

Members

- Kevin Bartoy, Chair
- Jennifer Baersten, Vice Chair
- Sarah Hilsendeger
- Laurel McQuade
- Anahita Modrek
- Alex Morganroth
- Bryan Rousseau
- Lysa Schloesser
- Jenny Sullivan
- George Zeno
- Deborah Cade, North Slope Ex-Officio
- Gia Mugford, Wedge Ex-Officio



Agenda

Landmarks Preservation Commission Planning and Development Services Department

Date: September 11, 2024
Time: 5:30 p.m.
Location: Hybrid (see below)

Staff

- Reuben McKnight, Historic Preservation Officer
- Susan Johnson, Historic Preservation Coordinator
- Tina Nailor, Historic Preservation Intern
- Mary Crabtree, Administrative Assistant

INFORMATION ABOUT VIRTUAL MEETINGS

This meeting will be conducted both in-person and virtually. The meeting will occur in the Tacoma Municipal Building, 747 Market St., Room 243 and can also be attended at <https://zoom.us/j/89120046605>, or by dialing +1 (253) 215-8782 and entering the meeting ID 891 2004 6605 when prompted.

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

	PAGE #	TIME
1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS		
2. ROLL CALL		
3. PUBLIC COMMENT		
Written comments are accepted on agenda items via e-mail and must be submitted by 12:00 p.m. on the meeting day. Please e-mail your comments to landmarks@cityoftacoma.org , put in the subject line "LPC Meeting 09/11/24", and clearly indicate which agenda item(s) you are addressing.		
4. CONSENT AGENDA		
A. Excusal of Absences		
B. Approval of Minutes: N/A		
C. Administrative Review: N/A		
5. PUBLIC HEARING – NOMINATION TO THE TACOMA REGISTER OF HISTORIC PLACES		
A. Wapato Park (6500 S. Sheridan Ave.)	9	
6. NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES		
A. McCormick Building/Wheelock Library 3722 N. 26 th St.	M. McClintock 89	10 m
B. Mottet Library 3523 E. G St.	M. McClintock 115	10 m
7. BOARD BUSINESS/COMMUNICATION ITEMS		
A. Equity Committee updates	Commission	3 m
B. Events & Activities	Staff	7 5 m
C. Commission minutes	Commission	8 3 m
8. 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



STAFF REPORT

September 11, 2024

PUBLIC HEARING

General Procedural Notes:

The Landmarks Preservation Commission will hear public comments today regarding a nomination to the Tacoma Register of Historic Places.

NOMINATIONS 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 hearing is to hear public comment regarding the above proposal. For the Tacoma Register nominations, the Commission will use any public comment received to assist in developing its recommendations to City Council.

AGENDA ITEM 5A: WAPATO PARK, 6500 S. Sheridan Ave.

Claire Keller-Scholz, Metro Parks Tacoma

BACKGROUND

First established in 1889, the park operated as a private attraction until the 1920s. At that time, 20 acres of the original 80 acres of park land were sold to Metro Parks Tacoma. Over the following decades, additional parcels were transferred to the park district and the public park at Wapato Lake expanded until the full lake shoreline was acquired. The park today bears much of the character as developed in 1936-37 by the Works Progress Administration (WPA). The WPA created the landscape and major improvements, such as the walking trails, Rustic style picnic shelters, Bathhouse/Concessions (Pavilion) building, Pergola, waterfall pond, alpine garden, drinking fountain, stone bridge, and stone entrance markers/plinths. The nomination includes the park's site, accessory buildings, and historic landscaping including walking paths. The nomination was drafted and submitted by Claire Keller-Scholz, Planning and Asset Management Administrator, on behalf of Metro Parks Tacoma.

PRIOR ACTION

On July 24, 2024, the Landmarks Commission found that the property appeared to meet the threshold criteria for designation in the ordinance and voted to schedule the nomination for a hearing.

REQUESTED ACTION

The purpose of this hearing is to receive public comment on the proposed nomination and, if appropriate, to make a recommendation to Council.

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

STANDARDS

The property is nominated under the following criteria:

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, as embodying the distinctive characteristics of Rustic style and WPA designed landscapes and amenities (“parkitecture”). Of all Tacoma’s parks, Wapato Park best represents the breadth and diversity of improvements done by Great Depression era work relief programs aimed at recreation and conservations.

And G. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City; due to the lake and associated amenities being long established and visible features of South Tacoma.

ANALYSIS

1. The park was established over 100 years ago; the Works Progress Administration alterations from the 1930s are also over 50 years old.
2. The park retains a high degree of overall integrity.
3. The site contains a fine collection of Works Progress Administration landscaping and major improvements, including Rustic style structures and amenities.

RECOMMENDATION

The Commission may recommend designation to the City Council, deny the nomination, or defer if additional information is needed. Based upon the criteria listed in TMC 13.07.040, staff recommends that the nomination be forwarded to City Council with a recommendation for designation.

Sample Motion to Recommend Designation:

*“I move that the Landmarks Preservation Commission recommend to City Council that **Wapato Park, at 6500 S. Sheridan Avenue**, be included on the Tacoma Register of Historic Places, including the following elements [list elements] finding that it does meet Criteria [Cite Criteria] of TMC 13.07.040.”*

Sample Motion to Deny Designation:

*“I move that the Landmarks Preservation Commission deny the nomination for **Wapato Park, at 6500 S. Sheridan Avenue**, finding that it does not appear to meet the criteria for designation at TMC 13.07.040 (or state another reason).”*

Sample Motion to Defer:

*“I move that the Landmarks Preservation defer a decision on the nomination of **Wapato Park** to obtain additional necessary information [specify], to the next regular LPC meeting (or state another reason).”*

NOMINATION TO THE TACOMA REGISTER OF HISTORIC PLACES

General Procedural Notes:

The properties 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 properties meet the threshold criteria and should be scheduled for public testimony at a public hearing.

AGENDA ITEM 6A: McCORMICK BUILDING/WHEELOCK LIBRARY (3722 N. 26th St.)

Marshall McClintock, Historic Tacoma

BACKGROUND

Built in 1927, the Anna McCormick Building is the original portion of the present-day Wheelock Branch Library. Designed by Tacoma architect Sila Nelsen, the McCormick Building is a fine example of the Tudor Revival style. Subsequent additions were done in 1959 and 1988. The nomination includes the original building and historic additions (1959), exclusive of the interior. The 1988 Wheelock addition, to the east, is set back from the McCormick portion and is not included in the proposed nomination. Marshall McClintock of Historic Tacoma drafted and submitted this nomination, supported by the Tacoma Public Library Board of Trustees.

The property is nominated under the following criteria:

A: Associated with events that have made a significant contribution to the broad patterns of our history; as the oldest extant (and second ever built) branch library of the Tacoma Public Library system and association with the development of the same.

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; due to being a fine example of the Tudor Revival style and being a work of notable local architect Silas Nelsen.

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; due to being located adjacent to Washington Elementary School (listed on the Tacoma, Washington, and National Registers), which has a period of significance from 1906-1949.

And G. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City; due to the building being an established, familiar and much-loved feature of the Proctor neighborhood.

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.

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. The McCormick Building of the Wheelock Branch Library was built 97 years ago, therefore meeting the minimum 50 years old standard.
2. The building retains a moderate to high degree of overall integrity on the exterior.
3. The building is located across the street from Washington School, which is listed on the Tacoma Historic Register, and was built within the Washington School's period of significance (1906-1949).
4. The building appears to be a familiar and established visual anchor for the Proctor neighborhood.

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 **McCormick Building at the Wheelock Branch Library, 3722 N. 26th St.** for a public hearing and future consideration at a tentative hearing date of [October 9th, 2024].*

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 **McCormick Building at the Wheelock Branch Library, 3722 N. 26th St.***

AGENDA ITEM 6B: MOTTET BRANCH LIBRARY (3523 E. G St.)

Marshall McClintock, Historic Tacoma

BACKGROUND

Built in 1930, the Mottet Branch Library was designed by noted Tacoma architect Sila Nelsen in the French Eclectic style. A 1963-64 addition and an expansion of the north wing in 1976 have increased the building's capacity to meet growing demands of the McKinley Hill neighborhood. The nomination includes the original building and historic additions, exclusive of the interior. Marshall McClintock of Historic Tacoma drafted and submitted this nomination, supported by the Tacoma Public Library Board of Trustees.

The property is nominated under the following criteria:

A: Associated with events that have made a significant contribution to the broad patterns of our history; as the second oldest extant (third ever built) branch library of the Tacoma Public Library system and association with the development of the same.

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; due to being a fine example of the French Eclectic style and being a work of notable local architect Silas Nelsen.

And G. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City; due to the building being an established, familiar and much-loved feature of the McKinley Hill neighborhood.

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.

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. The Mottet Branch Library was built 94 years ago, therefore meeting the minimum 50 years old standard.
2. The building retains a moderate to high degree of overall integrity on the exterior.
3. The building appears to be a familiar and established visual anchor for the McKinley Hill neighborhood.

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 **Mottet Branch Library, 3523 E. G St.** for a public hearing and future consideration at a tentative hearing date of [October , 2024].*

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 the **Mottet Branch Library, 3523 E. G St.***

BOARD BUSINESS/COMMUNICATION ITEMS

AGENDA ITEM 7A: Diversity, Equity and Inclusion Committee

Commissioners

This is a standing agenda item for updates and discussion related to the activities of the Equity Committee.

AGENDA ITEM 7B: Events and Activities Update

Staff

1. The Washington Trust for Historic Preservation presents the 2024 PLACES Conference, October 16-18, in Walla Walla, Washington. More details at [PLACES 2024 \(regfox.com\)](https://www.regfox.com).
2. The next Committees, Boards and Commissions (CBCs) Orientation will be Monday, October 7th from 5 – 6:30pm, Tacoma Municipal Building Room 243. In-person and Zoom options are available. Flyer is included in this packet. All Commissioners are encouraged to attend. Pre-registration kindly requested, by link or CR code (see flyer in August 28th packet). Light refreshments will be served. Agenda includes:

Welcome & Intros

Overview of City of Tacoma Government

Strategy and City Goals

City of Tacoma's Primary Equity Goals

Equity vs Equality

Open Public Meetings Acts & Ethics

CBC's and Communication

Closing and Evaluations

3. Fort Nisqually Living History Museum will be commemorating the 90th anniversary of the fort's relocation to Point Defiance Park as well as hosting the annual Harvest Home event. Saturday, September 7th.
4. The 2024 Tacoma Moon Festival, organized by the Chinese Reconciliation Project Foundation, will be September 14th from 1-7pm. More details including the performance and activities schedule at <https://tacomamoonfestival.org>.
5. Applications for the Landmarks Commission are now open through September 15th. The terms expiring or vacant on December 31 include:
 - a. Architect 3
 - b. At Large 2
 - c. At Large 3

AGENDA ITEM 7C: Commission Minutes

Commissioners

This is a notice that Landmark Preservation Commission minutes will be simplified to 'action' style, in order to be consistent with City Council minutes. Audio recordings will still be the official meeting records.

Landmarks Preservation Commission

Planning and Development Services Department

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747 Market Street ❖ Room 345 ❖ Tacoma WA 98402-3793 ❖ 253.591.5220

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 253-591-5220.

PART 1: PROPERTY INFORMATION

Property Name	
Historic Name	Common Name
<u>Wapato Park</u>	<u>Wapato Park</u>
Location	
Street Address	Zip
<u>6500 S. Sheridan Ave, Tacoma, WA</u>	<u>98408</u>
Parcel No(s).	Legal Description and Plat or Addition:
<u>0320292027</u>	<u>Section 29 Township 20 Range 03 Quarter 21 (WAPATO) THAT POR OF NW LY E OF PLAT OF WAPATO LAKE VIEWS EXC E 300 FT OF N 1/2 OF S 1/2 OF SE OF NW EXC RDS ALSO THAT POR OF S 128.22 FT OF L 3 & L 4 THRU 16 SD WAPATO LAKE VIEWS LY E OF S ALASKA ST EXC S 72ND ST ALSO BEG ON S LI OF SEC 20-20-03E 150 FT E OF E LI OF SD WAPATO LAKE VIEWS TH W ALG SEC LI 150 FT TH NLY ALG E LI OF L 3 & 2 OF SD PLAT 100 FT TH E 150 FT TH SLY TO POB ALSO THAT POR OF TR A OF WAPATO LAKE VILLA SITES LY SLY OF N 25 FT OF L 33 IN SD PLAT EXT WLY TO W LI OF SD TR A APPROVED LOT COMB BY CY OF TAC BLUS DEPT 12/10/09 COMB OF 2-000, 2-015, 2-020, 2-009, 2-024, 2-008, 2-012, 2- 016, 2-022, 2-021, 2-023, 2-025, 03-20-20-3-073, 934500-007-0, 018-0, 019-1, 029-0, 030-0, 038-0, 039-2, 043-0 & 935000-026-3 SEG 2010-0491 JU 5/10/10JU</u>
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 type="checkbox"/> Principal Structure	<input checked="" type="checkbox"/> Site
<input type="checkbox"/> Historic Additions	<input checked="" type="checkbox"/> Historic Landscaping, Fencing, Walkways, etc.
<input checked="" type="checkbox"/> Accessory Buildings/Outbuildings	<input type="checkbox"/> Interior Spaces/Other (inventory in narrative)

12/22

Landmarks Preservation Commission

Planning and Development Services Department



747 Market Street ♦ Room 345 ♦ Tacoma WA 98402-3793 ♦ 253.591.5220

Owner of Property

Name Metro Parks Tacoma

Address 4702 South 19th Street

City Tacoma

State WA

Zip 98405

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: *Alyria*

Form Preparer

Name/Title Claire Keller-Scholz/Planning and Asset Management Administrator

Company/Organization Metro Parks Tacoma

Address 4702 S 19th Street

City Tacoma

State WA

Zip 98408

Phone 253-305-1003

Email clairek@tacomaparks.com

Nomination Checklist—Attachments

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

FOR OFFICE USE

Date Received _____

Fee Paid _____

Narrative (continued)

Wapato Park

PART 2: PHYSICAL DESCRIPTION

Present Condition

Wapato Park in South Tacoma is a public park consisting of 88 acres of wetland and park space, with a walking trail around the lake itself as well as multiple trails taking users to a dog park, playground, picnic areas, restroom, pavilion, and open spaces. This site conveys its historic use as a location for recreation dating back to the establishment of South Tacoma streetcar/railroad connectivity in the late 1880s and 1890s and the beginning of the residential neighborhoods at the turn of the century. The main area of the park as it is laid out today reflects the work performed by the Works Progress Administration (WPA) in 1936. It houses the best surviving collection of WPA built environment and infrastructure improvements of any of Tacoma's parks. The work crews at that time created the general layout of the park along the east side of the lake that park users see today, and established the three entrances at S. 64th Street, Sheridan, and 72nd Street.

The central feature of the park is Wapato Lake, a naturally occurring wetland pond which has been modified over time. Today, there is a paved and gravel walking path around the perimeter length, providing a 0.9 mile loop trail, in addition to unpaved paths throughout the park, concentrated on the east and north sides of the lake. Park amenities include pavilion, picnic shelters, restrooms, playground, fishing docks, and a fully fenced off-leash dog park. A maintenance shop with support buildings also occupies the northeastern-most section of the park, accessed only by staff.

Park goers enter through paved drives at S. Sheridan Ave and 72nd Street, and park in designated lots. The scenic entryway at Sheridan highlights the Pergola, built during the WPA park improvements in 1936-37, as well as the alpine water feature created at the same time. Walking past the plantings at this park entrance, visitors will notice a stone drinking fountain just beyond the pergola, also installed by WPA workers. If park patrons continue directly toward the lake they come upon a playground, upgraded in 1996, with the WPA bathhouse pavilion to their left further down the path, and the 1936 picnic shelter to the right with another rustic drinking fountain located nearby.

Circa 1910, sections of the southern end of the lake were deepened by park developers under the direction of property owner R.F. Radebaugh.¹ At that time, large quantities of peat were dredged from the lake and laid over park grounds, which served to increase the lake dimensions and at the same time build up the park area. Originally, there were two "lakes" in the area that now forms the park, Wapato Lake and "Little Wapato" to the east. Little is known of the early history of the lakes. The U. S. Government Land Office's field notes and map make no particular mention of the larger of the two other than to note its existence at the time of the original township and section survey in 1862.²

Wapato Lake is part of the wetland and prairie system that once covered South Tacoma. The shoreline around it was developed into a resort-like park and recreation space beginning in 1881, though Little Wapato was left largely untouched until the mid-20th century. The northern half of "Little Wapato" was filled during construction of Ainsworth Street in the 1950s and 1960s, and the southern portion was converted into a baseball field in 1971. (The baseball field was then transformed into an off-leash dog park complex in 2014.) Also in the early 1970s, approximately two acres of shallow marshland on the southern shore of Lake Wapato was filled in and a picnic area built over the fill and the 72nd street entrance moved a few yards westward.³

Today, the primary Wapato Lake is monitored for water quality and regularly stocked for recreational fishing, and the wetland area to the north remains predominantly in a natural state despite its proximity to the neighborhood. Parcels just to the northwest of the park adjacent to privately owned neighborhood parcels are owned by the City of Tacoma – Tacoma Public Utility (TPU), and TPU manages a "pipeline trail" boardwalk extending along the right of way of 64th

Landmarks Preservation Commission

Planning and Development Services Department



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street. Beyond the boardwalk is the neighborhood identified as “Wapato Lake Villa Addition” on mid-20th century plat maps, and was part of the southeastern border of the “Excelsior” area in the 1890s.

The park today bears much of the character of the park as it was developed in 1936-1937, a landscape created by the major improvements conducted by the Works Progress Administration: the walking trails, covered picnic areas, Bathhouse/concessions building, Pergola, waterfall pond rockery feature, and stone entrance markers are still present and in use.

Changes Over Time

The park was first established in 1889 and operated as a private attraction until the 1920s. At that time, 20 acres of the original 80 acres of park land was sold to Metro Parks Tacoma. Over the following decades, additional parcels were transferred to the park district, and the public park area expanded until the full lake shoreline was acquired.

The growth of Tacoma’s south end and the area around Wapato Lake was originally dependent upon the construction, in 1888, of R. F. Radebaugh’s narrow gauge streetcar line to Fern Hill. He purchased 80 acres on Wapato Lake, building a home in the undeveloped area yet to become a true neighborhood. Soon after, he purchased an additional 280 acres, and hired Ebenezer Roberts to develop the lake area into a “resort” accessible to the public. The park opened in 1889 and featured the lake for bathing and swimming with a sandy beach area for children to play at, as well as walking trails through the woods. The built improvements included dressing rooms, “summer houses” for guests to rent, and a “bathing raft with dressed lumber”. Two greenhouses at the southern end of the lake cultivated flowers for sale as well as populating the park, and the caretaker had a cottage next door. Additionally, news articles described a dance platform and boat house at the park in 1890 to round out the recreation offerings.⁴

None of these structures have survived, likely due to the impacts of the 1891 depression which caused Radebaugh substantial losses. It wasn’t until the park district was donated the first parcel in the 1920s that it became a public amenity and local government support could be applied to enhance the park. At that time, the district discussed the need to build a caretaker cottage, store for concessions, boathouse, dressing rooms, a sandy beach, and benches and lockers for swimmers.⁵

The most dramatic park improvements occurred during the 1930s, as the Great Depression led to the creation of the Works Progress Administration and civic projects put unemployed laborers back to work. At this time, the Park District closed the park entirely for extensive renovations, and in 1936-1937 WPA workers built extensive infrastructure and amenity elements in the park.⁶

They created three defined entrances, one to the north off of S. 64th Street, one to the south via 72nd Street and one to the east via South 68th and S. Sheridan Ave. The work crews also dredged 180,000 cubic yards of mud from the lake leaving a sand and gravel bottom. The muck was used as top dressing for 65 acres of park land. Connecting Wapato Lake and “Little” Wapato was the other significant modification made to the wetland areas of the park.

The 1930s work included:

- Park pavilion (toilet rooms, dressing rooms with shower, boathouse, 2nd floor open air shelter
- Stone arch bridge
- Modern ball fields



- Three entrances with stone columns
- Dredged mud and built footbridge across lake⁷
- Constructed a sandy bathing beach
- Community shelter with kitchen
- Pergola
- Alpine garden and lily pond
- Cherry trees, roses and native plants
- Kiwanis picnic shelter
- Caretakers cottage⁸

The following WPA-era structural elements still evident in the park today include:

- Entrance plinths, described as “masonry pillars” in the WPA report, remain at two of the three entryways established by the WPA in 1937;
 - The rectangular plinths measure approximately 4’ x 4’ x 8’ tall, made of stone and mortar in the typical Rustic style often employed by the WPA and CCC.
 - Each set of plinths has a carved dedication plaque with the WPA letters and dated 1937.
 - A matched pair originally marked the entrance drive at 64th Street and Wapato Lake Drive, the S. Sheridan Ave entrance, and a 72nd Street entrance. The exact location of the 72nd Street entrance has changed since it was first established, moved from S. Cushman Ave west toward S. Alaska Street, during the project creating the parking lot area to the south of the lake, which began in 1966. The plinths were also moved and continue to mark the relocated entrance.
 - The set of plinths that marked the S. Sheridan Ave entrance was moved to Point Defiance Park, and now mark the “Rustic Gate” location, near the turn-off to Animal Loop Road as visitors progress around Five Mile Drive through the park. (They were likely moved to that location during 5 Mile Drive improvements in the 1960s.⁹) The gates at S. Sheridan Ave are bordered by stonework in a different style today, including a stone marker installed in 1951.¹⁰
 - The Wapato Lake Drive entrance at S. 64th Street was a vehicle access point leading to a parking area at the northern part of the park. This was the primary entrance to the park for most locals up until the 1930s, as visitors could take the streetcar from downtown Tacoma and be dropped off near S. 56th Street and S. Hosmer Street to make their way down Wapato Lake Drive to the park proper.¹¹ After the neighborhood was built up in the 1950s, it was used as a pedestrian and vehicle entrance. Concerns by the neighbors were expressed as early as 1972 regarding the high traffic volume to and from the park.¹² This entrance was closed to vehicle traffic in 1988.¹³
 - The northern-most parking area – in between Wapato Lake and Little Wapato – was finally closed in 2014 when the dog park was installed, and a new area designated for vehicle parking directly adjacent.



