

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name College Park Historic District

other names/site number West Side; Collee District; North End.

2. Location

street & number Roughly 125 acres bounded by North Pine Street on the east; North 21 Street on the north; North Alder Street and North Union Avenue on the west; and North 8th & North 18th adjacent to the University, on the south. not for publication

city or town Tacoma vicinity

state Washington code WA county Pierce code 053 zip code 98406

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria

___ A ___ B ___ C ___ D

Signature of certifying official/Title Date

WASHINGTON SHPO
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

College Park Historic District
 Name of Property

Pierce County, WA
 County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register
- other (explain: _____)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

Category of Property

(Check only **one** box.)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
509	73	Buildings
		district
		site
219	158	structure
		object
728	231	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic / Single Family Dwellings

Current Functions

(Enter categories from instructions.)

Domestic / Single Family Dwellings

7. Description

Architectural Classification

(Enter categories from instructions.)

Colonial Revival

Late Victorian: Queen Anne

Late 19th and 20th Century Revivals: Colonial, Tudor

Late 19th and 20th Century American Movements:

Craftsman, Four Square

Modern Movement: Minimal Traditional, Ranch

Other

Materials

(Enter categories from instructions.)

foundation: Concrete, Stone and Brick

walls: Wood, Brick, Stucco, Stone

roof: Cedar Shingles, Composition, Metal & Tile

other: _____

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Narrative Description

Summary Paragraph

The College Park Historic District of Tacoma is a single family, middle class, residential neighborhood of one and two story homes, built primarily before the Second World War, with a district wide average construction date of 1924. This district exhibits a character, scale, and setting that speak of the period in which it was built, a compact urban single family residential neighborhood. The neighborhood works as a cohesive group of homes conveying a unique feeling in place and time. It was developed during a series of economic peaks and valleys in home construction in Tacoma in the late 19th Century up to 1960. The District is dominated by a spike in home construction between 1910 and 1940, the heyday of Tacoma's railroads and lumber industry. The area was originally developed and shaped by three main streetcar lines, Point Defiance, Sixth Avenue and the K Street to Point Defiance lines. It represents a typical early streetcar neighborhood of the period as well as the early arrival and impacts of the car as the main mode of transportation. The district grew and spread into the undeveloped lands west of Tacoma's first neighborhoods, a suburb at the time of scattered homes and farms when Union Avenue was the western city limits of Tacoma. During the mid to late 1920s and 1930s it was also influenced by its proximity to the new site of College of Puget Sound, the present University of Puget Sound. During this period, the college moved from its previous site at Sixth Avenue and Sprague Streets, the current site of Jason Lee Middle School (1924), to its current site which once included a residential development, known as Rose Park at 13th and N. Lawrence and the Tacoma Athletic Association fields and track. An open area used by residents for club sports and the YMCA starting back as early as the late 1880's. The post world war years of the 1940s and 1950s brought on a need for new housing for returning veterans which ushered in the final stages of growth, filling much of the remaining vacant or open lots. The district is a fine example of homes built for the burgeoning middle class and homes purchase on the installment plan.

The College Park Historic District exhibits the full range of residential architectural styles prevalent during Tacoma's greatest period of the growth. Many of these styles are found in pattern books and kit home catalogs of the time, with a primary influence of Craftsman, Tudor Revival and Colonial Revival styles. Local lumber companies like Cavanaugh Lumber and Dower Lumber along with the Tacoma Daily Ledger and Federal Savings Bank each marketed home designs and plan sets during the 1920s through the 1940s. Many of the homes in the district appear to have been built for resale rather than specific clients built by builders, architects, real estate companies and investors for resale. This may explain the changing of ownership many homes experience within the first few years of a home's construction. Ads like "Buy at Home" "Rent to Buy" and "Rent to Own" were some of the terms used in advertisements at the time to sell new homes to first time home owners on a payment plan. A number of homes within the district were also advertised as having been designed by leading architects, with a design composition of even the simplest homes reflecting a clear level of design talent. Most of the districts residences are relatively modest structures, built for young professionals and the working class. Yet, there are a few fine examples of high-style architect designed homes and buildings present within the neighborhood.

