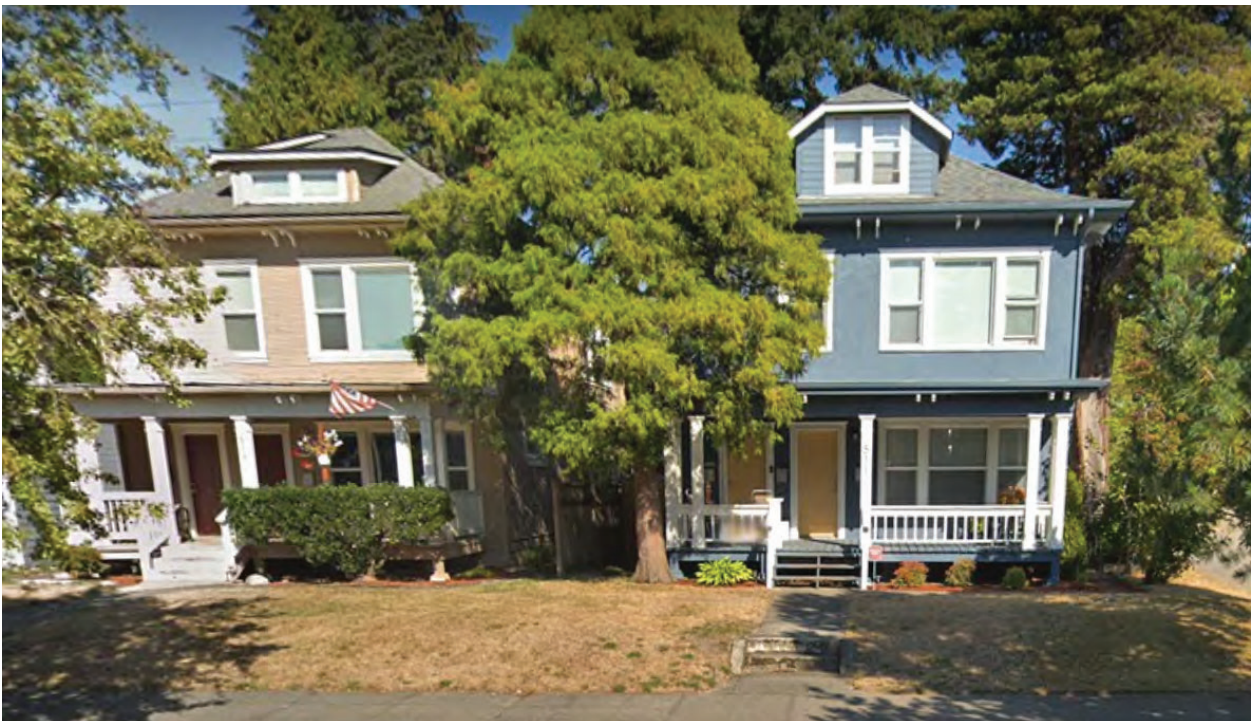


Figure 42. 507 S Cushman Avenue (1909) and 511 S Cushman (1909), purpose-built foursquare duplexes.

Virtual Heritage

Broadening
Horizons
in Historic
Preservation

Cafe

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Amanda Harryman
Second Use Building Materials + Salvage



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