- 1930s Alpine garden and lily pond feature
 - The pond measures approximately 40' x 20' in an oval shape, built into the hillside.
 - Near the pergola off to the side of the S. Sheridan Ave entrance, WPA workers built a waterfall feature and pond, using the Rustic style as seen throughout the rest of the park. The hill around the waterfall feature was planted with “alpine garden” representing local flora.
 - Very little modification has been conducted on this feature, though the waterfall pump system was restored in 2001 when the Pergola was restored. At that time, a cover was added for the utilities which also serves as a viewing platform at the end of a trail up around the back of the alpine garden hill. Plantings now consist of a variety of native Pacific Northwest species as found throughout the rest of the park.
- 1936-37 Pergola
 - A decorative feature, described as “main entrance colonnade” in the 1938 WPA report, measures approximately 87' x 12' x 12' with two rows of 8 columns influenced by Greek Revival architecture.¹⁴
 - A 1938 newspaper article announcing the park reopening describes it as a “pergola”¹⁵
 - The 1981 Historic Property Inventory form completed as part of a citywide Cultural Resource Survey described the pergola as “a curvilinear column-supported wooden arbor with scrolled lentil ends and scrolled cross-bracing.”¹⁶
 - Repaired in the 1980s after a car severely damaged four of the columns, and fully restored in 2001 using the original WPA structure as a guide, the deteriorating wooden columns were replaced with fiberglass pillars filled with cement for greater durability and vandalism prevention, and beams of the wooden arbor were repaired or replaced as needed.¹⁷
 - Stone drinking fountain nearby, also typical of WPA structures, described in the 1938 report as part of the work creating a “fountain, platform, and steps”.
- 1936 Stone “masonry” bridge
 - Measures approximately 60' x 22'
 - Part of the Wapato Drive route, from S. 64th Street entrance to the main beach and picnic area.
 - The bridge also marks the course of a small “creek”, an outlet dredged by WPA to connect the primary Wapato Lake with “Little Wapato Lake”. Today, the creek routes water into the wetland area to the north of the park, flowing alongside the area filled in for a baseball field in the 1970s and transformed into a dog park in 2014.
 - Built using local stone, in an arch shape, overall, in a style reflective of the “rustic” architecture
 - Missing the original carved plaque identifying it as a WPA structure, but the space clearly shows where the plaque was removed.
 - Has not been substantially modified since it was built; the earliest photograph is from 1952 when it was



featured on the cover of newspaper insert "Parade Magazine", and it bears the same shape and quality.

- The road was closed to vehicle traffic in 1988 when the northern-most entrance was designated an emergency exit only route.
- 1936 Walking paths to the bathhouse pavilion, from the three entrances
 - The access routes to the water from the new entrances were created by the WPA, and many have remained in place with only very minimal revisions.
 - The path along the lake shore was paved and modified during the 1990s project that created a walking loop all the way around the lake, however access trails to this path follows closely the original access points developed by the WPA work.
 - The routes to the north and east of the current bathhouse are historic, the drive of S. Cushman Ave that takes you from S. 72nd Street to the main parking lot closest to the pergola, is historic, but the southern end of the park is all more recently modified. The S. 72nd Street driveway location was moved westward from S. Cushman Ave. The last of the privately owned houses wasn't removed until 2009, though most of the houses had been acquired and demolished by the turn of the 21st century.¹⁸
- 1936 Picnic shelter
 - Very typical of the architectural style of the time for parks, the shelter included the typical "facilitating equipment [which] consists of one or more picnic ovens, sinks, and a supply of table and bench combinations" as described in the 1938 *Parks and Recreation Structures* guide.¹⁹
 - The covered 20' x 40' picnic shelter was described in the 1981 Historic Property Inventory form as an open kitchen constructed "with field stone supports and low walls...these shelters have gabled roofs and shingles in the gable ends."²⁰
 - Modified – the outdoor kitchen stove element was removed in 2005 and the structure-reroofed; this was part of a districtwide effort to remove the cooking elements from the park shelters for greater safety and lower costs of maintenance and repairs. At this time the gable ends were opened up to expose the crossbeams of the roof section.
 - Drinking fountain nearby, also typical of WPA structures, is made of local fieldstone.
- 1937 Bathhouse pavilion, identified as "shelter and boathouse" in the WPA report
 - A concession stand wing was added circa 1960, a one-story addition on the south end of the building.
 - WPA plans are available in Metro Parks Tacoma records, with dimensions, original layout²¹
 - The original layout reflects the principles of parks and recreation architecture as laid out in the 1938 guide, though most of the bathing structures in that manual were single story rather than double.
 - The 1981 Historic Property Inventory form completed as part of a citywide Cultural Resource Survey described the pavilion/bathhouse structure as a "brick [building] with hipped bell-cast eaves, and a recessed second story porch with simple balustrade. There is a single-story addition with hipped roof on the south side of the building."²² This building envelope remains consistent even after the 2007



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renovations, which removed the boathouse storage space on the western face of the building, after it was severely damaged in the 2005 fire.

- The boathouse was modernized in the 1960s and 1990s as part of overall park improvements, and underwent significant renovations completed in 2007 following a fire at the boathouse portion facing the lake.
 - 21st century upgrades included: upgrades to the building shell including roof, exterior walls, new windows and doors. Modifications and remodeling of concession space, improved ADA access to ground floor and restrooms, improvements to heating, plumbing, ventilation, security, also added an elevator for handicap access to the second floor.
- The updated building serves predominantly as a space for summer programs with availability to rent it out for special events by the public as well.

Additional physical changes to the park include:

- 1949, another land parcel was acquired from City of Tacoma
- 1953, maintenance buildings, tool shed, and garage added to the behind-the-scenes section of Wapato Park, to the north of the S. Sheridan Ave park entrance.
- 1971, “Little Wapato Lake” was filled in to create a playfield.²³
- 1969 - 1970, approximately two acres of shallow marshland at the southwest corner of the lake was filled in and a picnic area built over the fill.
- 1977, playground equipment donated for Wapato Park
- 1981, dike added to separate the northern drainage basin from the southern recreational area of the lake, a few years later a pipeline was added to provide fresh water
- Between 1994-1996, a walking loop around the lake is graded and graveled.
- In 2004, 2007, and 2009 private real estate along the boundaries of the lake was acquired by the park district and incorporated into the publicly accessible recreation areas.
- 2006, police substation built at the southeast corner of the park property.
- 2011-2014, capital improvements were conducted, a dog park replaces the baseball field with several fenced enclosures, and new fishing docks are built.

PART 3: HISTORICAL OR CULTURAL SIGNIFICANCE

Criteria for Designation

Tacoma Municipal Code recognizes seven 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 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.

Historical Data (if known)

Date(s) of Construction 1936-1937 Other Date(s) of Significance 1889
Architect(s) _____ Builder WPA Engineer _____
Architectural Style(s) Rustic Material(s) Wood, stone, brick

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.

Summary

Wapato Park fits Criteria C and G due to the fact that this is a park dating back to 1889 built around an urban lake, and the lake itself is a landmark which has been a visual feature of the neighborhood since this part of Tacoma was developed. Historic patterns of use (Criteria C) relate to the site as a place of recreation, and the impact of the Works Progress Administration (WPA) during the years of the Great Depression. There are two periods of significance – the first privately operated “resort” period in the 1890s, and then the period that began in the 1930s through the work relief improvements. This second phase concluded in the early 1940s as the WPA program drew to a close.

The development of Wapato Park follows the trajectory of many park spaces – it was first developed as a picturesque retreat away from the pressures of urban life, a pastoral resort where guests could stroll, picnic, swim, and enjoy the serenity of the woods and pond. Over the course of the first decades of the new century, activities such as boating, fishing, ice skating, and playing organized sports such as volleyball became more commonplace, as a new generation of active recreation park advocates emerged. By the 1920s, Wapato Park had gone from privately operated resort park to a public amenity within a Parks and Recreation system. Despite the modifications of the early landscape by architects and park designers, as late as 1976 observers noted "Wapato Lake has suffered far less from recent urbanization than one might expect considering its location. Indeed, historical documentation indicates that many of its environmental characteristics may have changed little during the course of suburban and urban development of the area."²⁴



The modern Wapato Park largely reflects the built improvements conducted at the park 1936-1937 under the auspices of the Works Progress Administration (WPA) work relief program, which allowed the Metropolitan Park District to open the wooded area to a larger audience of neighborhood park users and add multiple picnic areas and better amenities. The work of WPA (and the Civilian Conservation Corps, a distinct but parallel program) was instrumental in improving access to natural public spaces like State and National Parks and also helped shape natural areas at the neighborhood level, particularly in Tacoma.²⁵

The 1930s WPA improvements resulted in American “parkitecture” being recognized nationwide as symbolic of public park spaces.²⁶ The style itself emerged out of the 19th century and the appeal of “rustic” and idealized “wild” landscapes using natural materials with an unfinished appearance. With the work relief programs of the Great Depression, the government sponsored park improvements in national, state, and local parks, creating a uniform look during this period. Among the principles of the National Park Service guidebook, *Park Structures and Facilities* (1935), the following five guidelines consistently appear:

- a) Don't disrupt the landscape any more than necessary, choose locations in clearings or on the site of previous buildings where possible
- b) Trail head structures are designed specifically to mark the beginning and the end of the park space
- c) Bathhouse and toilet buildings were to be designed for efficient light and ventilation; sometimes this meant open air enclosures, in locations where seasonal weather was conducive to such a design (i.e., not the rainy Pacific Northwest)
- d) Use primarily natural materials, such as heavy wooden beams and masonry rock elements from local sources, wherever possible
- e) Employ a "Rustic" design aesthetic, intended to blend into the natural surroundings rather than stand out as obvious manmade additions²⁷

Among Tacoma's many parks, Wapato Park contains the most intact examples of WPA work and stands as an excellent example of the breadth of their work, which included trailheads, paths and road building, addition of recreation structures such as the Bathhouse/Boathouse /Concession building, amenities such as drinking water fountains, and decorative touches such as the pergola and pond features at the S. Sheridan Ave entrance.

The Origins of Wapato Park

Wapato Lake was formed approximately 15,000 years ago during the retreat of the Frazier Ice Sheet. The lake was likely formed as a basin in glacial drift, created by a block of ice which melted after the retreat of the main ice sheet. The area was once a heavily forested rolling plain. Vashon Till underlies the area.

The lake is called “wapato” for a wild plant (*sagittaria latifolia*) that grew in profusion around the lake, a word coming from the Chinook Jargon trade language developed by Native Americans living in the Salish Sea region. The plant produces small bulbs that looked like potatoes and have similar starchy qualities when cooked. These thickened root stocks were an important part of the diet of local Native Americans. The Indian Henry Trail from Mount Rainier to Commencement Bay ran east of Wapato Lake and one branch of the trail led to Wapato. Today's Pacific Avenue/SR167 follows the approximate route of this trail from Tacoma, through Spanaway, past Eatonville, and then toward Mount Rainier. Though now associated with Indian Henry, the English name of Soo-Too-Lick (Nisqually/Klickitat), the trail was a common pathway used by the Coast Salish people to connect



hunting grounds and population centers such as the primary village site of the Puyallup Tribe, located near today's intersection of S. 15th and Pacific Ave.

Tacoma is on the traditional homelands of the Puyallup people, who have been here since time immemorial and are still here today. Though in the vicinity of several village sites along the Puyallup River, the Tribe to date has not shared any stories or place names associated with Wapato Lake. Wetlands like Wapato Lake were sites for gathering reeds for making mats and clothing items, gathering food such as wapato and other edible plants, and hunting ducks and other water fowl. Waterways and lakes were also used for recreation by Native peoples long before shorelines became designated parks.

The establishment of a park system in Tacoma in the 1880s and the appointment of its first governing body in 1890 were very much in keeping with the emerging national American trend in the second half of the nineteenth century. Planning park spaces and designing their landscapes for public use and enjoyment were advocated by Frederick Law Olmsted (1822-1903), designer of New York's famed Central Park and considered to be the founder of American landscape architecture, along with A.J. Downing. Olmsted's philosophy - in a very small nutshell – was the improvement of American society through harmonious landscapes and public spaces, which would be open to all people, and which would serve as an antidote to the increasing urbanization of post-Civil War America. Parks were to be graceful, democratic, pastoral and rejuvenating, separate from the intrusions of daily life, and sheltered as much as possible from conflicting uses. This was a fairly dramatic concept when it was new.²⁸

The American Romantic movement of the first half of the nineteenth century promoted the scenic and aesthetic aspects of nature as important to people's physical and spiritual health. These ideals inspired the conservation movement and the urban park movement of the second half of the century. As industrialization increased in cities and towns across America, communities began to develop large tracts of land typically on the outskirts of cities to create public "pleasure grounds" – open, charming, thoughtfully landscaped areas whose primary purpose was to allow city residents, especially workers, to relax in nature. These parks were active with basic amenities but the design also allowed for a certain kind of mental appreciation or contemplation of the landscape. The establishment of New York City's Central Park in 1857 inspired the creation of many other parks and park systems across the country including Chicago's Lincoln Park, Brooklyn's Prospect Park, Boston's Emerald Necklace Park System and Minneapolis-St. Paul's metropolitan park system.

During the creation of Boston's Emerald Necklace, Frederick Law Olmstead worked with Henry Hobson Richardson, a famous American architect who is credited with changing the way architects thought about how embellishments worked with the whole exterior of a structure, and integrating buildings into their surroundings. His rustic elements were more substantial than those advocated by landscape architect A.J. Downing, credited with developing the concept of publicly accessible pleasure gardens in the mid-19th century. Where Downing envisioned aethereal, picturesque architecture in parks, Richardson's vision involved durable, earthy materials in a sturdy form. From Olmstead and Richardson emerged the recognizable "rustic" park architecture still seen in many public green spaces today.²⁹

At this time, in addition to public parks created by municipalities, private entrepreneurs were opening holiday resorts and seaside getaways to attract guests seeking respite from their urban enclaves.³⁰ While not quite beside the sea, Mr. R. F. Radebaugh saw in Wapato Lake an opportunity not to be missed.



If You Build It, They Will Come

Little specific information is available about the early history of the lake. The U. S. Government Land Office's field notes and map make no particular mention of the lake other than to note its existence at the time of the original township and section survey in 1862. It was also sometimes referred to as "Arrowhead" Lake.³¹

A newspaper article from 1881 described the area as being overgrown with tall fir trees, with only a clearing for Frank Alling's farm to interrupt the forest. The visitor narrated walking from Alling's farm to "the Wapato Lakes, two sheets of water situated within less than a mile from Mr. Alling's farm. The two lakes come to within about six rods from each other in once place and Mr. Alling has...cut a canal across the ridge of land which separates them, so that he can shove his boat from one into the other. The larger lake is nearly twice as large as the smaller one. Both sylvan sheets rest like quiet beauties, mirroring the tall forest trees."³²

The growth of Tacoma's south end and the area around Wapato Lake was originally dependent upon the 1888 construction of R. F. Radebaugh's narrow gauge streetcar line to Fern Hill, a small community located six miles south of Commencement Bay. This line ran in the vicinity of South M Street near the Indian Henry Trail. Radebaugh came to Tacoma in 1881 when he and H. C. Patrick started the *Tacoma Weekly Ledger* newspaper. That same year he purchased 80 acres on Wapato Lake where he built a cottage. At that time there were only two families living between his Wapato home and his workplace in downtown Tacoma. Radebaugh was "carried to and from his office by horse".³³ In addition to his many investments and business interests, Radebaugh made many judicious real estate purchases, including the purchase of an additional 280 acres surrounding the lake.

Radebaugh bought out his streetcar partners and continued the Fern Hill line to Wapato Lake where he planned to build a fashionable residence district. He platted the land, sold large tracts, and developed Wapato Lake Park. He hired Ebenezer Roberts to oversee the development.

By late June 1889, the park opened to the public. On June 24, 1889, the newspaper reported that the Tacoma & Fern Hill streetcars are now running to Hosmer Avenue, near the present 64th Street and Wapato Lake Drive entrance to the Park. The streetcar ran from Pacific Ave to Hosmer Street. and cost 20¢ for a round trip ride. Passengers would disembark near S. 56th Street and walk down Wapato Lake Drive, enjoying the lush greenery of the park.³⁴ Ebenezer Roberts described the "beautiful wooded driveway" leading down to the lake, per a newspaper article of the time.³⁵

As part of the early modifications to the park area, large quantities of peat were dredged from the lake and laid over park grounds. The historic records did not indicate whether it was to specifically increase the lake, or to build up the park area.³⁶

The glowing reports and articles about the wonderful resort at Wapato Lake Park stopped appearing in newspapers in 1891. Ebenezer Roberts left Radebaugh's employ in late 1890 and was hired by the City of Tacoma's Board of Park Commissioners to oversee the development of Wright and Point Defiance Park. The nation-wide depression which began in 1891 hit railroads especially hard. Radebaugh sold the *Tacoma Daily Ledger* and apparently suffered extreme financial loss during the depression which lasted throughout much of the 1890s. Although the park was open through the next few decades, improvements were few and far between in this period.³⁷

The early days of the park were described nostalgically after the turn of the century, as grown men reflected on

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the swimming holes of their youth at places like Wapato Park. A later report in the park district files on the origins of the park noted, “it is of interest to note that agitation for the development of a park came from men who had first used the lake as natural swimming hole. They felt that development of a manicured park all the way around would preserve everything that was best about Wapato Lake for generations to come.” This very much describes the viewpoint of many park advocates at the turn of the century who believed that a park should reflect nature, albeit in a more organized, improved way.³⁸

Private to Public

The Metropolitan Park District of Tacoma was incorporated in 1907 and as early as 1910 the topic of acquiring Wapato Lake property for a public park was under discussion. Unfortunately, economic realities being what they were, it was not until private land owners donated parcels to the Park District that Wapato Park as a public amenity was born. The first 20 acres of parkland were donated by Horace and Helen Scott in 1920, and momentum built over the next few years as the Park Board approved the purchase of the 20 acre Cady Tract and then an 17 additional acres from Ms. Caroline Menzel, a local “spinster” and philanthropist.³⁹

By 1926, the Park District added utilities to Wapato, and designated the creation of a “swimming hole” at the lake, complete with lifeguard during the summer months and police protection for park users’ safety. A 1927 newspaper article notes the work had transformed Wapato Lake “from cheerless muddy shore to a most popular gathering place.”⁴⁰

As in the end of the 19th century, in the early 20th century public park spaces were seen as a “safety valve” for society, to help the average working person find relief from the stress of the daily grind. The philosophy had changed somewhat, however, in that by the 1920s there was an argument by some park proponents to provide more structured activities, and guides for the personal improvement parks could offer.⁴¹ For all this, Wapato Park still more closely reflected the “pleasure grounds” of the previous century than the urban playgrounds that were growing in Tacoma, with their organized summer programs led by trained Playground Leaders that emerged in the 1920s. At the same time, the improvements discussed by the Park Board during this decade indicated a growing sense of responsibility to provide things like playing fields, swimming pools, picnic shelters, and toilet buildings” in all public park spaces.⁴²

Wapato Park continued to grow, as the private owners who had purchased lots from Radebaugh and his estate were courted by the Park Board. In 1935 the Park Board accepted another 15 acres around Wapato from J. H. Easterday, and 12 more from Joseph Kemp, the President of Oakwood Cemetery. The Park District now owned 62 acres around the lake, primarily on the east and northeast sides. Although it was still not yet the full 80 acres of park that Radebaugh had operated as a private resort, the park offered recreation and relaxation opportunities to Tacomans in the South End that were unmatched except perhaps by the woods and beaches of Point Defiance Park. Many church groups, trade associations, and companies held their seasonal picnics and gatherings at Wapato Park, and it was a popular location for fishing, swimming in the summer months and ice skating in the winter, conditions permitting.⁴³

At this time there was still only one entrance to the park, via Wapato Lake Drive at the northern end of the park. Private residences bordered the slopes to the west of the lake, and along the southeast corner as well. The City of Tacoma owned the southernmost banks and would transfer that property to the park district in 1949.



Enter the Great Depression

On October 24, 1929, everything changed. With the crash of the stock market, America entered a period of economic stress with record unemployment and challenging circumstances for millions of people across North America. Though individual communities and families experienced the fallout at different levels over the next decade, all were touched by the Great Depression. Wapato Park, and many of Tacoma's parks, in the end benefited from the era due to the federal government's creation of work relief programs.

The Metropolitan Park District of Tacoma, like many agencies, faced difficult decisions in the 1930s. They had to adjust staffing levels and policies, trying to balance the needs of the district with compassion for those needing employment. The District worked with local relief groups to allow "indigent of the city" to cut limited quantities of wood from Point Defiance Park for fuel to get them through the winter. They hired twice as many playground supervisors to spread the wages around, breaking up the summer period into two employment periods, reducing hours but employing more people. As the depression continued, they chose to prioritize hiring men with families, in order to provide support to those most in need. They also reduced fees to rent boats at Point Defiance Park so as to make sustenance fishing more accessible, and rejected a proposal to make the small aquarium at the pavilion restricted to paying customers.⁴⁴ At the same time, they welcomed attractions such as the Funland amusement park to Point Defiance as the operators paid lease fees and a portion of ticket sales to the District. Another example of this delicate balance of cutting costs while responding to local need was the project that almost demolished Titlow Lodge and ended up just taking off the top two floors due to community outcry.