The period of significance for the College Park Historic District begins in 1888 following the expansion of the streetcar lines along Sixth Avenue to approximately Union Avenue to the south of the neighborhood, the K street line to the east and its extension to Point Defiance and the Point Defiance line to the north along the current 21st Street. The year 1890 coincides with the earliest contributing homes within the district and ends in 1960 with homes built on a combination of vacant lots and as replacements of earlier structures during the years following World War II. With readily available transit lines and the power that came with the streetcars, the homes represent modern home styles of the time, built within a relatively short time period. With the introduction of the automobile these homes also represent early homes built with an automobile in mind or homes that were adapted to function with the automobile and the need to shelter them in garages. The district has retained a strong level of integrity of location, setting, design, materials, workmanship, feeling, and association. A high percentage of homes within the neighborhood contribute to the character of the historic district. Many individual buildings within the district demonstrate a high level of integrity but even those of less historic integrity support the cohesive feel of the district. The numbers of contributing and non-contributing resources are as follows:

College Park Historic District
Name of Property

Pierce County, WA
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Buildings:

Historic Contributing:	509
Historic Non-Contributing	63
Non-Contributing:	<u>10</u>

TOTAL: 582

Accessory Structures/Garages

Historic Contributing:	222
Non-Contributing:	<u>158</u>

TOTAL: 380

Setting

The College Park Historic District is located northwest of downtown Tacoma, between the University of Puget Sound Campus or Union Avenue to the west, the Buckley addition to the east, the commercial district along Sixth Avenue on the south, and North 21st Street on the north, a major arterial street through Tacoma's North End neighborhood. The land within the district boundaries was developed under a number of smaller platted additions to the city of Tacoma that developed between two larger plats the Buckley Addition to the east and the much larger Second School Land Addition to the west of Union Avenue. The neighborhood falls within the greater North End neighborhood of Tacoma, which includes four other Historic Districts. The area has been known over the years by various names, West Side, North End and the College District as early as 1920s.

The topography of the area is generally flat or low rolling hills across the district with the exception of the Buckley Gulch that runs from roughly North 16th and Junett Street across the northeast corner of the district and continuing down to Old Town and the waterfront many blocks away. The gulch once extended to at least North 13th and Junett Street but has been filled in over time. The highest elevations in the district occur along Union Avenue to the west, the general area could be considered a bowl or shallow valley between higher elevations to the east and west.

The street patterns in the district are a fairly uniform grid, but with some dead end streets caused by Buckley Gulch and the occasional street grid shift, found in Tacoma's North End between different platted additions, as the residential neighborhood expanded. Refer to the attached site plan for street, lot and building layout. The typical street grid is an 80-foot wide right-of-way with a 20 to 24 foot wide street, with concrete curbs and sidewalks. Sidewalks are typically 5 feet in width and were originally scored into 30-inch squares. Street names are inset into the concrete sidewalks at intersections and many homes have house numbers set into the concrete pathway, leading from the sidewalk to the front door of the home. Typical residential blocks are 300 feet long, individual parcels of land are typically multiples of 25 foot lots that are 120 ft. deep, except at the ends of blocks where they have been divided into squarer parcels for two homes facing a side street. A 25 foot wide alley with a 20 ft. paved surface or gravel surface runs up the middle of each block, with lots on both sides. The major north - south arterial streets are North Alder Street and Union Avenue, the major east - west arterial streets are North 21st Street and Sixth Avenue, two blocks south of the district. Streets typically have sidewalks and curbs on both sides and almost all have mid-block alleys accommodating garages and sheds at the rear of the lots. In the blocks without alleys, garages are located either behind the house, accessed by a driveway or on sloping lots, dug into the front of the lot at the sidewalk level into the basement. Some were originally designed into the basements with access from the street if no alley access existed; other garages have been added over time where none existed.

All the streets within the district are currently paved, some with concrete paving some with asphalt. Some of the earlier paved streets have brick gutters. Not all of the streets within the district were originally paved; some of the streets were not paved until as late as the 1950s. Prior to that many were gravel streets with wooden curbs and gutters, a common early street construction method found in Tacoma. Streetlights also vary by location but many streets have relatively new concrete fluted poles with acorn style shades/globes similar to the original poles found within the neighborhood. Some of the poles have been replaced with aluminum cobra head style streetlights.

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Residential landscaping varies considerably however common shrubs from the time period such as pink Camellia's and Rhododendrons can still be found. A typical street has traditionally landscaped front yards with a small lawn, planting beds, shrubs and small trees. Some houses have large trees in either the front or rear yards. Some homeowners have opted to remove lawns and landscaped the front yard with groundcovers, shrubs and other plantings. In some blocks, houses sit above the street with rockeries or retaining walls. While a few houses have tall fences in front, these are relatively uncommon with rear fences being more common. Most blocks have street trees, although there is little order or uniformity. The majority of the street trees have been planted over time by individual homeowners rather than a coordinated effort by the original developers or City of Tacoma. In some blocks they vary considerably in location, size and species, while other blocks are lined with a single species of trees. Most lots are set up as traditional dense urban single family layouts with street parking, curbs, grass planting strips, street trees and concrete sidewalks. Most homes have landscaped front and side yards, with larger landscaped back yards and a garage or outbuilding at the alley.