Wapato Park represents a success story of the Great Depression – it put people to work and revitalized a park that hadn't experienced significant investment since the Park District took it over in the 1920s, two decades after it's heyday. Federal programs to put people back to work emerged as a response to the Great Depression, and by 1933 had reached Tacoma in the form of the Civilian Conservation Corps (CCC). The CCC were put to work in Point Defiance Park, redeveloping the entryway bowl, planting for erosion control, and doing all sorts of trail building and forest maintenance projects. They also supported the construction of the historic fur trading post Fort Nisqually in the park, moving two mid-1800s buildings piece by piece up from DuPont, WA to preserve them from destruction. The programs went by many names, including but not limited to WERA, FERA, CCC, and WPA, and by the end of the 1930s more than twenty-nine park district properties throughout the Tacoma area had been directly impacted by crews hired through work relief spending.⁴⁵

Wapato Park Improvements, 1936- 1938

The official Works Progress Administration project at Wapato Park was conducted beginning in 1936 and concluding in 1938. The plaques on the buildings and structures in the park cite 1936-1937 as the construction dates. The park was closed during those two years of work, and reopened in 1938 with great fanfare. Park visitors now had three entrances to choose from: the original Wapato Lake Drive entrance, with stone pillars now marking the park boundaries at S. 64th Street, one on the east via S. 68th Street and S. Sheridan Ave, and an entrance at S. 72nd Street and S. Cushman Ave, leading to the main parking area still in use today.

The WPA report provided to the Park District as part of the project documented a list of improvements valued at \$28,938.00, thru July 1938. The full project, including both district funds as well as government grants, totaled \$228,000 in costs. That report described the project in detail, and provided this summary:

"A diving platform, a few cheaply constructed concession buildings and bath house, and outdoor kitchen, a few tables and swings, a small amount of road construction constituted about the extent of the improvements until 1933, when some grading and filling was done by the C.W.A. This work was carried on

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in a more or less desultory manner by men on work relief under the W.E.R.A. and C.W.A. When the W.P.A. was authorized by Congress and funds became available for work programs the Park Board sponsored a real work program for this park. A park improvement plan was laid out and followed. Hundreds of men were put to work building bridges, boat and bath house, a modern kitchen, with hot and cold water, outlets for the use of electrical cooking equipment, grading, leveling and seeding large areas to lawn, constructing a modern baseball field, providing a sandy bathing beach, clearing underbrush and removing decaying logs and stumps, building roads, pathways and stone entrances, constructing Alpine gardens, lily ponds, and planting flowers and shrubs, until within less than two years the 70 acres comprising the park were, as if made by magic, transformed from almost a primitive state into a beautiful and well equipped park and recreational area, exceeding the fondest hopes of those who for years had carried on for the establishment of a park around the shores of the lake."⁴⁶

As described in the initial section of this historic nomination, a number of these landmark infrastructure improvements still stand in Wapato Park today:

- Pergola (1936) – Arts & Crafts movement (1900-1916 was the height⁴⁷) brought pergolas⁴⁸ back into fashion, creating an inviting outdoors, partially covered human space that was in harmony with nature.
 - The pergola was restored based on original plans. The uprights of the new pergola were made of concrete and fiberglass to help it last longer, and the top lattice remains wood.⁴⁹
- Boathouse/Bathroom - built with similar principles as the bathhouses identified in the WPA structures book⁵⁰ customized to fit the specific need of Tacoma and Wapato Park, in this case. The brick design of the structure is reminiscent of the Arts & Craft style of other parks structures such as the comfort stations at Wright Park and Point Defiance Park streetcar station (known as the Pagoda, for it's Asian-inspired decorative features and roofline).
 - In 2005, an arsonist set fire to the boathouse area closest to the lake. The Park District took the opportunity to repair and improve the overall facility.⁵¹
- Picnic shelter – very typical of the WPA structures built at other Tacoma parks as well as nationwide, good examples in the WPA structures guide showing how and why the design was chosen.
 - The drinking fountain next to it is also typical of the style, and can be seen at Titlow Park, Jefferson Park, and other sites.
 - The picnic shelters at Lincoln Park and Point Defiance Park are the other WPA structures that survive.

A dedication event for the newly re-opened park was held on June 4, 1938, and with social and improvement clubs, children, dignitaries giving speeches, music from community bands, and an accordion solo featured on the program.⁵² Glowing newspaper accounts described the occasion, and the new facilities available for park users from near and far to enjoy. Access was by bus or private car, the era of the streetcar having faded, but 2,000 people were reported as having attended the opening. Toward the end of 1938, the Park District added gates to the entrance added by the WPA, completing the new set up for the park.⁵³ The 1940s saw Tacomans enjoying the fruits of the WPA's labor to the fullest, with swimming lessons, structured sport activities in the summer, and numerous company picnics, family outings, and seasonal gatherings such as the Easter Sunrise Service reported on regularly in the local newspapers.⁵⁴

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This period of significance ends by 1938, and in 1940 began the draw-down of the WPA program overall. The next significant change to the park was Little Wapato being filled in as part of the construction of the neighborhood to the north of the park land in the late 1950s, early 1960s. Further impacts to this wetland area occurred in 1971 when the low-lying “Little Wapato” wetland within the park boundary was filled in to create a baseball field. This is now the location of the dog park amenities. Additional fill was used to create more land at the southern end of the main lake in order to enhance the park’s picnic area.⁵⁵

These renovations were the last major changes to the park that impacted how visitors interacted with the space, though the heart of the park along east shoreline of the lake remained essentially the same from the time of the WPA improvements.

The Modern Park

The work conducted by the WPA brought Wapato Park into the “modern” park and recreation world, and the capital improvements of the following decades did not significantly change the amenities offered or general layout of the park. In the 1960s, park bonds provided for “beautification” projects across the district, including at Wapato Park, and periodic upgrades to the facilities were conducted but beyond adding new playground elements for the children, until the 2005 Master Plan, no park-wide planning or capital work was conducted.

Increasingly, in the second half of the 20th century the focus of the park district was on the health of the lake itself. In the 1940s and ‘50s the lake had to be closed to swimmers several times due to bacteria levels, and the Park District and City negotiated outflow and pipe routes to maintain clean water access. As the neighborhood around the park was built up, “Little Wapato” was increasingly encroached upon, the northern most section being filled in by private developers to create the Ainsworth neighborhood. In 1971 the Park District filled in the lower end to create a baseball field. A 1976 report concluded that “Little Wapato Lake should more properly be referred to as a marsh” and the remaining wetland at the north of the park today does indeed reflect this description.⁵⁶ In the 1970s a series of environmental studies were commissioned to identify the challenges facing Wapato Lake, and significant investment sought to address the issues throughout the 1980s.⁵⁷ Even through the 1990s the Park District was still trying to find the right balance of treatments to ensure a healthy lake environment for fish, plants, and humans, hindered by the omnipresence of the Canada Goose that had become a hallmark of Pacific Northwest park maintenance challenges at the turn of the 21st century.

The southern end of the park experienced the greatest physical changes beginning in 1966, with capital improvements funded through bond sales and federal grants. By the early 1970s, approximately two acres of shallow marshland on the south shore was filled in and crescent-shaped a picnic area built over the fill.⁵⁸ This is also when the S. 72nd Street entrance developed by the WPA was moved westward along the street, and a new parking area put in along with a restroom.

Up until this time, the entrance was at S. Cushman Ave and S. 72nd Street and provided access to the main parking area via drive along behind the private residences located at the southeast corner of the lake. These private property owners were generally tolerant of park users, providing access via a handshake agreement with the Park Board, however discussions were underway for many years regarding the eventual sale and disposition of the properties around the lake. The last private home was sold to the park district in 2007, and as part of the 2008 capital improvement project, the final privately held parcel surrounding the lake was purchased. This major capital program created new walking paths, open space, shoreline enhancements and an off-leash dog park.

Large sections of the built environment of Wapato Park are historic, though there are several non-contributing

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elements as well, such as the walking path, a 10' wide 0.9-mile loop around the lake constructed in 1996; the Police Substation built in 2006; the two fishing docks which have been rebuilt over the years; and the dog park and shop/maintenance yard amenities.

Conclusion

As the pressures of urbanization following the Industrial Revolution caused the resulting parks movement on the East Coast, on the West Coast of the United States, boomtowns like Tacoma had the opportunity to plan for parks to be incorporated into the city's growth. Private entrepreneurs such as R.F. Radebaugh could see how important parks were going to become, even as he set up a resort attraction in an area still naturally wooded and undeveloped. His electric streetcar and railroad took Tacoma residents to the outskirts for recreation, and despite the capitalism that motivated his business decisions, successfully protected the natural area around Wapato Lake for decades. Significantly, Wapato Park is also a site that best represents the breadth and diversity of improvements work relief programs conducted at park locations throughout Tacoma.⁵⁹

From one man's dream of a restful retreat in nature emerged a community landmark. As early as the 1890s the "Wheelman's Club" of bicycle enthusiasts sought opportunities to support the park, and future contributions of funds and support for picnic shelters and fishing floats were provided by volunteer groups like the Kiwanis, Tacoma Sportsman Club Auxiliary, and the Rotary Club.⁶⁰ From the early era of trails, shady strolls and swimming hole frolicking, through the "modern" park amenities built by the WPA, Wapato Park has a rich history that deserves recognition through a formal listing on the City of Tacoma Register of Historic Places.

Narrative Continuation

This page may be edited or copied as needed.
Continued from page _____.

APPENDIX A

Summary of Works Progress Administration (WPA) fixtures still remaining in Metro Park spaces

- Picnic shelters
 - Point Defiance still has two, Lincoln Park still has one, Wapato Park has one
- Drinking fountains
 - Titlow Park has one attached to Lodge, Jefferson Park has two freestanding ones, Wapato Park has two
- Stone bridge
 - Wapato has the only one in the system
- Stone plinths or “masonry pillars” marking entryways
 - McKinley Park has two sets
 - Point Defiance Park has a set of two from Wapato Park, four remain in place at Wapato Park
- Water drainage
 - Point Defiance has multiple culverts
 - Wapato Park work included improving Wapato Lake and Little Wapato connectivity
- Concession/general park building
 - Point Defiance Park, bathhouse at “Picnic Beach” (now Owen Beach) was built by WPA, today is used for concessions
 - Jefferson Park field house was also built by the WPA, but it has experienced severe damage after a series of fires and is soon to be demolished for public safety, Summer 2024
 - Wapato Park’s bathhouse is still used for recreation programs, community events, and rentals



APPENDIX B

Map and Photographs – Historic and Modern – of Wapato Park assets

Also see file: [Wapato Park historic nomination - Appendix](#)

Wapato Park site map

Entrance pillars

Stone bridge

Picnic shelter

Alpine garden/water feature

Pergola

Bathhouse/boathouse

Entrance pillars



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Wapato Park aerial views

Wapato Park aerial photograph, 1989

Courtesy Metro Parks Tacoma



Wapato Park aerial photograph, c 1960

Courtesy Metro Parks Tacoma



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Wapato Park historic photographs, recreation scenes

Wapato Park Opening, June 1938

Courtesy Tacoma Public Library's Northwest Room, D7309-5, Richards Studio Photograph Collections



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Swimmers at Wapato Park, 1928

Courtesy Metro Parks Tacoma



Beach and Dock, 1928

Courtesy Metro Parks Tacoma



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 Drive to Wapato Lake, c 1891
 Washington State Historical Society collection



Wapato Park Pavilion, c 1900
 Courtesy Metro Parks Tacoma



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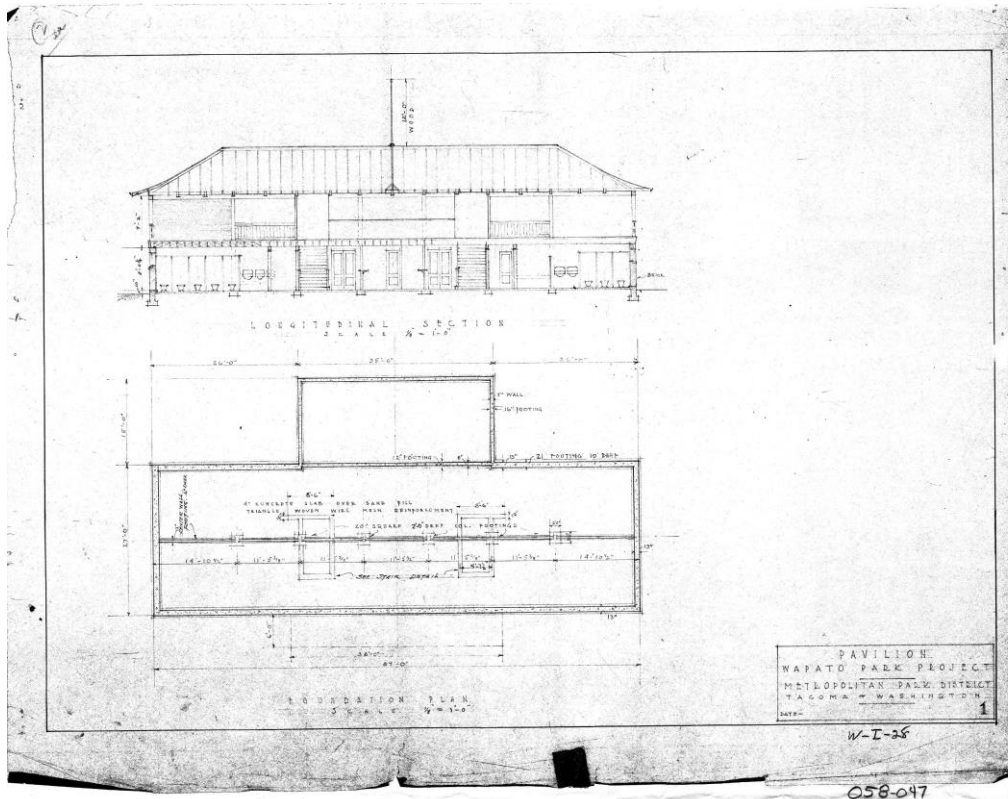
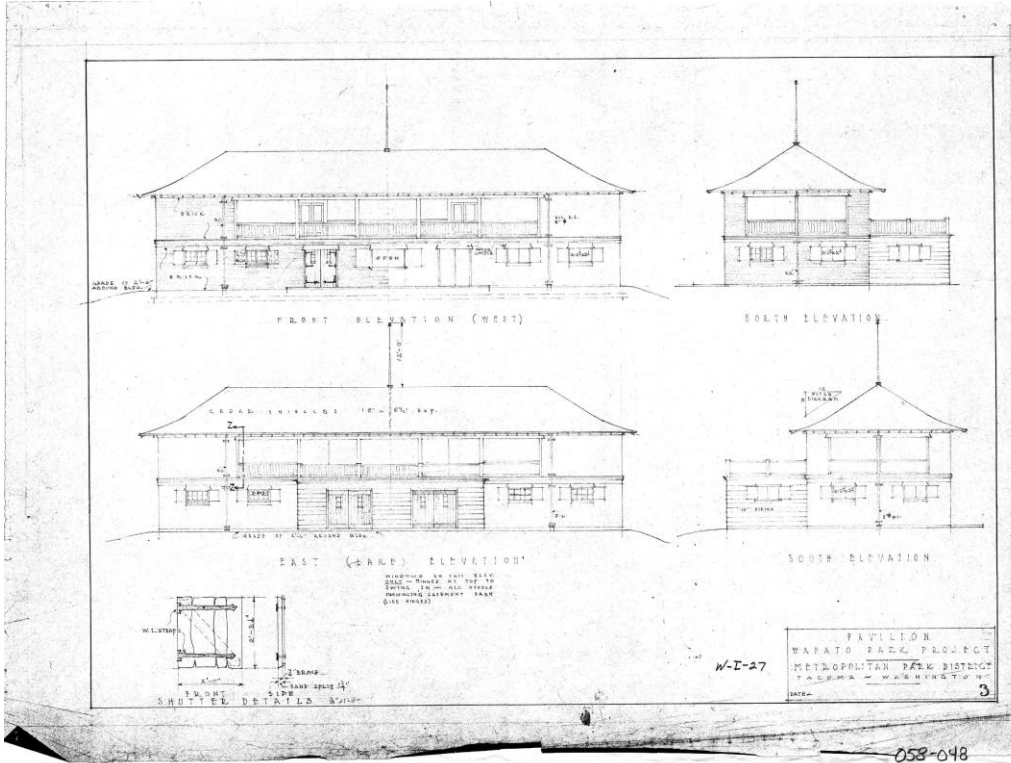
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Wapato Park Blueprints, 1936-1938

Bathroom elevations

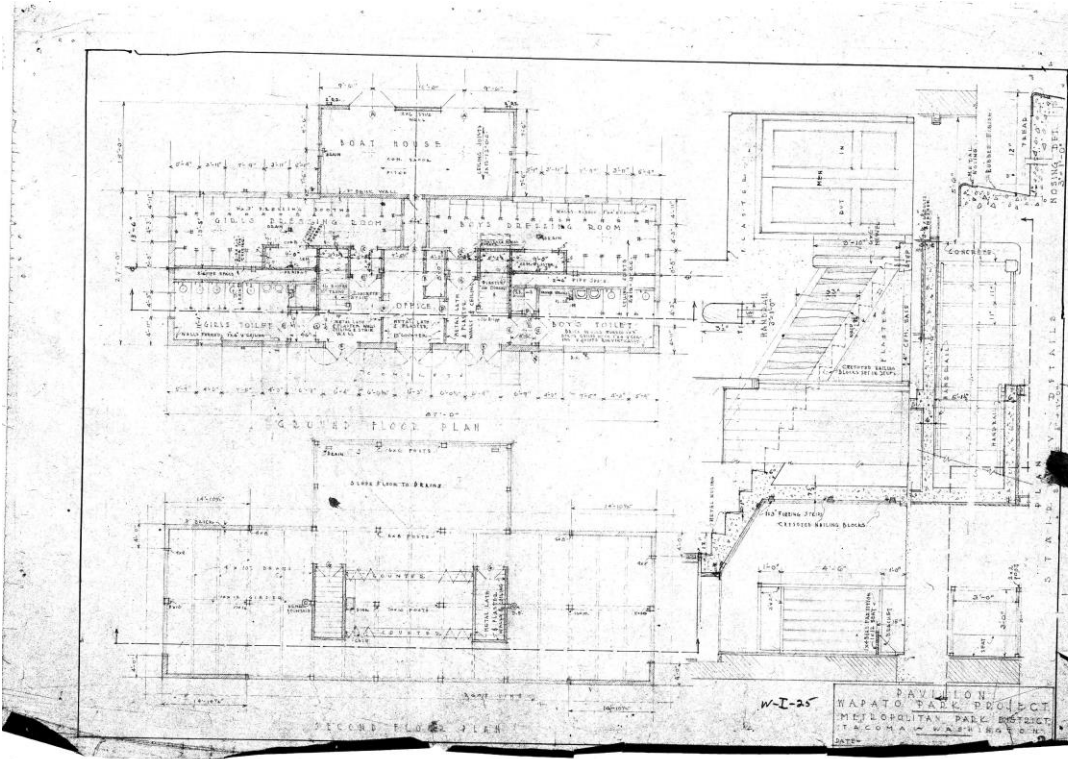


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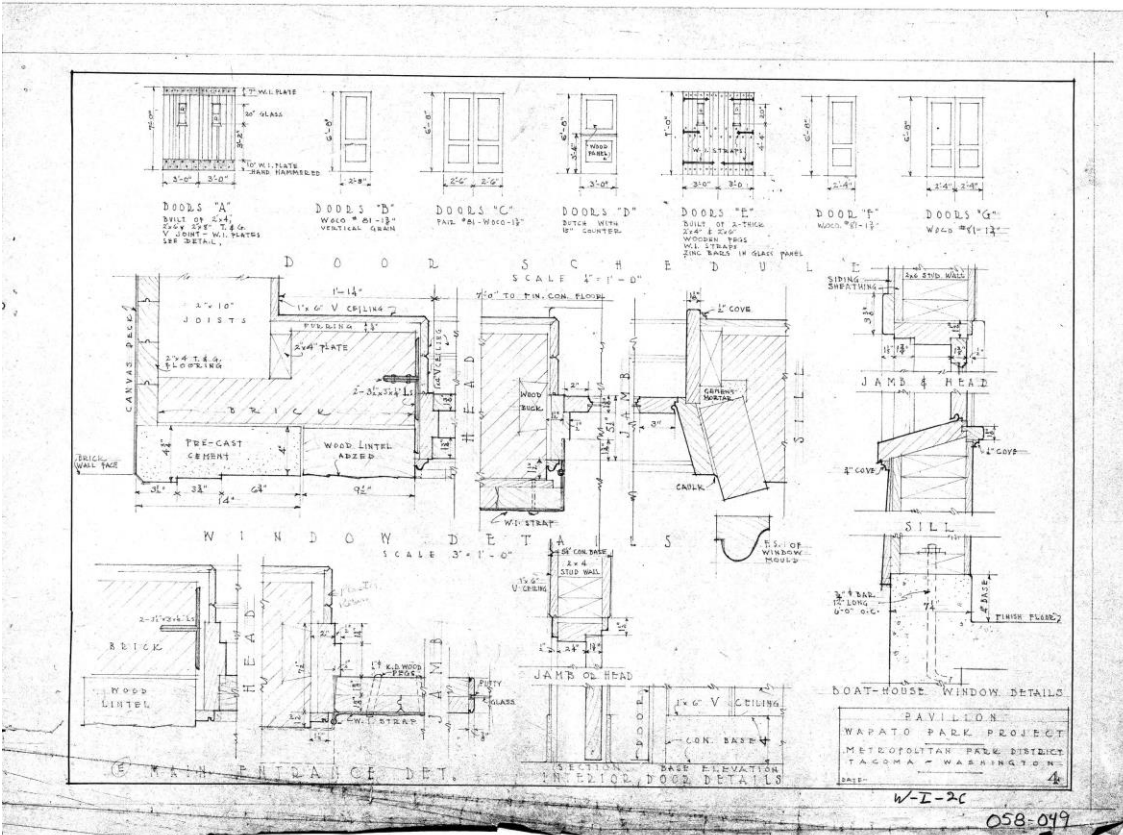
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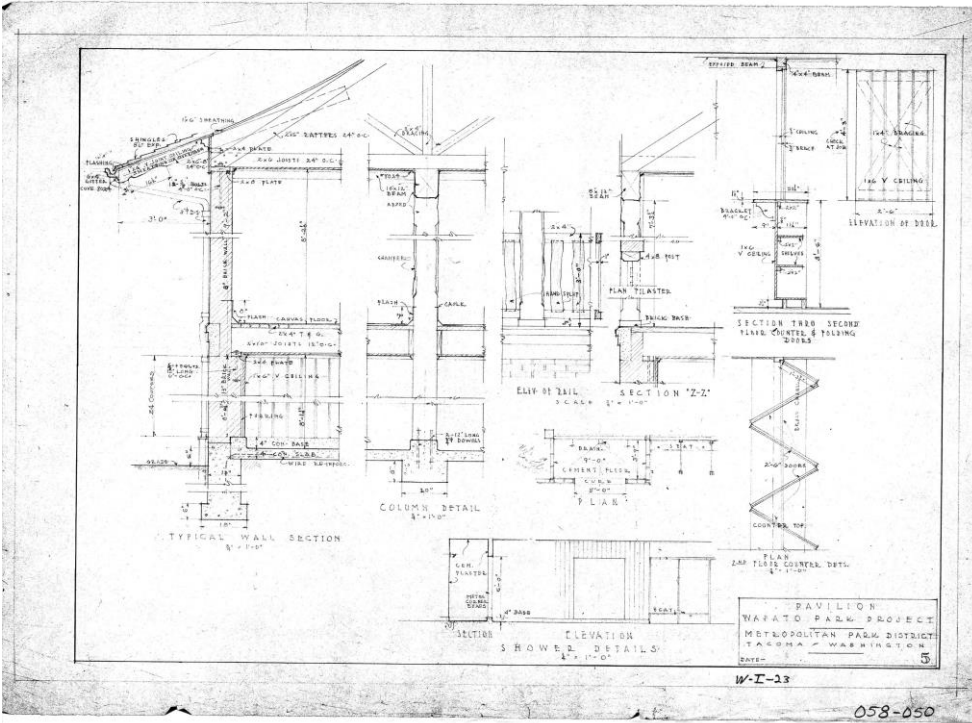
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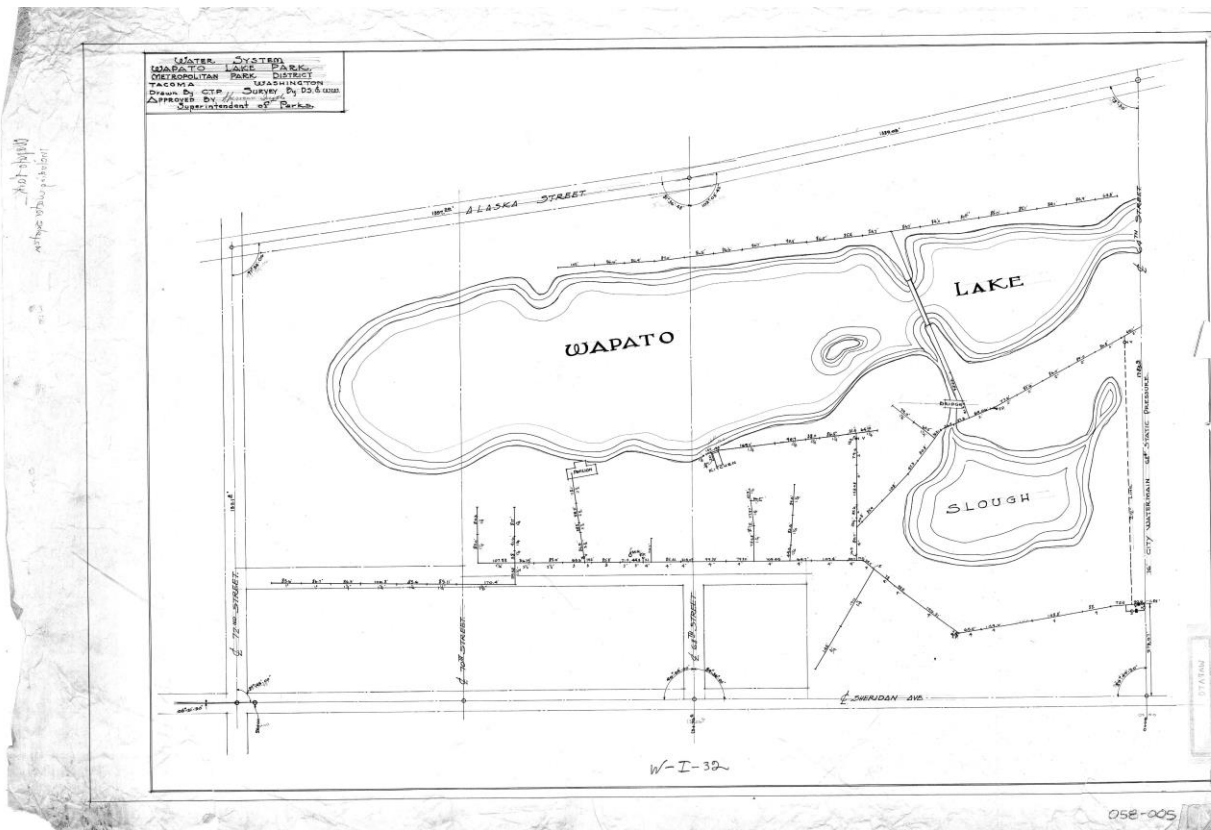
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Wapato Park water system plan, c 1938



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Wapato Park historic photographs, built environment

Wapato Park bathhouse, detail, Easter Sunrise Service 1958
Courtesy Metro Parks Tacoma



Wapato Park bathhouse in background, Kids Fishing at Wapato Lake, c 1950
Courtesy Metro Parks Tacoma



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Wapato Park bathhouse, 1974

Courtesy Metro Parks Tacoma



Wapato Park bathhouse, 1986

Courtesy Metro Parks Tacoma



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Wapato Park bathhouse, 2007 arson damage

Courtesy Metro Parks Tacoma



Wapato Park bathhouse, 2007 post-arson renovation

Courtesy Metro Parks Tacoma



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Wapato Park bathhouse, 2024

Courtesy Metro Parks Tacoma



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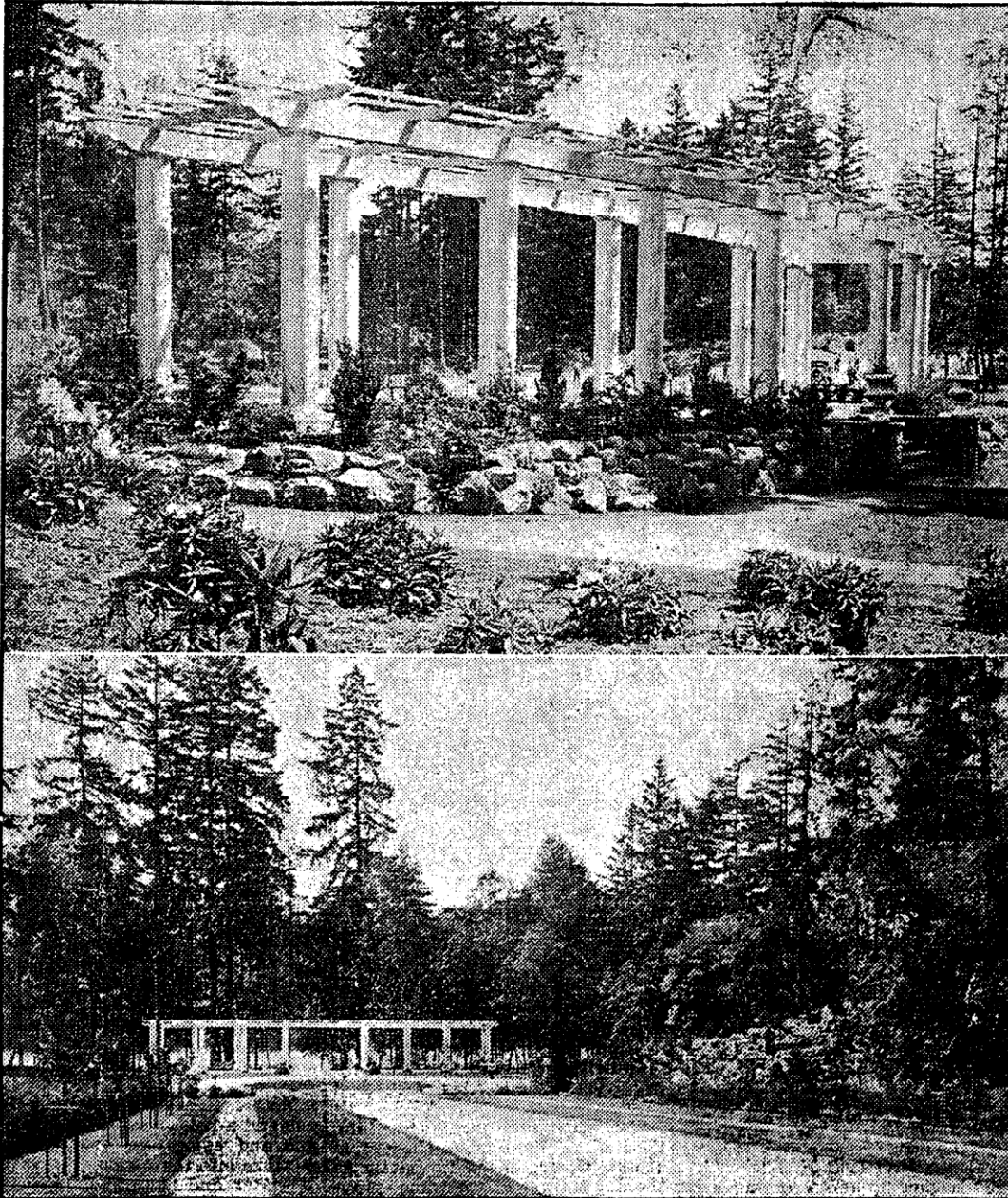


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Wapato Park pergola, newspaper coverage of opening, 1938

JUN 2 1938

THE TACOMA TIMES

Remodeled Wapato Park Opens Soon



The striking pergola, shown above, features the entrance to Wapato lake park, which has its long-awaited reopening Saturday afternoon. The lower view looks toward the lake from the new 68th st. entrance to the park. Dedication ceremonies will take place in front of the colonade.

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Wapato Park pergola, 1974

Courtesy Metro Parks Tacoma



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Wapato Park pergola, 1986

Courtesy Metro Parks Tacoma



Wapato park pergola, 2005, post restoration

Courtesy Metro Parks Tacoma



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Wapato Park picnic shelter, 1986

Courtesy Metro Parks Tacoma



Wapato Park picnic shelter, 2005, undergoing roof renovation and removal of kitchen element

Courtesy Metro Parks Tacoma



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Wapato Park picnic shelter, 2023

Courtesy Metro Parks Tacoma

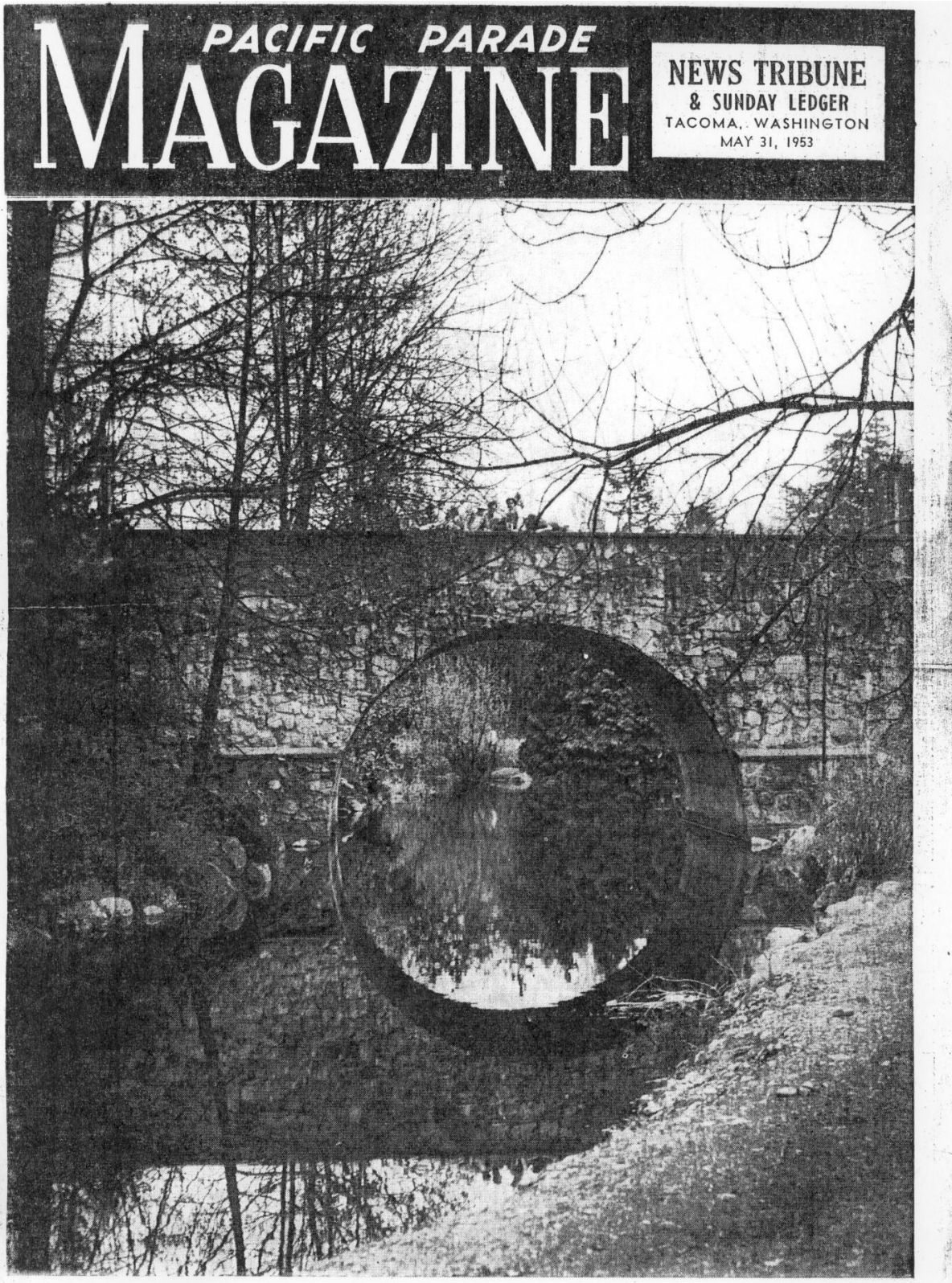


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Wapato Park masonry bridge, 1953 News Tribune insert



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Wapato Park masonry bridge, 1986

Courtesy Metro Parks Tacoma



Wapato Park masonry bridge, 2015

Courtesy Metro Parks Tacoma



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Wapato Park masonry bridge, 2021

Courtesy Metro Parks Tacoma



Wapato Park entrance “masonry pillar” plinths, 72nd Street entrance, 2018

Courtesy Metro Parks Tacoma



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Wapato Park entrance “masonry pillar” plinths, 72nd Street entrance, 2018

Courtesy Metro Parks Tacoma



Wapato Park entrance “masonry pillar” plinths, 64th Street entrance, 2015

Courtesy Metro Parks Tacoma



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Wapato Park entrance "masonry pillar" plinths, 64th Street entrance, stone plaque, 2015

Courtesy Metro Parks Tacoma





Photo Index

Photographs - Historic and Modern - of Wapato Park

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- Wapato Park aerial photograph, c 1960 - Metro Parks Tacoma
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- Swimmers at Wapato Park, 1928 - Metro Parks Tacoma
- Beach and Dock, 1928 - Metro Parks Tacoma
- Drive to Wapato Lake, c 1891 - Washington State Historical Society
- Wapato Park Pavilion, c 1900
- Wapato Park Blueprints, 1936-1938 - Metro Parks Tacoma
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- Easter Sunrise Service, Wapato Park, 1958 - Metro Parks Tacoma
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- Wapato Park pergola, Tacoma Times article June 2, 1938 - Photocopy courtesy Metro Parks Tacoma
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- Wapato Park pergola, 2005, post restoration - Metro Parks Tacoma
- Wapato Park picnic shelter, 1986 - Metro Parks Tacoma
- Wapato Park picnic shelter, 2005, undergoing roof renovation and kitchen removal - Metro Parks Tacoma
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- Wapato Park masonry bridge, *News Tribune* "Parade Magazine" cover, 1953 - Photocopy courtesy Metro Parks Tacoma
- Wapato Park masonry bridge, 1986 - Metro Parks Tacoma
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- Wapato Park entrance "masonry pillar" plinths, 64th Street entrance, stone plaque, 2015 - Metro Parks Tacoma



APPENDIX D ENDNOTES

- ¹ "Wapato Lake: An Environmental Study on the Effects of Urbanization" by Douglas J. Canning, Robert W. Wisseman, and S.F. Jerry Cook with assistance by students of Evergreen State College, Olympia, Washington, 98505. Final Report to the Washington State Department of Ecology, March 1976.
- ² Canning, Douglas, et al, "Wapato Lake: An Environmental Study" pp 10;
- ³ The new picnic area is evident in aerial photographs (tmap [City of Tacoma](#), 1973 basemap); Picnic area renovations also visible in an aerial photograph map featured in Wapato Lake: An Environmental Study", pp May 1970; work is cited in the 2005 Wapato Park Master Plan timeline as well, "1966 - Urban Beautification Grant awarded for lake rehabilitation, storm drainage improvements and landscape enhancements. \$76,786 from the G.C. Casebolt Co. received for beautification landscaping and dock."
- ⁴ "A New Utopia: The Magnificent Park Projected for Tacoma" The Daily Ledger, June 5, 1889; "Sunday at Wapato: An Arcadia Where One Can Find Rest in Safety" The Daily Ledger, June 24, 1889;
- ⁵ March 1927 Park Board meeting minutes describe direction for Wapato Park, including the addition of row boats moved from Point Defiance Park.
- ⁶ The entrance plinths have a dedication plaque carved with the date "1937", the picnic shelter plaque reads "1936", and the bathhouse plaque reads "Built by the WPA 1936-1937". Site visit by author, 10/31/2023;
- ⁷ This footbridge was removed due to deterioration 1952. A new dyke and walkway over it was installed in 1981, separating the northern section, more of a drainage pond, from the larger southern recreation area, per Park Board minutes and resolutions;
- ⁸ Later demolished, as part of early 2000s parkwide improvements.
- ⁹ February 10, 1964, Park Board Minutes note that Wapato and Wright Park crews are working in Point Defiance Park, thinning Alder on Five Mile drive and cleaning up Fort Nisqually area; it seems probable that the plinths were moved at this time though this has not been confirmed to date.
- ¹⁰ The marker recognizes the donation of the park land by Mr & Mrs Horace Greeley Scott who had purchased it from R.F. Radebaugh, and donated the first public park parcels in 1920.
- ¹¹ Newspaper reports describe getting to the park by streetcar, a significant investment by Radebaugh was built on this premise. Aerial photographs from 1930 shows a well used path from 56th to the entrance at the north of today's park, along Wapato Lake Drive, and there is also a "deer trail" path into the park from 72nd as well. No other entrances besides the Wapato Lake Drive entryway was built prior to the WPA improvements. <www.tmap.cityoftacoma.org> Accessed 05.24.2023; The intersection of S. Hosmer Street and 56th Street was demolished with the construction of Interstate 5.
- ¹² Park Board Minutes, October 16, 1972; conversation with Parks M&O staff, 08.03.2023 (re: when the parking area was closed off, sometime in the 1990s (aerial photograph from 1989 shows cars still using that lot). It was officially removed during the construction of the new parking area next to the dog park off-leash enclosures.
- ¹³ Park Board Minutes, April 25, 1988 – "Wapato Park North End Entrance Closure - Al Rasmussen explained that he received a petition from residents along Wapato Lake Drive requesting that the north end exit be closed and used as an emergency exit only. They are afraid that if this road is turned into an exit only, it will turn Wapato Lake Drive into a drag strip for hot rodders leaving the park. The Board was in consensus with the petition. The north exit will be closed and will be used as an emergency exit only."
- ¹⁴ *Metropolitan Park District of Tacoma: Abstracts, Plats, and other Data*, Tacoma, Works Progress Administration, 1938.
- ¹⁵ Tacoma Times article, photocopy in Metro Parks Tacoma archives (06.02.1938)
- ¹⁶ Tacoma Cultural Resource Survey (Census Tract 631), Wapato Park, 31283. Form prepared by City of Tacoma, Office of Historic Preservation, March 1981.
- ¹⁷ Mina Vedder, "Wapato Lake Park: Restoration gives it new lease on life" The News Tribune, 08.12.2001
- ¹⁸ Metro Parks Tacoma, Capital Projects files
- ¹⁹ National Park Service, *Parks and Recreation Structures*, 1938, pp. 71.
- ²⁰ Tacoma Cultural Resource Survey, Wapato Park, 1981.
- ²¹ Attached to this narrative as an appendix
- ²² Tacoma Cultural Resource Survey, Wapato Park, 1981.
- ²³ Little Wapato, a shallow, marshy 22 acre "lake", drained into Wapato via a short channel. The northern half of Little Wapato was filled during construction of Ainsworth in the 1950s and 1960s. The southern portion was filled by Metro Parks Tacoma to make a baseball diamond in 1971. Metro Parks Tacoma, *Wapato Park Master Plan*, 2005.
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²⁴ Canning, Douglas, et al, "Wapato Lake: An Environmental Study"

²⁵ The Civilian Conservation Corps primarily worked in natural areas, removing underbrush and certain trees, creating trails and enhancing remote park areas, largely through unskilled labor. The Works Progress Administration often employed men from skilled trades, hiring them in their traditional roles for specific projects where possible, subsidized by federal funds; The workers were often locals, and were more likely to live at their own home and report for work daily rather than staying in designated barracks.