Early land development standards were placed on many of the lots to establish a level of higher quality homes. The Bullet Addition for example; required a minimum of two twenty five foot lots per home, requiring "Strictly first class residences" that did not allow for store buildings or apartment houses within its boundary. It was their hope that the platted Addition containing "only beautiful homes, unmarred by commercial buildings of any kind". Other housing Additions also required a certain level of quality as a base line for construction to insure a good resale value on each home and its investor. This form of self-regulation of land use was common within the city, prior to the introduction of the more modern approach to land-use development through zoning code regulations. This basic threshold for quality construction was intended to reduce the risks involved in building a home for resale, providing assurances that the neighboring home would be of equal quality.

In the early 1950s with the introduction of "land-use zoning" and a desire by cities to reduce blight, structures older than twenty years began to be deemed as blight in older residential neighborhoods. In Tacoma, major streets like Sixth Avenue were zoned for multi-family use. The College Park Neighborhood was not immune to this redevelopment plan, the southern half of the district south of 17th Street still falls within this zone, but unlike the North Slope and Buckley Addition Historic Districts to the east, College Park did not experience the same level of destruction and dismantling of its historic fabric and continuity by the construction of significantly larger scale apartment buildings that have been attributed to Tacoma's land-use policy.

Contributing and Non-Contributing Resources

Contributing resources to the historic district constitute a substantial percentage of the total buildings. A relatively small number of buildings have alterations significant enough for them to be considered non-contributing historic structures within the district. The most common alterations are window replacement, additions to the rear of the home or an additional roof dormer. The presence of newer window sash or cladding was not necessarily considered significant if the overall character of the building remained intact to a level that the home still contributed to the district as a whole. Windows in some homes have been replaced overtime and while retention of the windows if possible is an important aspect of preservation of a home its impact on the overall district was of a lesser concern. Outbuildings such as garages and sheds are present on many sites but their date of construction can be allusive. Only a few homes built before the 1920s were built with a garage but many have been added over the years. Over sixty percent of the garages in the neighborhood appear to have been added since WWII. Some garages found in earlier homes may have been used as sheds or barns prior to their conversion for use as storage of automobiles. Determination of their age or an understanding of alterations that have occurred to the outbuilding is limited by the information available. As ancillary structures, outbuildings have been listed with their associated residence rather than as separate contributing structures on their own. The district has 509 historic contributing residential properties, primarily single-family residences, with a few two family homes. Construction dates were derived from a combination of Pierce County Assessor's records, the Tacoma Public Library building records and the City of Tacoma permit records. The average year of construction of all the homes in the neighborhood is 1924. The majority of the homes were built prior to 1942, with about six percent of all resources built during or shortly after World War II. Less than four percent of buildings within the district were constructed after the period of significance (1960).

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Existing Home construction by Decade:

1890's	15	2.6 %
1900's	53	9.1 %
1910's	159	27.3 %
1920's	210	36.1 %
1930's	56	9.6 %
1940's	52	8.9 %
1950's	<u>16</u>	<u>2.7%</u>
Total:		96.4 %

Accessory Structures (Ancillary buildings)

Accessory structures within the district are generally small garages or sheds that are not the dominant or primary structure on a site (tax parcel). Accessory or Ancillary structures could be classified as historic contributing to their site if they were built during the period of significance, as indicated in the Pierce County Assessor's records and/or City of Tacoma permit documents. They retain a fair level of integrity of location, materials, design, setting, workmanship, feeling, and association. In general, historic contributing ancillary structures retain much of their original materials and form, and are situated on the property in the same or similar manner as during the period of significance. The garage door was not considered as a determining factor of whether the accessory structure is contributing or noncontributing. Of the 380 accessory structures reviewed in the historic district, 222 contribute in style and age to their associated home. The majority of the contributing accessory structures were built, replaced or substantially altered after WWII. For many of the structures within the district a date of construction could not be found to assure a minimum age of fifty years and so were not included in the final count of contributing structures. At least 60 percent of the accessory structures found within the district were built after WWII, based on known dates of construction.