<<https://www.archivesfoundation.org/newsletter/if-you-build-it/>>;

<https://www.dcnr.pa.gov/StateParks/History/CCCYears/Pages/default.aspx>;

²⁶ Albert H. Good, *Park Structures and Facilities* (Washington, D.C.: Department of the Interior, National Park Service, 1935).

²⁷ Good, *Park Structures and Facilities*;

²⁸ For more information, see www.nps.gov/frla/home.htm; At this time there was a belief, shared by Downing and Olmstead, that "fine art" including harmonious natural spaces, and could elevate the morals of the lower and middle classes who didn't have the "advantages" of the exposure to culture and refinement of the upper classes. In 1873, the Union Pacific Railway and Tacoma Land Company hired Olmsted to design a plan for Tacoma, ultimately rejected by the City leaders, and in it he called for several parks in the downtown area. The sketch of this plan can be found in the Tacoma Public Library's Northwest Room collection, digitized here: [General Photograph Collection TPL-601](#);

²⁹ Cowing, Katherine E., "A Preservation Analysis of and Recommendations for WPA-Built Outbuildings in the Wissahickon Valley" (1997). *Theses (Historic Preservation)*. 515, pg 9. http://repository.upenn.edu/hp_theses/515

³⁰ Dulles, Foster Rhea, 1900-1970. *America Learns to Play: a History of Popular Recreation, 1607-1940*. [New York: D. Appleton-Century Company, incorporated, 1940, pp 202-203;

³¹ *Abstracts, Plats, and other Data*, Tacoma, Works Progress Administration, 1938; According to a 1900 article, the Wapato Lake tract was originally claimed by the Northern Pacific Railroad as part of the 1862 land grant program, then sold by the Tacoma Land Company for private development. "Tries to Evict Squatter," Tacoma Daily Ledger, March 4, 1900, photocopy in Metro Parks Tacoma archives.

³² "A Trip to Puget Sound" by G.D., *The Vancouver independent*. (Vancouver, W.T. [Wash.]), 08 Sept. 1881. *Chronicling America: Historic American Newspapers*. Lib. of Congress. <<https://chroniclingamerica.loc.gov/lccn/sn87093109/1881-09-08/ed-1/seq-4/>>

³³ Herbert Hunt, *History of Tacoma Washington*, Vol. 1 (S.J. Clarke Publishing Co: Chicago, 1916), pp 416.

³⁴ <https://tmap.cityoftacoma.org/>, basemap "1931 Imagery", Wapato Park, Tacoma, WA.

³⁵ "A New Utopia: The Magnificent Park Projected for Tacoma" The Daily Ledger, June 5, 1889; "Sunday at Wapato: An Arcadia Where One Can Find Rest in Safety" The Daily Ledger, June 24, 1889;

³⁶ Another report spoke to the early days of the park as well, identifying that at some time before 1910 an outlet structure was built at the south end of the lake; it is uncertain whether it was to raise the lake stage for recreation purposes or for flood control. October 1977 – Draft Environmental Impact Statement: (II-24)

³⁷ An April 9, 1899 Tacoma Daily Ledger newspaper article reports that the Wheelman's Club (bicyclists) is debating two local projects involving the improvements to local lakes. Both American Lake and Wapato Lake are being discussed. The group speaks of reviving the popularity of the park, which has slipped into decline. It is not known how much improvement the Tacoma Wheelmen did to Wapato Lake, but they were one of a number of community groups to contribute to the site at the turn of the century. By 1910 the newly formed Metropolitan Park District of Tacoma began discussing the possibility of incorporating the area into the park district. In 1911 they recommend purchasing 110 acres but funding was not available; Park Board minutes April 24, 1911, additional archival records;

³⁸ "Wapato Park" 7-14-38, W.P.A. Project No. 5891; Cranz, Galen. *The Politics of Park Design: A History of Urban Parks in America* (MIT Press, 1989, pp 101-103; Environmental Impact Assessment, 1976.

³⁹ Caroline M. Menzel is described in the property transfer paperwork as a "spinster". She appears several times in the newspaper for her charitable giving in the 1910s. A woman named Caroline Menzel was married in Seattle in May 2022, to Nate Cozey. No other records for either party appear in WA State digital archives.

- *The Tacoma times*. [volume] (Tacoma, Wash.), 15 Feb. 1913. *Chronicling America: Historic American Newspapers*. Lib. of Congress. <<https://chroniclingamerica.loc.gov/lccn/sn88085187/1913-02-15/ed-1/seq-1/>>
- *The Tacoma times*. [volume] (Tacoma, Wash.), 14 July 1915. *Chronicling America: Historic American Newspapers*. Lib. of Congress. <<https://chroniclingamerica.loc.gov/lccn/sn88085187/1915-07-14/ed-1/seq-1/>>

⁴⁰ July 17, 1927 – Tacoma Daily Ledger

Landmarks Preservation Commission

Planning and Development Services Department



747 Market Street ❖ Room 345 ❖ Tacoma WA 98402-3793 ❖ 253.591.5220

⁴¹ Galen Cranz, *The Politics of Park Design: A History of Urban Parks in America*. MIT Press, 1982.

<<https://doi.org/10.7551/mitpress/5469.001.0001>> Accessed November 2023;

⁴² "Trends in park design had changed from romantic beauty to active recreation and Philadelphia had not kept up" as cited in: Cowing, Katherine E., "A Preservation Analysis of and Recommendations for WPA-Built Outbuildings in the Wissahickon Valley" (1997). Theses (Historic Preservation). 515. <http://repository.upenn.edu/hp_theses/515>; March 1927 Park Board meeting minutes describe direction for Wapato Park, including the addition of row boats moved from Point Defiance Park.

⁴³ "Methodist Pastors will Picnic Monday" *Tacoma Times*, July 18, 1941, for example, when the Tacoma Methodist Ministers union held their annual meeting picnic at Wapato; Periodically the lake would have to be closed to swimming due to contamination from City sewers or build up of unhealthy bacteria, and throughout the 21st century the Park District was continuously problem-solving to keep the water healthy for swimmers and fish. Park Board minutes agency documents, and newspaper articles chart this process.

⁴⁴ Metro Parks Tacoma archives, 1933 Park Board minutes;

⁴⁵ Works Progress Administration project reports, Metro Park archives; Park Board minutes note that as of November 1933 there were 280 men at work in the park, paid through Federal Civil Work program funds; Projects took place at 29 park district properties, including sites like Spanaway Lake Park and Tacoma Tidelands parcels that Metro Parks no longer owns. Most were fairly light touches. Sometimes simply doing a document search and writing a summary of the park's history and how it came to be in the system was the only work conducted at a park. For example, Tacoma Tidelands, Fireman's Park reports just has plat map, property abstract and brief historical summary; most of the others have pretty significant projects. This count does not tabulate the WERA projects or necessarily capture all of the CCC work either, just those conducted under the auspices of the WPA funding.

⁴⁶ Works Progress Administration report "Wapato Park" dated 7-14-38, W.P.A. Project No. 5891

⁴⁷ Mary Dutton Boehm, "The Arts and Crafts Movement in America" *The Journal of San Diego History: San Diego Historical Society Quarterly*, Summer 1990, Volume 36, Numbers 2 & 3. Accessed 10/18/2023 <<https://sandiegohistory.org/journal/1990/april/arts/>>

⁴⁸ Britannica, The Editors of Encyclopaedia. "pergola". Encyclopedia Britannica, 31 Oct. 2023, <<https://www.britannica.com/topic/pergola>. Accessed 14 December 2023>. "Arts and Crafts in America 1895-1920," Craftsman Perspective, <<https://www.craftsmanperspective.com/history/america2.html>> ; example of a [1925 pergola](#) in Ann Arbor park that was listed in their local historic register. <https://www.a2gov.org/departments/Parks-Recreation/parks-places/Pages/west.aspx>

⁴⁹ August 12, 2001 – Tacoma News Tribune

⁵⁰ Some sources differentiate between "National Park Service rustic" and "WPA Rustic", noting that WPA architecture frequently emphasized greater distinctions between the buildings and surrounding natural areas, whereas NPS integrated the buildings much more closely with the landscape. https://en.wikipedia.org/wiki/WPA_Rustic ; <https://www.historycolorado.org/wpa-rustic> ;

⁵¹ February 23, 2005 – Tacoma News Tribune, "Arsonist start fire in the Bathhouse"

⁵² WPA report in Metro Parks Tacoma files records the text of the program, as well as transcribes the newspaper article covering the dedication event that came out the next day;

⁵³ Park Board Meeting Minutes: November 14, 1938, "On motion of Mr. Henricksen seconded by Dr. Button, superintendent was instructed to have a chain or gate barrier constructed across Cushman Avenue at the south boundary of Wapato Park."

⁵⁴ "Festival Will be Wednesday" *The Tacoma times*. (Tacoma, Wash.), 28 Aug. 1939. *Chronicling America: Historic American Newspapers*. Lib. of Congress. <https://chroniclingamerica.loc.gov/lccn/sn88085187/1939-08-28/ed-1/seq-3/>; "Field Day" *The Tacoma Times*. (Tacoma, Wash.), 27 June 1939. *Chronicling America: Historic American Newspapers*. Lib. of Congress.

<https://chroniclingamerica.loc.gov/lccn/sn88085187/1939-06-27/ed-1/seq-10/>; "Post Auxiliary to Have Party" *The Tacoma times*. [volume] (Tacoma, Wash.), 27 June 1939. *Chronicling America: Historic American Newspapers*. Lib. of Congress. <https://chroniclingamerica.loc.gov/lccn/sn88085187/1939-06-27/ed-1/seq-7/>;

⁵⁵ Even as of 1944, "Little Wapato" was being marked on maps as a wetland rather than as a pond, per the US Dept of the Interior Geological Survey Map of Tacoma, South Quadrant, 1944 edition. Courtesy The University of Texas at Austin, University of Texas Libraries online portal.

⁵⁶ March 1976 – Wapato Lake study by Evergreen College: (page 15), April 1976 – Environmental Impact Assessment, also noted that City water is too high in nitrates to add to the lake water.

⁵⁷ May 4, 1986 – Tacoma News Tribune, "Wapato Lake reopens to swimmers after 10 years of closure and \$2 million in changes." In 1981 the lake was emptied and tons of sediment containing oil and other pollutants were hauled from the bottom. A dike was built to separate drainage basin at the north end from recreational area to the south. Later a pipeline to carry fresh water was installed. During the summer an estimated 117 million gallons were added.

⁵⁸ Metro Parks Tacoma. "Appendices II – Annotated Park History" *Wapato Park Master Plan* (2005) pp II-25;

Nominations to the Tacoma Register of Historic Places are processed according to the procedures and standards described in TMC 1.42 and 13.07. Submittal of a nomination form does not obligate the City to place a property on the Register or to extend financial incentives to a property owner. Documents submitted become public record. Additional requirements may be imposed by other City, state or federal regulations.

Landmarks Preservation Commission

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53



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⁵⁹ Fort Nisqually reconstruction was started by CCC and finished with help from WPA, per Fort Nisqually records in Metro Parks Tacoma and Fort Nisqually Living History Museum archives;

⁶⁰ "Wapato Lake: An Environmental Study on the Effects of Urbanization" by Douglas J. Canning, Robert W. Wisseman, and S.F. Jerry Cook with assistance by students of Evergreen State College, Olympia, Washington, 98505. Final Report to the Washington State Department of Ecology, March 1976.



APPENDIX E
Wapato Park Property Deeds

E. U. E. 7-19-54

✓ 1687463

OK

CR 171
#6

James R. MacCormac, a single man now and at all times since acqrg ti to the hiaf describd prems to The Metropolitan Park District of Tacoma, a municipal corpn

WD \$10,500.00
7-1-54
7-15-54 3:42 P M
1064 D 201
Stx \$10.50 Irx \$11.55
no tax paid Receipt #

Cys and wars to sp the fdre, sitd in the C of P, S of W:

Baap 10 rods E of the NW cor of the N½ of the N½ of the S½ of the SE¼ of the NW¼ of Sec 29, Twp 20 N, R 3 E of the WM, th S 165 ft; th E to a pt on the W li of the r/w of the Metropolitan Park Road; th N alg sd r/w 165 ft; th W to the pob.

Subj to easemts for sanitary and storm sewers heretofore granted unto the City of Tacoma and Howard Tucker, by instruments recdd in the ofc of the Aud of PG under Fee Numbers 1405846, 1405847 and 1624937.

James R. MacCormac

pcw 7-1-54 by James R. MacCormac, a single man bf Fred S. Henricksen np for Wash residg at Tacoma. ns 12-26-57. M1 to Metropolitan Park District of Tacoma, City Hall Annex, City Send tax statement to Exempt

✓ 1687464

OK

LL 3

George Nicolai and Josephine Nicolai, hwf to Hannah Bracken, a widow

WD \$10.00 aocs
7-14-54
7-15-54 3:52 P M
1064 D 203
Stx \$3.50 Irx \$3.85
no tax paid Receipt #43190

Cys and wars to sp the fdre, sitd in the C of P, S of W:

Lots 1 and 2 and the N½ of Lot 3, Blk 628, Amendatory Plat of the Ainsworth Addn to Tacoma, W. T. accdg to plat recdd in Book 3 of plats, at pg 48.

George Nicolai
Josephine Nicolai

pcw 7-14-54 by George Nicolai and Josephine Nicolai bf Dorothy M. Kelso np for Wash residg at Tacoma. ns 8-17-55. M1 to Mrs. W.A. Bracken, P O Box 819, Tacoma, Wash.

1687463 - 1687464

DEEDS 442

563360

(Internal Revenue \$2.00 A.K. Jun 8 1920)

THE GRANTOR Cholett Cady and Susan C. Cady, his wife at the time of acquiring title to the property conveyed by this instrument and at all times since of Cook County of State of Illinois for and in consideration of Two Thousand & 00/100 Dollars; in hand paid, hereby convey and warrant to Horace G. Scott the following described real estate, situate in the County of Pierce, State of Washington, to wit:

The North half of the Northeast Quarter of the Northwest Quarter of Section Twenty nine (29) Township Twenty (20) North, Range Three (3) East of the Willamette Meridian.

Subject to. Dated this 1st day of May 1920 Signed in the presence of Margaret Martin. Gulborg Helena Forkildsen.

Cholett Cady. Susan C. Cady. (SEAL) (SEAL) (SEAL) (SEAL)

STATE OF ILLINOIS) County of Cook) ss.

I, Herman F. Schultz, a Notary Public in and for said State, do hereby certify that on this 13th day of May A. D., 1920, personally appeared before me Cholett Cady and Susan C. Cady, his wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Herman F. Schultz Notary Public Cook Co. Ill.

Herman F. Schultz Notary Public in and for the State of Illinois. Residing at Oak Park in said County. My Commission Expires April 15th, 1922.

Filed and recorded at the request of Metropolitan Park Bd, June 8, 1920 at 9/14 A.M. C.A. CAMPBELL AUDITOR PIERCE CO. WN.

By [Signature] Deputy ---R.V.M.---

563361

THE GRANTOR Horace G. Scott and Helen J. Scott, his wife, who was such at the time he acquired title to the within described property and at all times since, of Tacoma, County of Pierce, State of Washington, for and in consideration of Ten and no/100 Dollars, in hand paid, hereby convey and warrant to Metropolitan Park District of Tacoma, the following described real estate, situate in the County of Pierce, State of Washington, to wit:

The North half of the Northeast Quarter of the Northwest Quarter of Section Twenty nine (29), Township Twenty (20) North, Range (3) East of Willamette Meridian.

Subject to. Dated this 28th day of May 1920 Signed in the presence of H.C. Opie.

Horace G. Scott. Helen J. Scott. (SEAL) (SEAL) (SEAL) (SEAL)

STATE OF WASHINGTON) COUNTY OF PIERCE) ss.

I, H.B. Opie, a Notary Public in and for said State, do hereby certify that on this 28th day of May A. D., 1920, personally appeared before me Horace G. Scott and Helen J. Scott, husband and wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

H.B. Opie Notary Public State of Washington. Commission Expires April 26, 1922.

H.B. Opie Notary Public in and for the State of Washington, Residing at Tacoma, in said County, My Commission Expires April 26, 1922.

Filed and recorded at the request of Metropolitan Park Bd. June 8, 1920 at 9/15 A.M. C.A. CAMPBELL AUDITOR PIERCE CO. WN.

By [Signature] Deputy ---R.V.M.---

563367

This Agreement, Made this 15th day of May 1920, between John F. Bray and Ella M. Bray his wife, parties of the first part, and Elmer J. Rodge and Margaret Rodge, his wife parties of the second part.

WITNESSETH, That in consideration of the stipulation herein contained, and the payments to be made as hereinafter specified, the parties of the first part agree to sell unto the parties of the second part, and the parties of the second part agree to purchase from the parties of the first part the following described real property situated in the County of Pierce, State of Washington, and more particularly known and described as follows, to wit:

Lot seven (7) in "College Place" A ddition to the town of Sumner, as shown by the recorded plat thereof. for the sum of Four Hundred and no Dollars, on which the said parties of the second part have paid the sum of One Hundred 100/and no/100 Dollars, the receipt whereof is hereby acknowledged.

And the said parties of the second part, in consideration of the premises, hereby agree to pay to the said parties of the first part, at Sumner, Washington, the remaining principal, with interest at the rate of seven per cent per annum, at the times and in the manner follows:

- One Hundred (\$100.00) on or before May 15th, 1921. One Hundred (\$100.00) on or before May 15th, 1922. One Hundred (\$100.00) on or before May 15th, 1923.

And the said parties of the second part, in consideration of the premises, hereby agree that they will regularly and seasonably pay all taxes and assessments now accrued or which may be

ASSIGNMENT OF DEED NO. 540041

1231621

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THIS INDENTURE WITNESSETH, That J. B. Lawton, as Executor of the Last Will and Testament of J. H. Easterday, Deceased, acting under a non-intervention will, and after entry of a decree of solvency, party of the first part, for and in consideration of the sum of Ten Dollars, in lawful money of the United States of America, to him in hand paid by METROPOLITAN PARK DISTRICT OF TACOMA, Washington, a Municipal Corporation, party of the second part, has GRANTED, BARGAINED AND SOLD, and by these presents does Grant, Bargain, Sell and Convey unto the said party of the second part, and to its successors and assigns, the following described real property, situate lying and being in the County of Pierce, State of Washington, to-wit:

The North half ($N\frac{1}{2}$) of the Southeast quarter ($SE\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$) of the Northwest quarter ($NW\frac{1}{4}$) and the Southwest quarter ($SW\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$) of the Northwest quarter ($NW\frac{1}{4}$) of Section Twenty-nine (29), Township twenty (20) North, Range Three (3) East of the Willamette Meridian, situate in the City of Tacoma, County of Pierce and State of Washington.

free and clear of all encumbrances, except as follows:

Taxes for the years 1932, 1933 and 1934 amounting to \$163.09, 138.44 and interest, and \$111.75, respectively.

A perpetual easement appropriated by the City of Tacoma for sewer purposes over and across a strip 50 feet wide, being 25 feet on each side of the following center line:

Beginning on the North line of Section Twenty-nine (29), Township Twenty (20) North, Range Three (3) East of the Willamette Meridian, 258.78 feet west of the quarter corner of said North line of Section 29; thence Southwesterly making angle of $72^{\circ} 58'$ with North line of said section 219.24 feet, thence on angle to left of $24^{\circ} 52'$ 207.45 feet; thence on angle to left of $10^{\circ} 26'$ 207.40 feet; thence on angle to right of $9^{\circ} 56'$ 1180.10 feet; thence on angle to left of 32° 120.57 feet to point on west line of Midway Addition said point being 116.95 feet North of intersection of said West line of said Addition with center line of South 70th Street, by Decree entered April 28, 1930 in Cause No. 52465 Superior Court of Pierce County Washington.

This conveyance is given in full performance of contract to purchase said premises dated February 5th, 1935 and is made without warranty against any lien or incumbrance imposed or suffered by the party of the second part subsequent to February 5th, 1935.

TO HAVE AND TO HOLD, the said premises with all their appurtenances, unto the said party of the second part, and to its suc-

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1231621

cessors and assigns forever.

WITNESS, Fifth hand and seal this 11th day of April, A. D. One Thousand Nine Hundred and Thirty-eight (1938).

Signed, sealed and delivered in the presence of

[Signature]
Alvinda B. Brockway

J. B. Lawton (SEAL)
As Executor under the Last Will and Testament of J. H. Rasterday, Deceased

STATE OF WASHINGTON, }
County of Pierce, } ss.

I, Walter Chaffman, a Notary Public in and for the said State, do hereby certify that on this 11th day of May 1938, personally appeared before me J. B. Lawton, as Executor under the last Will and Testament of J. H. RASTERDAY, Deceased to me known to be the individual described in and who executed the within instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed in the capacity and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



[Signature]
Notary Public in and for the State of Washington, residing at Tacoma in said County.

Filed for Record Jun. 2, 1938, 1:45 P.M.
Request of Walter Chaffman
S. CLIFFORD DAVIS, County Auditor

615646 (Internal Revenue \$4.00, Dec. 22, 1921 A.K.)

This Indenture Made this 25th day of November A.D. 1921 between Caroline M. Menzel a spinster of Tacoma, Washington, party of the first part, and Metropolitan Park District of Tacoma, Pierce County, Washington part- of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of Ten Dollars, (\$10.00) and other good and valuable considerations, Dollars currency of the United States of America to her in hand paid by the said party of the second part, does by these presents, grant, bargain sell convey and confirm unto the said party of the second part, its successors and assigns, the following real estate lying and being in the County of Pierce State of Washington, described as follows, to-wit The Southwest Quarter of the Southeast Quarter of the Northeast Quarter of the Northwest Quarter (SW 1/4 SE 1/4 NE 1/4 NW 1/4) the West Half of the Northeast Quarter of the Southeast Quarter of the North west Quarter. (W 1/2 NE 1/4 SE 1/4 NW 1/4) and the Northwest Quarter of the Southeast Quarter of the Northwest Quarter (NW 1/4 SE 1/4 NW 1/4) Section Twenty nine (29) Township Twenty (20) North Range Three (3) East of the W.M.

With all and singular the hereditaments and appurtenances to the same belonging or appertaining the reversion or reversions; the remainder or remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, The above granted premises unto the said party of the second part its successors and assigns, forever with all the privileges and appurtenances thereto belonging.

And the said party of the first part does covenant for herself and her heirs, executors administrators and assigns, to and with the said party of the second part, its successors and assigns, as follows,

- 1st. That the said party of the first part is seized of the said premises in fee simple and has good right to convey the same.
- 2nd. That the said party of the second part shall quietly enjoy the said premises.
- 3rd. That the said premises are free from all incumbrances except a mortgage of Thirty seven hundred fifty and no/100 Dollars, dated October 1st, 1921 given by the party of the first part, to Joseph S. Kemp which the party of the second part agrees to assume.
- 4th. That the said party of the first part will Warrant and Defend the title to the same forever against all lawful claims and demands whatsoever.

IN WITNESS WHEREOF The said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed and Sealed in the presence of
Emma D. Menzel Kemp
Zella C. Smith
State Of Washington
County of Pierce) ss.

Caroline M. Menzel (Seal) (Seal)
(Seal) (Seal)

I, N.G. Nelson a Notary Public in and for the State of Washington residing at Tacoma in said County do hereby certify that on this 5th day of December A.D. 1921 personally appeared before me Caroline M. Menzel a spinster to me known to be the individual described in and who executed the within instrument and acknowledged that she signed and sealed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 5th day of December A.D. 1921

" N.G. NELSON NOTARY PUBLIC " "
" STATE OF WASHINGTON " "
" COMMISSION EXPIRES Oct 12, 1924 " "

N.G. Nelson Notary Public in and for said State
Residing at Tacoma in said County Commission Expires
Oct. 12th, 1924

Filed and recorded at the request of Metropolitan Park District Dec. 22, 1921 at 12.45 P.M.

C.A. Campbell
Auditor Pierce Co. Wn.

By *A.E. Cronmeyer* Deputy

--D.R.--

615650

This Indenture made this 17th day of June A.D. 1921 between Edgar C. Wheeler party of the first part and Dorothy W. Wheeler his wife, party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar, and Love and Affection lawful money of the United States of America to him in hand paid by the said party of the second part does by these presents, Grant, Bargain, Sell Convey And Confirm unto the said party of the second part, and to her heirs, and assigns, the following described real estate situate in the County of Pierce State of Washington, to-wit

Beginning at a point on the south line of Block One Hundred Eighteen (118) as the same is designated upon the map entitled "Amended Map of Second School Land Addition to Tacoma, Washington" 50 feet east of the southwest corner of said block thence east 50 feet; thence north 130 feet thence west 50 feet ; thence south 130 feet to the place of beginning.

TO HAVE AND TO HOLD, the said premises together with all their appurtenances unto the party of the second part, and to her heirs and assigns, forever, and the said party of the first part, for himself and for his heirs, executors and administrators do hereby covenant to and with the said party of the second part heirs and assigns, that he is the owner in fee simple of said premises and that they are free from all incumbrances except a mortgage to the Tacoma Savings & Loan Association, which the party of the second part assumes and agrees to pay, and that he will WARRANT AND DEFEND, the title thereto against all lawful claims whatsoever the same to be her sole separate and individual property.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal on the day and year in this indenture first written.

Signed in the presence of
A.W. Winden

Edgar C. Wheeler (Seal) (Seal)
(Seal) (Seal)

State Of Washington
County Of Pierce) ss.

I, A.W. Winden a Notary Public in and for said State do hereby certify that on this 17th day of June A.D. 1921 personally appeared before me Edgar C. Wheeler to me known to be the individual described in and who executed the within instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

" A.W. WINDEN NOTARY PUBLIC " "
" STATE OF WASHINGTON " "
" COMMISSION EXPIRES May 14, 1923 " "

A.W. Winden Notary Public in and for the State of
Washington Residing at Tacoma in said County My
Commission Expires.

Filed and recorded at the request of Mrs T.E. Paquette Dec. 22, 1921 at 1.45 P.M.

C.A. Campbell Auditor Pierce Co. Wn.

By *A.E. Cronmeyer* Deputy

--D.R.--

DEED RECORD No. 548

319

PIERCE COUNTY, WASHINGTON

1165445
S. M.

STATUTORY QUIT CLAIM DEED

THE GRANTORS, JOSEPH S. KEMP and ELLMA KEMP, husband and wife, now and at all times since acquiring title to the hereinafter described real estate, for and in consideration of One and no/100 Dollars (\$1.00) convey and quit-claim to METROPOLITAN PARK DISTRICT OF TACOMA, a municipal corporation, all interest in the following described real estate, situated in the County of Pierce, State of Washington:

Portion of Tract 3, Wapato Lake Views, (according to Plat thereof filed for record in the office of the Auditor of Pierce County, in Volume 2 of Plats, at page 129), lying easterly of the easterly line of Alaska Street, and south of the dividing line between Sections 20 and 23, Township 20 North, Range 3 East, W. M.

Also all of Tracts 4 to 11, inclusive, Wapato Lake Views, (recorded as aforesaid), lying easterly of the easterly line of Alaska Street.

Also that portion of the NW 1/4 of the NW 1/4 of Section 29, Township 20 North, Range 3 East, W. M., lying easterly of the easterly boundary line of Wapato Lake Views (recorded as aforesaid).

Also that portion of the SW 1/4 of NW 1/4 of Section 29, Township 20 North, Range 3 East, W. M., which lies easterly of the easterly boundary line of Wapato Lake Views, (recorded as aforesaid), and north of the south line of Tract 11 Wapato Lake Views, (recorded as aforesaid), if extended easterly.

Dated this 5th day of December, A.D. 1935.

Witness to her mark
Rose E. Colline
Fred S. Henrickson

Joseph S. Kemp (Seal)
Ellma X Kemp (Seal)
Her Mark

STATE OF WASHINGTON,)
County of Pierce) ss.

On this day personally appeared before me Joseph S. Kemp and Ellma Kemp, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5th day of December, 1935.

" THORWALD C. TOLLEFSON NOTARY PUBLIC "
" STATE OF WASHINGTON "
" COMMISSION EXPIRES JAN. 23, 1936. "

Thorwald C. Tollefson
Notary Public in and for the State of Washington,
residing at Tacoma.

Filed and recorded at request of Metropolitan Park District Dec. 11, 1935 10:11 AM
S. Clifford Davis, Auditor, Pierce County, Washington

By *R. Myler*

Deputy

All

1165446 (Internal Revenue \$1.00 11/18/35 SEM) (Conveyance Tax, State of Washington \$1.00 11/18/35 SEM)
C. O.

THIS INDENTURE made this 18th day of November, A. D., 1935, at the City and County of Walla Walla, State of Washington, by and between S. E. MATTHEWS, the duly appointed, qualified and acting guardian of the estate of Elsie W. Krusor, an incompetent person, as party of the first part, and JOHN T. KRUSOR, as party of the second part, WITNESSETH:

THAT WHEREAS, on the 28th day of September, 1935, the Superior Court of the State of Washington, in and for the County of Walla Walla, duly made an order of sale, authorizing the said party of the first part to sell certain real estate of said incompetent person, situated in Pierce County, Washington, and specified and particularly described in said order of sale;

AND WHEREAS, under and by virtue of said order of sale, and pursuant to legal notices given thereof, the said party of the first part on October 28th, 1935, at private sale, offered the said property for sale, subject to confirmation by said Superior Court, the said real estate, situated in said County and State, and specified and described in said order of sale aforesaid, and at such sale the said party of the second part became the purchaser of the said real estate, hereinafter particularly described, for the sum of \$828.50, lawful money of the United States, he being the highest and best bidder, and that being the highest and best sum bid.

AND WHEREAS, the said Superior Court, upon the due and legal return of his proceedings under the said order of sale, made by the said party of the first part on the 4th day of November, 1935, after making said sale, upon due and legal notice of at least ten days, given in such manner as the judge of said Court had directed, did, on the 18th day of November, 1935, make an order confirming said sale, and directing conveyances to be executed to the said party of the second part, which said order of confirmation is hereby referred to and made a part of this indenture.

NOW THEREFORE, the said S. E. Matthews, the guardian of the estate of Elsie W. Krusor, an incompetent person, as aforesaid, the party of the first part, pursuant to the order last aforesaid of the said Superior Court, for and in consideration of the said sum of SIX HUNDRED TWENTY-EIGHT & 50/100 (\$28.50) DOLLARS lawful money of the United States, to him in hand paid by the said party of the second part, the receipt whereof, is hereby acknowledged HAS GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does Grant, Bargain, Sell and Convey unto the said party of the second part, his heirs and assigns forever, all the right, title, interest and estate of the said Elsie W. Krusor, an incompetent person, in and to all that certain lot, piece, or parcel of land, situated, lying and being in the County of Pierce, State of Washington, particularly described as follows, to-wit:

Beginning 230 feet East of the Southwest corner of Lot Fifteen (15) in Block Twenty (20) Range Three (3), Tacoma No. 2, thence North 166 feet; thence East 100 feet; thence South 166 feet; thence West 100 feet to the point of beginning, locally known as 239 E. 42nd Street, in the City of Tacoma, Pierce County, Washington.

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10-30-37

1223196

W. W. Williver, as
Trustee for the South
Tacoma Kiwanis Club of
South Tacoma, Washington,

Trustee's Deed
Consideration \$1.00 and
other valuable consideration
and to promote public
welfare,

-To-

Dated Oct. 20, 1937
Ack'd Oct. 20, 1937
Rec'd Oct. 28, 1937
at 2-21 P.M.

The Metropolitan Park
District, of Tacoma, a
Municipal Corporation,

Book 584, Deeds, Page 659

Does Grant, Bargain, Sell and Convey
unto the said party of the second part, and to its heirs
and assigns, the following described real property, situate,
lying and being in the county of Pierce, State of Washington,
to-wit:

*22 17 + 18
27 17 + 18
L P 27*

The Southeast quarter (SE $\frac{1}{4}$) of the Southeast
quarter (SE $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of the Northwest
quarter (NW $\frac{1}{4}$); and the East half (E $\frac{1}{2}$) of the Northeast quar-
ter (NE $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$) of the Northwest
quarter (NW $\frac{1}{4}$) of Section Twenty-nine (29), Township Twenty
(20) North, Range Three (3), East of the Willamette
Meridian, except a strip of land taken for sewer
purposes by the City of Tacoma, in Pierce County
Superior Court Case No. 62465.

(This conveyance is made as a
gift by the South Tacoma Kiwanis Club of South Tacoma,
Washington, to the said Grantee with the provisions
that the lands hereby conveyed are to be used and
developed for park and play ground purposes only)

First party covenants that said
premises are free from all incumbrances and that he will
WARRANT and DEFEND the title thereto against all lawful
claims whatsoever.

WITNESS, My hand and seal this 20th
day of October A.D., One Thousand Nine Hundred and
Thirty-seven.

W. W. Williver (Seal)
(No-Corp-Seal) as Trustee for South Tacoma
Kiwanis Club

STATE OF WASHINGTON)
County of Pierce (SS

Acknowledged by W. W. Williver, as
trustee known to be the individual described in and who
executed the within instrument, and acknowledged that
he signed and sealed the same as his free and voluntary
act and deed, before

(Seal Ex. of Com.) C. O. Brown Notary Public
(Mar. 10, 1940) in and for the State of Washington,
residing at Tacoma in said County.

---abst---

1223196

443

1231621

VOL. 597 PAGE 373

THIS INDENTURE WITNESSETH, That J. B. Lawton, as Executor of the Last Will and Testament of J. H. Easterday, Deceased, acting under a non-intervention will, and after entry of a decree of solvency, party of the first part, for and in consideration of the sum of Ten Dollars, in lawful money of the United States of America, to him in hand paid by METROPOLITAN PARK DISTRICT OF TACOMA, Washington, a Municipal Corporation, party of the second part, has GRANTED, BARGAINED AND SOLD, and by these presents does Grant, Bargain, Sell and Convey unto the said party of the second part, and to its successors and assigns, the following described real property, situate lying and being in the County of Pierce, State of Washington, to-wit:

The North half (N $\frac{1}{2}$) of the Southeast quarter (SE $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) and the Southwest quarter (SW $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) of Section Twenty-nine (29), Township twenty (20) North, Range Three (3) East of the Willamette Meridian, situate in the City of Tacoma, County of Pierce and State of Washington.

free and clear of all encumbrances, except as follows:

Taxes for the years 1932, 1933 and 1934 amounting to \$163.09, 138.44 and interest, and \$111.75, respectively.

A perpetual easement appropriated by the City of Tacoma for sewer purposes over and across a strip 50 feet wide, being 25 feet on each side of the following center line:

Beginning on the North line of Section Twenty-nine (29), Township Twenty (20) North, Range Three (3) East of the Willamette Meridian, 258.78 feet west of the quarter corner of said North line of Section 29; thence Southwesterly making angle of 72° 58' with North line of said section 219.24 feet, thence on angle to left of 24° 52' 207.45 feet; thence on angle to left of 10° 26' 207.40 feet; thence on angle to right of 90° 56' 1180.10 feet; thence on angle to left of 32° 120.57 feet to point on west line of Midway Addition said point being 116.95 feet North of intersection of said West line of said Addition with center line of South 70th Street, by Decree entered April 28, 1930 in Cause No. 62465 Superior Court of Pierce County Washington.

This conveyance is given in full performance of contract to purchase said premises dated February 5th, 1935 and is made without warranty against any lien or incumbrance imposed or suffered by the party of the second part subsequent to February 5th, 1935.

TO HAVE AND TO HOLD, the said premises with all their appurtenances, unto the said party of the second part, and to its suc-

VOL 597 PAGE 374

1231621

cessors and assigns forever.

WITNESS, Light hand and seal this 11th day of April, A. D. One Thousand Nine Hundred and Thirty-eight (1938).

Signed, sealed and delivered in the presence of

Alvin B. Borchers

J. B. Lawton (SEAL)

As Executor under the Last Will and Testament of J. H. Easterday, Deceased

STATE OF WASHINGTON, }
County of Pierce, } ss.

I, Alvin B. Borchers, a Notary Public in and for the said State, do hereby certify that on this 11th day of April 1938, personally appeared before me J. B. Lawton, as Executor under the last Will and Testament of J. H. EASTERDAY, Deceased to me known to be the individual described in and who executed the within instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed in the capacity and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



J. B. Lawton
Notary Public in and for the State of Washington, residing at Tacoma in said County.

Filed for Record Jan. 2, 1938 1:45 P.M.
Request of Mrs. Paul Diet
S. CLIFFORD DAVIS, County Auditor

1541694

PH
1-30-50

City of Tacoma a muncp corp
to
Metropolitan Park District
of Tacoma a mun corp

LIA Deed \$1680. ***
10-14-49
1-27-50 11-24 am
950 D 352

Witness tht whas at a public sale of real pty duly held 10-3-49 pursuant to the laws of the s of wn relatg to the sale of pty held by a city in trust for the benefit of the li guaranty fund or the li dist or dista concernd, the sp duly purchd the fdrrp sitd in Tac pc w:

The S2 of the S2 of the S54 of the NW4 of Sec 29 Twp 20 NR 3 E W M less the S 30 ft for Jo 72nd St and less the W 60 ft of the E 360 ft for road subj to sewer easements, fees nbrd 1407705 and 1407707.

Now, whfore sp in consdrn of the prems and the paymt of \$1680. rece pt ack and by virtue of the statutes of the S of wn in such cases made and providd does hby grant and cy unto the sp its saforev the sd real pty hinf describd as fully and completely as the sd sp can, by virtue of the prems cy the same.

inw the sp has executd ths presents the day and year first abv written.

City of Tacoma C V Fawcett, Mayor
Councersgd Lyle Lemley controller,
Attest: Josephine Melton City Clk

Aprvd as to form Clarence M Boyle Corpn counsel
(SI of the City of Tac-)

pcw 10-3-49 by C V Fawcett, Lyle Lemley and Josephine Melton Mayor, Controller and City Clk respectively of the City of Tac of hf Irene D Strong, np for wn at Tac ns 12-30-51
Mail to Metropolitan Park Dist
212 City Hall, City

1541695

L R Johnson, as Treas of
pc s of wn
to
Metropolitan Park Dist Pierce
Co S of Wn

Co Treas's Deed
\$1. and ogavc
6-16-49
1-27-50 11-25 am
950 D 353

pcw
Witness thas by exapt 254 laws of 1945, the Bd of Co Comrs are empowerd to sell pty belongg to the co in its proprietary capacity when it is for the best interests of sd co and the people thof tht any part or parcel of pty belongg to sd co should be sold; and

Whas by resolutn of the Bd of Co Comrs dated 5-31-49 Re olutn #3252 the sd Bd authrzd and directd the cyanc of ctm pty hinf describd, and

Whas in pursuance of sd resolutn of the Bd of Co Comrs and the laws of the s of wn and for the purpos of disposg of pty no longer desird to be held by Pierce Co, now thfore,

Joos ren rel and qc unto the sd sp and to its successors all int of Pierce Co in and to the fdre sit in the c of p s of w:

A strip of land 50 ft wide sitd in Lot 2 Sec 9 Twp 21 NR 3 E W M lg N of the wly r/w li of Beach Drive in the plt of Dash Pt View Add and extenig to mean low tide, the eiy and wly li of sd strip bg pl and on a li respectvly

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VOL 663 PAGE 9

STATE OF WASHINGTON,
County of Pierce

County Treasurer's Deed

THIS INDENTURE, Made this 8th day of February, 19 41,
between Paul Newman as Treasurer of Pierce
County, State of Washington, the party of the first part, and Metropolitan Park District of
Tacoma party of the second part;

WITNESSETH, THAT WHEREAS, at a public sale of real property held on the 19th
day of December, A. D. 19 40, pursuant to an order of the Board of County Commis-
sioners of the County of Pierce, State of Washington, duly made and entered, and after having first
given due notice of the time and place and terms of said sale; and,

WHEREAS, in pursuance of said order of the said Board of County Commissioners, and of the
Laws of the State of Washington, and for and in consideration of the sum of _____
One and no/100 (\$1.00) Dollars, lawful money of the United
States of America, to me in hand paid, the receipt whereof is hereby acknowledged, I have this day
sold to Metropolitan Park District of Tacoma
the following described real property, and which said real property is the property of Pierce County,
and which is particularly described as follows, to-wit:

(Dia 2/2)

North one-half (N $\frac{1}{2}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of the Northeast
one-quarter (NE $\frac{1}{4}$) of the Northwest one-quarter (NW $\frac{1}{4}$) and the Southwest one-
quarter (SW $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$) of the Northwest one-
quarter (NW $\frac{1}{4}$), Section twenty-nine (29), Township twenty North (20N),
Range three East (3E) T.4.

the said Metropolitan Park District of Tacoma being the highest and
best bidder at said sale, and the said sum being the highest and best sum bid at said sale;

NOW, THEREFORE, Know ye that I, Paul Newman
County Treasurer of said County of Pierce, State of Washington, in consideration of the premises, and
by virtue of the statutes of the State of Washington, in such cases made and provided, do hereby grant
and convey unto Metropolitan Park District of Tacoma, its

~~WITNESSETH~~ Signs forever, the said real property hereinbefore described as fully and completely as the said
party of the first part can, by virtue of the premises, convey the same.

Given under my hand and seal of office this 8th day of February,
A. D. 19 41

By _____
County Treasurer.
Deputy.

8616

VOL 663 PAGE 10

STATE OF WASHINGTON

County of Pierce

THIS IS TO CERTIFY That on this 9th day of February A. D. 1941

before me personally appeared Paul Homan to me known to be the Treasurer of Pierce County, Washington, and the person described in and who executed the foregoing instrument, and he acknowledged to me that he signed, sealed and executed the same, as Treasurer of said County, as his free and voluntary act and deed and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Robert M. Lee
Notary Public



1274310
TREASURER'S DEED
UNDER
Sale of County Property
(LAWS OF 1925-29)

RECORDED
OF
FEB 21 AM 11 05
STATE OF WASHINGTON
County of Pierce
I hereby certify that this instrument is a true and correct copy of the original as recorded in my office.

day of _____ 19____ at _____
request of _____
in Book _____ Records of
Pierce County, Wash., on page _____
Witness my hand and official seal.
County Auditor
Deputy Auditor
City of Ellensburg

\$1.00

8901100120

VOL. 0525 PAGE 0238

Mail To: John C. Kouklis
P.O. Box 1657
Tacoma, WA 98401

89 JAN 10 A 9: 28

CHICAGO TITLE JAN 10 1989

M46

STATUTORY WARRANTY DEED

59410

THE GRANTORS, STEVEN L. ELLISON and MARNELL ELLISON, husband and wife, for and in consideration of One Hundred Forty-Five Thousand Dollars (\$145,000.00) in hand paid convey and warrant to METROPOLITAN PARK DISTRICT OF TACOMA, the following described real estate situated in the County of Pierce, State of Washington:

PARCEL A:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF LOT 14, WAPATO LAKE VIEWS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS AT PAGE 129, WITH THE EASTERLY LINE OF ALASKA STREET; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF ALASKA STREET 201.15 FEET TO THE NORTH LINE OF SAID LOT 14; THENCE IN A NORTHEASTERLY DIRECTION ON A LINE PERPENDICULAR TO ALASKA STREET 212.37 FEET TO A POINT 165 FEET EAST AND 108.42 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 223.54 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE WEST TO THE EAST LINE OF SAID LOT 14; THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE WEST TO THE POINT OF BEGINNING, ALSO LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

PARCEL B:

BEGINNING AT THE SOUTHERLY LINE OF LOT 14, WAPATO LAKE VIEWS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS AT PAGE 129, WITH THE EASTERLY LINE OF ALASKA STREET, THENCE SOUTH 06 DEGREES 14 MINUTES 16 SECONDS EAST ALONG THE EASTERLY LINE OF ALASKA STREET, 41.25 FEET; THENCE NORTH 70 DEGREES 38 MINUTES 14 SECONDS EAST, 123.68 FEET; THENCE WEST 121.17 FEET TO THE POINT OF BEGINNING, LOCATED IN THE NORTHWEST QUARTER OF SECTION 29,

TAXPAYER'S
719455 1-10-89

By  Auth. Sig

6-

VOL. 0525 PAGE 0239

TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

DATED this 30 day of December, 1988.

Steven L. Ellison
STEVEN L. ELLISON

Marnell Ellison
MARNELL ELLISON

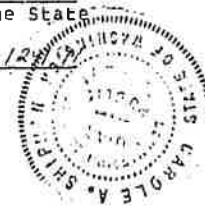
STATE OF WASHINGTON)
County of Pierce)ss

ACKNOWLEDGMENT

I certify that I know or have satisfactory evidence that STEVEN L. ELLISON and MARNELL ELLISON are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 30 day of December, 1988.

Charles A. Sherman
NOTARY PUBLIC in and for the State
of Washington.
My appointment expires: 6-12-91



4632E

8904260225

VOL. 0541 PAGE 0388

After recording, return to:
John C. Kouklis
P.O. Box 1657
Tacoma, WA 98401

89 APR 26 AM 11:05

RECORDED
ERIAN COUNTY
AUDITOR PIERCE CO. WASH
JAW

STATUTORY WARRANTY DEED

THE GRANTOR, DANA D. BOWLES, as her separate estate, for and in consideration of One Hundred Thirty-Four Thousand Dollars (\$134,000.00) in hand paid, conveys and warrants to METROPOLITAN PARK DISTRICT OF TACOMA the following described real estate situated in the County of Pierce, State of Washington:

391435-3
APR 26 1989

Beginning at the intersection of the South line of Lot 13, MAP OF WAPATO LAKE VIEWS, according to Plat recorded in Book 2 of Plats at Page 129, in Pierce County, Washington, with the Easterly line of Alaska Street; thence Northwest along the Easterly line of Alaska Street, 100.58 feet; thence in a Northeasterly direction on a line perpendicular to Alaska Street, 223.52 feet to a point 6.21 feet South and 165 feet East of the Northwest corner of the North half of the South half of the Southeast quarter of the Northwest quarter of SECTION 29, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE W.M.; thence South 102.21 feet; thence Southwesterly 212.37 feet to the point of beginning.

SUBJECT TO: Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed of Wapato Lake, if navigable.

DATED this 19 day of April, 1989.

Dana D. Bowles
DANA D. BOWLES

STATE OF WASHINGTON)
County of Pierce) ss.

I certify that I know or have satisfactory evidence that DANA D. BOWLES signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 19 day of April, 1989

[Signature]
NOTARY PUBLIC in and for the State of Washington.
My Commission expires: 1991



USE TAX PAID \$ e
Rec. No. 235916 Date 4-26-89
Pierce County

By [Signature] Auth. Sig

8904260225

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①

PIERCE COUNTY, WA
9905190640
5-19-1999 11:39 am
Fee Amt: \$9.00

70

AFTER RECORDING MAIL TO:
Metropolitan Park District
South 19th Street
Tacoma, WA 98405

Filed for Record at Request of
First American Title Insurance Company
Escrow Number: 992222JAI



First American Title
Insurance Company

Statutory Warranty Deed

Grantor(s): Theodore J. Cross, Sarah Jane Cross
Grantee(s): Metropolitan Park District of Tacoma
Abbreviated Legal: Ptn Lot(s) 12, WAPATO LAKE VIEWS, Vol 2, P 129
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 9345000290, 0320292008

THE GRANTOR Theodore J. Cross and Sarah J. Cross, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Metropolitan Park District of Tacoma the following described real estate, situated in the County of Pierce, State of Washington: See Exhibit "A" attached hereto and by this reference made a part hereof.

F.A.T.
417432-2
MAY 19 1999

Dated this 5th day of May, 1999

By Theodore J. Cross By _____
Theodore J. Cross

By Sarah Jane Cross By _____
Sarah Jane Cross

STATE OF Washington }
County of Pierce } SS:

I certify that I know or have satisfactory evidence that Theodore J. Cross and Sarah Jane Cross are the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 10, 1999

Emilie Borgen



Notary Public in and for the State of Washington
Residing at Tacoma
My appointment expires: 9-29-02

EXHIBIT "A"

Attached to that certain Statutory Warranty Deed dated May 6, 1999 between Theodore J. Cross and Sarah Jane Cross, husband and wife, as Grantor(s) and Metropolitan Park District of Tacoma, as Grantee(s)

D-E-S-C-R-I-P-T-I-O-N

PARCEL "A":

That portion of Lot 13 of MAP OF WAPATO LAKE VIEWS, according to Plat recorded in Volume 2 of Plats at Page(s) 129, in, Pierce County, Washington, and adjacent property thereto, more particularly described as follows;

Commencing at the intersection of the North line of Lot 13, MAP OF WAPATO LAKE VIEWS, with the Easterly line of Alaska Street; thence East 68.39 feet to the 1/16 subdivision line; thence South 68.04 feet to the North line of the North half of the South half of the Southeast quarter of the Northwest quarter of Section 29, Township 20 North, Range 3 East of the Willamette Meridian; thence East 165.0 feet; thence South 6.21 feet; thence in a Southwesterly direction on a line perpendicular to Alaska Street 223.52 feet to a point 100.58 feet from the South line of said Lot 13, as measured along the East line of Alaska Street; thence Northwesterly along the Easterly line of Alaska Street 100.57 feet to point of beginning.

PARCEL "B":

A non-exclusive easement for ingress and egress for road purposes over the West 15 feet of that portion of Lot 12, MAP OF WAPATO LAKE VIEWS, lying Easterly of Alaska Street, in Pierce County, Washington.

Easement, including terms and provisions contained therein:

Recorded: June 8, 1981

Recording No.: 8106080226

In favor of: Metropolitan Parks District of Tacoma, a municipal corporation

For: storm water drainage

Affects: refer to said instrument for the exact location

9905190640



200305151766 3 PGS
05-15-2003 04:03pm \$21.00
PIERCE COUNTY, WASHINGTON

3

RE-RECORD

AFTER RECORDING MAIL TO:

Name METROPOLITAN PARK DISTRICT OF TACOMA
Address 4702 SOUTH 19TH STREET
City/State TACOMA, WA 98405

Document Title(s): (or transactions contained therein)

1. STATUTORY WARRANTY DEED
- 2.
- 3.
- 4.

	First American Title Insurance Company
1STAM	
130240	
(this space for title company use only)	

Reference Number(s) of Documents assigned or released:

RE-RECORDING OF 200303271373 TO CORRECT LEGAL
_ Additional numbers on page of document

Grantor(s): (Last name first, then first name and initials)

1. LOIS N. MOWER, AS HER SEPARATE ESTATE
- 2.
- 3.
- 4.
5. _ Additional names on page of document

Grantee(s): (Last name first, then first name and initials)

1. METROPOLITAN PARK DISTRICT OF TACOMA
- 2.
- 3.
- 4.
5. _ Additional names on page of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

SECTION 29, TOWNSHIP 20 NORTH, RANGE 3 EAST
NORTHWEST QUARTER
_ complete legal description is on page 1 of document

Assessor's Property Tax Parcel/Account Number(s): 032029-201-6

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



4003642 2 PGS
05-15-2003 03:48pm EDURRY
EXCISE COLLECTED:\$0.00
PAT MCCARTHY, AUDITOR
PIERCE COUNTY, WASHINGTON

AFF.FEE:\$2.00

21-



200303271373 2 PGS
03-27-2003 04:32pm \$20.00
PIERCE COUNTY, WASHINGTON

AFTER RECORDING MAIL TO:

Metropolitan Park District of Tacoma
4702 South 19th Street
Tacoma, WA 98405



STATE OF WASHINGTON, County of Pierce
I, Pat McCarthy, Auditor, of the above
entitled county, do hereby certify that this
foregoing instrument is a true and correct copy
of the original now on file in my office.
IN WITNESS WHEREOF, I hereunto set my
hand and the Seal of Said County.

By: Pat McCarthy Deputy
Date: MAY 13 2003

Filed for Record at Request of:
First American Title Company



First American Title
Insurance Company

STATUTORY WARRANTY DEED

File No: **4262-130740 (KB)**

F.A.T.
MAR 27 2003

Date: **March 25, 2003**

Grantor(s): **Lois N. Mower**
Grantee(s): **Metropolitan Park District of Tacoma**
Abbreviated Legal: **Section 29, Township 20 North, Range 3 East Northwest quarter**
Additional Legal on page: **1**
Assessor's Tax Parcel No(s): **032029-201-6**

THE GRANTOR(S) Lois N. Mower, as her separate estate for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Metropolitan Park District of Tacoma, the following described real estate, situated in the County of Pierce, State of Washington.

Parcel A:

THE SOUTH 100 FEET OF
The South half of the North half of the South half of the Southeast quarter of the Northwest quarter of Section 29, Township 20 North, Range 3 East of the Willamette Meridian, in Pierce County, Washington.

680
Except the West 165 feet and the East 480 feet thereof.

Parcel B:

A non-exclusive easement for ingress and egress 16 feet in width, being 8 feet on each side of the center line more particularly described as follows:

Beginning at a point on the West line of the 60 foot right of way conveyed to the Metropolitan Park District of Tacoma under Recording No. 1082510, 385 feet North of the North line of South 72nd Street; running thence West 120 feet more or less, to the East line of the property herein conveyed, as granted in instrument recorded under Recording No. 1466192, in Pierce County, Washington.



1124614 2 PGS
03-27-2003 04:11pm EDRLRY
EXCISE COLLECTED: \$4,272.00
PAT MCCARTHY, AUDITOR
PIERCE COUNTY, WASHINGTON

AFF. FEE: \$0.00

20

APN: 032029-201-6

Statutory Warranty Deed
- continued

File No.: 4262-130740 (KB)
Date: 03/25/2003

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Lois N. Mower

Lois N. Mower

STATE OF Washington)
)-ss
COUNTY OF Pierce)

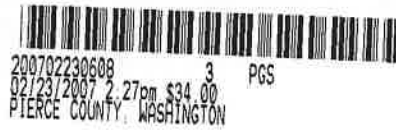
I certify that I know or have satisfactory evidence that Lois N. Mower ~~is~~ are the person(s) who appeared before me, and said person(s) acknowledged that he ~~she~~ they signed this instrument and acknowledged it to be his ~~her~~ their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-26-03



M. Marie Rodgers
M. MARIE RODGERS
Notary Public in and for the State of Washington
Residing at: Bremerton
My appointment expires: 3-5-2005

FAICC
97915



AFTER RECORDING MAIL TO:
Mark R. Roberts, Attorney
7525 Pioneer Way, Suite 202
Gig Harbor, WA 98335

Filed for Record at Request of
A+ Escrow Services, LLC
Escrow Number: 1291-07

Statutory Warranty Deed

Grantor(s): Frank Nguyen Vuu
Grantee(s): Metropolitan Park District of Tacoma

Section 29, Township 20 North, Range 3 East of SE 1/4, NW 1/4
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 0320292022
Generally known as: 7018 South Ainsworth Avenue, Tacoma, WA 98408

THE GRANTOR Frank Nguyen Vuu, as his sole and separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Metropolitan Park District of Tacoma, a Washington Corporation the following described real estate, situated in the County of Pierce, State of Washington

AS HERETO ATTACHED ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO:

Matters as set forth on Attached Exhibit "B" which is made a part hereof by this reference.


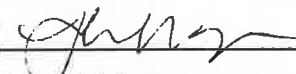
Dated February 15, 2007



Frank Nguyen Vuu

STATE OF Washington }
COUNTY OF Pierce } SS:

I certify that I know or have satisfactory evidence that **Frank Nguyen Vuu** is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2 _____



Notary Public in and for the State of Washington
Residing at Puyallup
My appointment expires: 1-29-10

LPB-10

4154588 2 PGS
02/23/2007 1:58pm RCAROVA PRO.FEE:\$0.00
EXCISE COLLECTED \$6.052.00 STATE FEE:\$5.00
PBT McCARTHY, AUDITOR
PIERCE COUNTY, WA

341

EXHIBIT A**PARCEL A:**

The South half of the North half of the South half of the Southeast Quarter of the Northwest Quarter of Section 29, Township 20 North, Range 3 East, of the W. M., in Pierce County, Washington.

EXCEPT the West 165 feet and except the East 480 feet the South 100 feet.

PARCEL B:

A non-exclusive easement for ingress and egress over and across the East 16 feet of the South 100 feet of the East 100 feet of the following described Tract:

The South half of the North half of the South half of the Southeast Quarter of the Northwest Quarter of Section 29, Township 20 North, Range 3 East of the W.M., in Pierce County, Washington.

EXCEPT West 165 feet, and except East 480 feet thereof.

PARCEL C:

A non-exclusive easement 16 feet in Width for ingress and egress, said easement being 8 feet on each side of a center line described as follows:

Beginning at a point on the West line of the 60 foot right of way conveyed to the Metropolitan Park District of Tacoma, under Auditor's File No. 1082510 at a point 385 feet North of the North line of South 72nd St. in the Southeast Quarter of the Northwest Quarter of Section 29, Township 20 North, Range 3 East of the W. M., in Pierce County, Washington;

Thence West 120 feet to the terminus of said line.

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

FV

EXHIBIT B**SUBJECT TO:**

Easement, including terms and provisions contained therein:

Recording Information: 1405850 and 1405851
 In Favor of: City of Tacoma
 For: Storm sewer and sanitary sewer

Easement, including terms and provisions contained therein:

Recording Information: 1466192
 For: The right to maintain a water service

Covenant to bear equal share in the cost of maintenance and repair of that certain roadway easement which was contained in instrument recorded December 15, 1967 under Auditor's No. 2219318.

Easement, including terms and provisions contained therein:

Recorded: June 8, 1981
 Recording Information: 8106080225
 In Favor of: Metro Park District of Tacoma
 For: The right to enter upon and to establish, construct, operate and maintain pumping equipment and necessary appurtenances. Said right to enter and temporary construction easement shall remain in force during the construction period and until storm drain lines and appurtenances have been accepted for operation by, Metropolitan Park District of Tacoma.

Rights of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purpose of navigation, but also for corollary purposes; including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

F.V

F.A.T.C.O.
1154193

200801140795 2 PGS
01/14/2008 3:45pm \$43.00
PIERCE COUNTY, WASHINGTON

AFTER RECORDING MAIL TO:

Metropolitan Park District of Tacoma
7022 South Ainsworth Avenue
Tacoma, WA 98408

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recordors use only

STATUTORY WARRANTY DEED

File No: **4261-1154193 (MDP)**

Date: **January 10, 2008**

Grantor(s): **Michael A. Miranda**

Grantee(s): **Metropolitan Park District of Tacoma**

Abbreviated Legal: **SECTION 29, TOWNSHIP 20 N., RANGE 3 E., SE QUARTER, NW QUARTER.**

Additional Legal on page: **1**

Assessor's Tax Parcel No(s): **032029-2021**

THE GRANTOR(S) Michael A. Miranda, an unmarried man as his sole and separate property for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Metropolitan Park District of Tacoma, a Washington Municipal Corporation, the following described real estate, situated in the County of Pierce, State of Washington.

THE SOUTH 100 FEET OF THE WEST 100 FEET OF THE EAST 200 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

EXCEPT THE WEST 165 FEET.

ALSO EXCEPT THE EAST 480 FEET.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

01/14/2008 3:34pm KARCENE
EXCISE COLLECTED: \$6,586.00
PAT MCCARTHY, AUDITOR
PIERCE COUNTY, WA

PRO.FEE:\$0.00
STATE FEE:\$5.00

4181494 1 PG

H3-DD

APN: 032029-2021

Statutory Warranty Deed
- continued

File No.: 4261-1154193 (MDP)
Date: 01/10/2008

Michael A. Miranda
Michael A. Miranda

STATE OF Washington)
)-ss
COUNTY OF Pierce)

I certify that I know or have satisfactory evidence that **Michael A. Miranda** is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: JAN 10, 2008 Gloria J. Johnson



Notary Public in and for the State of Washington
Residing at: PRUDENCE ST
My appointment expires: MAY 21, 2009

1223196

W. W. Williver, as
Trustee for the South
Tacoma Kiwanis Club of
South Tacoma, Washington,

Trustee's Deed
Consideration \$1.00 and
other valuable consideration
and to promote public
welfare,

-To-

Dated Oct. 20, 1937
Ack'd Oct. 20, 1937
Rec'd Oct. 28, 1937
at 2-21 P.M.

The Metropolitan Park
District, of Tacoma, a
Municipal Corporation,

Book 584, Deeds, Page 659

Does Grant, Bargain, Sell and Convey
unto the said party of the second part, and to its heirs
and assigns, the following described real property, situate,
lying and being in the county of Pierce, State of Washington,
to-wit:

*E2 17 + 18
Q 17 + 18
R 27*

The Southeast quarter (SE $\frac{1}{4}$) of the Southeast
quarter (SE $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of the Northwest
quarter (NW $\frac{1}{4}$); and the East half (E $\frac{1}{2}$) of the Northeast quar-
ter (NE $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$) of the Northwest
quarter (NW $\frac{1}{4}$) of Section Twenty-nine (29), Township Twenty
(20) North, Range Three (3), East of the Willamette
Meridian, except a strip of land taken for sewer
purposes by the City of Tacoma, in Pierce County
Superior Court Case No. 62465.

(This conveyance is made as a
gift by the South Tacoma Kiwanis Club of South Tacoma,
Washington, to the said Grantee with the provisions
that the lands hereby conveyed are to be used and
developed for park and play ground purposes only)

First party covenants that said
premises are free from all incumbrances and that he will
WARRANT and DEFEND the title thereto against all lawful
claims whatsoever.

WITNESS, My hand and seal this 20th
day of October A.D., One Thousand Nine Hundred and
Thirty-seven.

--- W. W. Williver (Seal)
(No-Corp-Seal) as Trustee for South Tacoma
Kiwanis Club

STATE OF WASHINGTON)
County of Pierce (SS

Acknowledged by W. W. Williver, as
trustee known to be the individual described in and who
executed the within instrument, and acknowledged that
he signed and sealed the same as his free and voluntary
act and deed, before
(Seal Ex. of Com.) C. O. Brown Notary Public
(Mar. 10, 1940) in and for the State of Washington,
residing at Tacoma in said County.

---abst---

PH
8-21-52

1
W 26-20-3E

1632410

Ward Smith, Inc, a corp
to
The Chase Natl Bank of the
City of N Y

G/K

8/18/52
8/19/52 12-43 pm
677 M 615

1631918...

..unto sp tht ctn mtg bd 2/15/52 made and exocutd by Vern
L Waller and Olga Waller, no of an mtgor to Ward Smith, Inc.
top of the sum of \$2950.... on 2/19/52 invol 684 of mtgs at
pg 509 bg Aud's File #1618028..

iw... this 8/18/52.

Ward Smith, Inc.
D ABelfoy VP

cp ol

pcw 8/18/52 by D A Belfoy vp... LaVonne Knoisley np
...Tacoma ns 2/11/56

Mail to fp

1632411

Gilford B Parks and Mabel S Parks
to
Bartlett G Parks and Margaret Parks,
Shelton Wn

LD L&A
8/15/52
8/19/52 1-01 pm
1021 D 241

FF146

no atx, no irx,
excempt by affdvt 17862

Cys and warrs to sps the fdro sitd in paw:

The N 16 1/2 rods of the fd tract:
Bat SW cor of the SW4 of the SE4; th N 66 rods; E 45 rods; S
20 rods to co road; th alg ad co road to the intersectn So
11 Sec; th W 32 rods to beg all in Sec 18 Twp 21 - R 2 E of
the WM.

33

Gilford B Parks; Mabel S Parks;

pcw 8/15/52 by Gilford B Parks and Mabel S Parks, bf
G H Ineson, np for wd at Tacoma no 8/1/53
Mail to Shelton, Wash.
Tax Statmt - none

1632412

Metropolitan Park Dist of
Tacoma, Pierce Co Wn a muncl corp
patnr

#117006

Note of Lis Pendens

vs.
Arthur H Kienappel and Mary C Kienappel,
hwf; Joseph Harold Richards and Emily
C Richards, hwf; Saldon B Mower and Lois
H Mower, hwf; James R MacCormac, a single
man; Howard Tucker and Jane Dee Tucker,
hwf; and Pierce County, a muncl corpn
dofts.

8/19/52 1-13 pm
10 ~~points~~, 322

FF158

In the Supr Court of the State of Wn for Pierce Co
Note is hby given tht Metropolitan Park Dist
of Tacoma, Pierce Co Wn has filed a suit in the Supr Court of
Pierce Co Wn to acquire the win describd real pty in Pierce Co
Wn:

1632410- 412 con-

PH
8-21-52

#1632412 con-1

The S2 of the N2 of the S2 of the SE4 of the NW4 of Sec 29
Twp 20 NR 3 E of the WM;
exc the W 165 ft and the E 480 ft thof;
Togw an easement 16 ft in width for ingress and egress ad
esmt bg 8 ft on ea side of a centr li more ptcly daf;

✓
7/15/58

Basp on the W li of the 60 ft r/w conveyd to the Metropolitan
Park Dist of Tacoma, by deed recdd und Aud's Fee #1082510
recds of Pierce Co Wn, 385 ft N of the N li of So 72nd St,
running th W 120 ft ml to the E li of the abv describd tract.

/Subj to easement to the City of Tacoma for sewer purposes;

The W 120 ft of the E 480 ft of the S2 of the N2 of the S2
of the SE4 of the NW4 of Sec 29 Twp 20 NR 3 E of the WM.
/Subj to easement to the City of Tacoma for sewer purposes.

16

/The N2 of the N2 of the S2 of the SE4 of the NW4 of Sec 29
Twp 20 NR 3 E of the WM;
/Exc the W 165 ft; and
/Exc the E 360 ft;
/Subj to easement to the City of Tacoma for sewer purposes,

P
6-13

for public use.
Dated this 8/19/52.

Leo Teats, Atty for Petnr 1012 Rust
Bldg Tac 2 Wn.
Mail to Teats & Teats, Rust Bldg.
Tacoma

1632413

Jack Hawkins and Olivia Hawkins,
hwf
to
Willard Paxton and Amber Paxton,
hwf

OK
QCD \$1.
8/18/52
8/19/52 1-14 pm
1021 D 242
no stx, no irx,
exempt by affdvt 17863

Cy and qc to sps the fdre sitd in pc w:
Lots 33 to 41 inc in Blk 43, and
Lots 1 to 18 inc and E2 of Lot 64, and all of Lot 65
to Lot 69-inc in Blk 56 all in Regents Park #2 accrdg to plat
recdd irbk 8 of plts at pg 86.

Jack Hawkins; Olivia Hawkins;
pcw 8/18/52 by Jack Hawkins and Olivia Hawkins, bf
Clarence P Healy np for wn at ns 4/6/54
Mail to Fircrest 110 Berkley

2479060

2479060

QUIT CLAIM DEED
(Corporate Form)

RECORDED

72 DEC 26 AM 10:33

PIERCE COUNTY WASH

DEPUTY

McNeill

WASHINGTON
TITLE INSURANCE
CORPORATION

SEATTLE WASHINGTON

Mailed to *James L. White*
6400 Douglas St. N.W.
Tacoma, WA 98401

Send T.I. Statement to:

2

Quit Claim Deed

(CORPORATE FORM)

Form 157

THE GRANTOR HOKOLD, INC., a Washington Corporation

for and in consideration of One Dollar

conveys and quit claims to METROPOLITAN PARK DISTRICT, City of Tacoma

the following described real estate, situated in the County of Pierce State of Washington:

That portion of Tract A, MAPATO LAKE VILLA SITES, TACOMA, WASHINGTON, according to plat recorded in Book 11 of Plats at page 51, lying southerly of the South Line of North 25 feet of Lot 33 in said plat extended westerly to the west line of said Tract A.

PIERCE TAX EXEMPT DATE 12/26/72
GEORGE RAYMOND, Pierce Co. Treasurer

BY *James L. White* DEPUTY

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 13th day of April, 1972

Hokold, Inc.
By *James L. White* President
By *Oliver T. Hokold* Secretary

STATE OF WASHINGTON,
County of Pierce

On this 13th day of April, 1972, before me, Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Oliver T. Hokold and Oliver T. Hokold President and Secretary, respectively, of the corporation that executed the foregoing instrument, and acknowledged the said instrument as their voluntary act and deed of said corporation, for the uses and purposes therein recited, and on this date they authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereunto affixed the day and year first above written.

James L. White
Notary Public in and for the State of Washington,
residing at *Tacoma*





200807020665 3 PGS
 07/02/2008 1:31pm \$44.00
 PIERCE COUNTY, WASHINGTON

AFTER RECORDING MAIL 10.

MARK R. ROBERTS
 DAVIS ROBERTS & JOHNS, PLLC
 7525 Pioneer Way, Suite 202
 Gig Harbor, WA 98335

Document Title: QUIT CLAIM DEED

Grantors: FUJITA, HIROSHI
 FUJITA, KATSUMI

Grantee: METROPOLITAN PARK DISTRICT OF TACOMA, a Washington
 municipal corporation

Legal Description: Section 20 Township 20 Range 03 Qtr 33

Legal Description is on Page 1 of Document.

Parcel Number: 0320203073

QUIT CLAIM DEED

THE GRANTORS, HIROSHI FUJITA and KATSUMI FUJITA, husband and wife, as an unrestricted gift and donation, conveys and Quit Claims to the METROPOLITAN PARK DISTRICT OF TACOMA, a Washington municipal corporation, the following described real estate, situated in the County of Pierce, State of Washington, including any interest therein which Grantors may hereafter acquire:

QUIT CLAIM DEED
 Page 1 of 3

07/02/2008 1:29pm RCAROVA
 EXCISE COLLECTED: \$0.00
 PAT MCCARTHY, AUDITOR
 PIERCE COUNTY, WA

4193209 4 PGS
 PRO. FEE: \$5.00
 STATE FEE: \$5.00

Pierce County Tax Parcel No.: 0320203073

PARCEL "A"

The North 20 feet of the following described property:


That portion fo the North 71.78 feet of Lot 3 of MAP OF WAPATO LAKE VIEWS, according to Plat recorded in Book 2 of Plats at Page 129, lying Easterly of the East line of Alaska Street, located in the Southwest quarter of Section 20, Township 20 North, Range 3 East of the Willamette Meridian, in Tacoma, Pierce County, Washington.

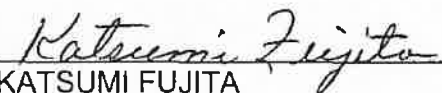
PARCEL "B":

Beginning at a point on the South line of Section 20, Township 20 North, Range 3 East of the Willamette Meridian, 150 feet East of the Intersection of said line and the East line of the MAP OF WAPATO LAKE VIEWS, according to Plat recorded in Book 2 of Plats at page 125; thence West along said section line 150 feet; thence Northerly along the East line of Lots 2 and 3 of said plat 100 feet; thence East 150 feet; thence Southerly, to the point of beginning, in Tacoma, Pierce County, Washington;

EXCEPT the South 30 feet thereof conveyed to the City of Tacoma by deed recorded February 6, 1970 under Auditor's Fee No. 2331880.

DATED this 23 day of April, 2008.

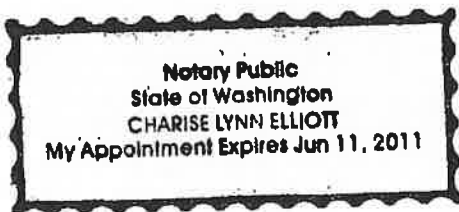

HIROSHI FUJITA


KATSUMI FUJITA

STATE OF WASHINGTON)
) ss.
County Of Pierce)

On this day personally appeared before me HIROSHI FUJITA and KATSUMI FUJITA, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23 day of April 2008.



Charise Lynn Elliott
NOTARY PUBLIC in and for the State of
Washington, residing at Pierce County
My commission expires: 06/11/2011
Printed Name: Charise Lynn Elliott



First American Title INSURANCE COMPANY

THIS SPACE RESERVED FOR RECORDER'S USE
RECORDED
83 JUL 29 AM: 24
AUDITOR
PIERCE COUNTY WASH
DEPUTY

Filed for Record at Request of

Name METROPOLITAN PARK DISTRICT OF TACOMA
Address 10 Idaho Street
City and State Tacoma, Washington 98409
Escrow # 83-11737 Title # 278879

11737
JUL 29 1983

Statutory Warranty Deed

THE GRANTOR

STELLA M. WARILA, as her separate estate

for and in consideration of Ten Dollars and other valuable and good considerations
in hand paid, conveys and warrants to METROPOLITAN PARK DISTRICT OF TACOMA

(the following described real estate, situated in the County of Pierce, State of Washington: The South 100 feet of the East 100 Feet of the following described property (after taking exceptions): The South half of the North half of the South half of the Southeast quarter of the Northwest quarter of Section 29, Township 20 North, Range 3 East of the Willamette Meridian, in Tacoma, Pierce County, Washington.

EXCEPT the West 165 feet. ALSO EXCEPT the East 480 feet thereof. TOGETHER with an easement 16 feet in width for ingress and egress, said easement being 8 feet on each side of a center line more particularly described as follows: Beginning at a point on the West line of the 60 foot right-of-way conveyed to Metropolitan Park District of Tacoma by instrument recorded under Auditor's No. 1082510, 385 Feet North of the North line of South 72nd Street; running thence West 120 feet, more or less, to the East line of said premises.

SUBJECT TO: Easement as recorded under Auditor's Nos. 1405850 and 1405851.
SUBJECT TO: Easement as recorded under Auditor's No. 1466192.
SUBJECT TO: Easement as recorded under Auditor's No. 1825757.
SUBJECT TO: Easement as recorded under Auditor's No. 1945820.
SUBJECT TO: Declaration of easement agreement as recorded under Auditor's No. 2219318.

EXCISE TAX PAID \$ PRIDE
No. 594097 Date 7-29-83
Pierce County

By [Signature] Auth Sig

Dated this 18th day of July, 1983.

[Signature] (SEAL)
Stella M. Warila

STATE OF WASHINGTON, }
County of Pierce }

On this day personally appeared before me Stella M. Warila

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19th day of July, 1983

[Signature]
Notary Public in and for the State of Washington,
residing at TACOMA

3

8610290010

VOL 0368 PAGE 1306

Statutory Warranty Deed

RECORDED

86 OCT 29 A 8: 30

AUDITOR
PIERCE COUNTY WASH
DEPUTY

WASHINGTON
TITLE INSURANCE
COMPANY
SEATTLE WASHINGTON

Mail to John Koutlis
Box 1657
Tacoma WA 98401

Send Tax Statement to

C.T.I.
376913
OCT 29 1986

FORM L88

Statutory Warranty Deed

170⁰⁰

THE GRANTOR HUGH ASKREN and HAZEL ASKREN

for and in consideration of EIGHTY FIVE THOUSAND DOLLARS (\$85,000.00)
in hand paid, conveys and warrants to METROPOLITAN PARK DISTRICT OF TACOMA
the following described real estate, situated in the County of Pierce, State of Washington:

The South 92 feet of that portion of Lot 12, Map of Wapato Lake Views, according to plat recorded in Book 2 of Plats at page 129, in Pierce County, Washington, lying East of Alaska Street, and the South 92 feet of the following described property:

A strip of land lying between the East end of said Lot 12 and the East boundary line of the West half of the Northwest Quarter of Section 29, Township 20 North, Range 3 East of the W.M., described by Metes and Bounds, as follows:

Beginning at the Northeast corner of said Lot 12; Thence East to said East boundary line of the West half of the Northwest Quarter of Section 29; thence South to a point East of the South Boundary line of said Lot 12; thence West to the Southeast corner of said Lot 12; thence Northerly along the East boundary line thereof to the place of beginning.

EXCISE TAX PAID \$ NONE.
Re. No. 665727 Date 10-28-86
Pierce County

REVENUE 170.00
PD 10234

By Gen. [Signature] Auth. Sig.

Dated this 6th day of October, 1986.

Hugh Askren (SEAL)
Hazel Askren (SEAL)
HAZEL ASKREN

STATE OF WASHINGTON,
County of PIERCE ss.

On this day personally appeared before me HUGH ASKREN and HAZEL ASKREN to me known to be the individual^s described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 6th day of October, 1986.

Deborah [Signature]
Notary Public in and for the State of Washington,
residing at Oalla
My Commission Expires: 7-30-88

5-

Landmarks Preservation Commission

Tacoma Community and Economic Development Department

89



747 Market Street ❖ Room 1036 ❖ Tacoma WA 98402-3793 ❖ 253.591.5220

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 Officer with any questions at 253-591-5220.

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

Property Name	
Historic <u>Anna E. McCormick Branch Library</u>	Common <u>Anna E. McCormick building at the Virginia L. Wheelock Branch Library</u>
Location	
Street Address <u>3722 North 26th St.</u>	Zip <u>98407</u>
Parcel No(s) <u>7475013831</u>	Legal Description and Plat or Addition: <u>Tract A, Block 43 of the subdivision of Section 36, Township 21 North, Range 2 East, W.M. as shown on the Amended map of Second School Land Addition to the City of Tacoma, as per mp thereof, Recorded in Book 7 of Plats at page 79, Records of Pierce County, WA. Les the south 10 feet thereof. (Also known as the North 120 feet thereof of said Blk. 43 of said Amended Plat)</u>
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 checked="" type="checkbox"/> Historic Additions	<input type="checkbox"/> Historic Landscaping, Fencing, Walkways, etc.
<input type="checkbox"/> Ancillary Buildings/Outbuildings	<input type="checkbox"/> Interior Spaces/Other (inventory in narrative)

11/2008

Landmarks Preservation Commission

Tacoma Community and Economic Development Department

90



747 Market Street ❖ Room 1036 ❖ Tacoma WA 98402-3793 ❖ 253.591.5220

Owner of Property

Name Tacoma Public Library
 Address 1102 Tacoma Avenue South City Tacoma State WA Zip 98402
 Is the owner the sponsor of this nomination? Yes No

Form Preparer

Name/Title Marshall McClintock Company/Organization Historic Tacoma
 Address 701 North J St. City Tacoma State WA Zip 98403
 Phone 253-627-4408 Email marshalm@q.com

Nomination Checklist—Attachments

- | | |
|---|--|
| <input type="checkbox"/> \$100 Filing Fee (payable to City Treasurer) | <input checked="" type="checkbox"/> Continuation Sheets |
| <input checked="" type="checkbox"/> Site Map (REQUIRED) | <input type="checkbox"/> Historical Plans |
| <input checked="" type="checkbox"/> Photographs (REQUIRED): <i>please label or caption photographs and include a photography index</i> | <input checked="" type="checkbox"/> Other (please indicate):
<u>Library Board letter of support</u> |
| <input type="checkbox"/> Last Deed of Title (REQUIRED): <i>this document can usually be obtained for little or no cost from a titling company</i> | |

FOR OFFICE USE	
Date Received	_____
Fee Paid	_____

Narrative (continued)

PART 2: PHYSICAL DESCRIPTION

Extent of Changes

Please summarize the changes to plan, original 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	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 present and original (if known) physical appearance, condition and architectural characteristics (use continuation sheets if necessary).

See Physical Description, continuation sheet page 5

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 documentary 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 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.

Historical Data (if known)

Date(s) of Construction 1927 Other Date(s) of Significance 1959, 1988
Silas Nelsen, Gary
Architect (s) Knudson (1988) Builder John Wallin Engineer _____

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 (use continuation sheets if necessary). If using a Multiple Property Nomination that is already on record, or another historical context narrative, please reference it by name and source.

See Statement of Significance, continuation sheet, p. 7.

Physical Description

The Anna E. McCormick building is now a separately named part of the larger Virginia Lemon Wheelock Branch Library campus located at 3722 N. 26th Street in the Proctor Business District and Neighborhood Mixed-Use Center. Note: This nomination does not include any interior elements of the Anna E. McCormick building.

Site

The 1927 Anna E. McCormick building sits at the southeast corner of the intersection of N. 26th and N. Adams Streets. It faces N. 26th Street and is across N. 26th Street from the Washington Elementary School, which is listed on national, state, and local historic registers. The McCormick building sits to the rear of the level parcel with a small lawn area in front and on its the west side. To the west of the main entrance is a large pin oak tree, planted in 1931 as a “George Washington Bi-centennial Memorial” tree by the Tacoma League of Garden Clubs.^{1,2}

In 1987 the large Virginia Lemon Wheelock building, designed by local architect Gary Knudson, was built to the east of the original McCormick building. Special consideration was given to ensuring the two buildings were compatible. The Wheelock building is set back from the McCormick building, but the two are connected via the small 1959 McCormick addition. A large, segmented archway at the street sidewalk references the McCormick building’s entry and shifts attention to the Wheelock building as the main entry. A low brick wall along the street sidewalk visually connects the two buildings and hides an access ramp. The Wheelock building also references the older building with its four triangular dormers in the clerestory. Sculpted brick panels by Tacoma artist Richard Beyer are incorporated into the front façade of the Wheelock building as well as the decorative name at the entry arch.

In 2008, the Proctor District Association and the Tacoma Historical Society commissioned local architect Gary Knudsen (also architect of the 1987 addition) to design a small plaza in the public right-of-way at the northwest corner of the McCormick building site to honor noted developer and philanthropist Allen C. Mason. The plaza incorporates sandstone columns from Mason’s now demolished mansion at 4301 N. Stevens Street set on granite blocks and topped by granite lintels created by stone mason Kerm Schwartz. The center piece is a life-size bronze statue of Mason by local artist Paul R. Michaels. In a short time, the plaza became an established and visual feature of the neighborhood. As the adjacent property owner, Tacoma Public Library supported the creation of the plaza and acts as the liable partner in the on-going insurance and renewal requirements of the Street Occupancy Permit.

Exterior

This Tudor Revival style library building is a small (32 x 70 ft) one-story, side-gabled brick building with a single dominant mid-façade entry gable and a centered wide wing at the rear. The exterior walls are original brick and terra-cotta with a foundation of poured concrete. The building's primary side-gable roof has a high pitch with terra-cotta capped parapet. The roofing is replacement standing seam metal with two triangular eyebrow dormers in the front slope. A lower, paired gable roof extends over the rear wing. The north (front) façade has

¹ “League of Garden Clubs to plant memorial tree,” Tacoma News Tribune, 10/31/1931, pg. 3. Note the article calls it a red oak, but pin and red oaks are easily mistaken when young.

² Eben Lehman, “A Look Back at George Washington’s Birthday Trees,” Forest History Society, 02/22/2018, <https://foresthistor.org/look-back-george-washingtons-birthday-trees/>, accessed 03/25/2024.

three bays with an enclosed entry porch at the center. The bays on either side of the entry porch have two window openings, each with three, ganged, fixed windows.

The elaborate entry porch has a parapeted front gable and side buttresses with glazed terracotta capstones. The entrance is further embellished with a segmented arch, hood molding with strapwork, and faux quoin surround in glazed terracotta. Above the hood molding is a glazed terracotta panel with the library's original name "Anne E. McCormick Public Library" and smaller panel above that with the date 1927. Inside the entry porch is a double-leaf, wood door with eight panels in each leaf. Over the door is a complex fanlight set in an embellished segmented arch and surround.

The west façade features a three-sided bay with a window on each side and three ganged windows above the bay. In 1987 the original leaded glass windows were replaced with single-light fixed windows with metal frames.

At the east façade is the flat-roofed, one-story addition designed in 1959 by Silas E. Nelsen to provide more office and storage space but which now serves as the connector to the 1987 Wheelock building. Originally the east façade had a bay identical to the one on the west façade. The 1959 addition began at the center face of the bay and extended back and around the rear of the building, connecting on the east side of the centered wing. Originally faced with brick, which remains on its rear wall, the addition's front was given a gray stucco cladding in 1987 to better blend with the Wheelock building and to distinguish it from the original McCormick building. Three ganged windows are above the bay as on the west façade.

The rear façade has seen the most change. The wide wing with the paired gable roof ends with a shallow, square bay with two, small-single pane windows covered with security mesh wire and a flush utilitarian metal door set in a round brick arch with radiating voussoirs. On the west side of the rear of the addition is another flush utilitarian metal door set in a round brick arch with radiating voussoirs and with arch filled in with brick in a crosshatch pattern.

Interior

The interior of the McCormick building has seen considerable change, particularly with the 1987 Wheelock Addition. What had been the main reading room has now been repurposed into two rooms: the children's reading room and a public meeting room. While the walls and vaulted ceiling have been reclad with drywall, the original exposed wood ceiling trusses and braces remain.

Statement of Significance

The Anna E. McCormick building of the Anna Lemon Wheelock Branch Library was built in 1927 and was the second branch library in the Tacoma Public Library system. It is a fine example of the Tudor Revival style by noted Tacoma architect Silas Nelsen (Criterion C). However, its major significance is its association with the development of the Tacoma Public Library's branch library system and the Proctor neighborhood (Criterion A). Additionally, it sits across the street from and is historically related to the Washington Elementary School that is listed on the Tacoma Register of Historic Places, the Washington Heritage Register, and the National Register of Historic Places (Criterion E). Lastly, since its construction, the Anne E. McCormick building has been an established, familiar, and much-loved visual feature of the Proctor business district and neighborhood (Criterion G). Given these associations, the building appears to be eligible for listing on the Tacoma Register of Historic Places.

Neighborhood Context – Proctor Business District

The general Proctor neighborhood was largely developed from 1890 to 1940. To encourage sales of his platted properties largely north of Puget Creek, noted Tacoma developer A. C. Mason built a streetcar line from downtown Tacoma to Point Defiance Park in 1890. Mason's streetcar passed along N. 26th before turning on to N. Washington and later Proctor (originally Jefferson) Streets before crossing Puget Creek. Residential and commercial development rapidly followed along the line.³

Also in 1890, Harry Morgan, a tavern owner and notorious vice kingpin, constructed a horse racetrack that was first named Morgan's Memorial Speeding Park and later the Tacoma Speeding Park. The racetrack's stable area was located roughly where the Wheelock Library is today. Morgan died suddenly in 1890, and the former Tacoma chief of police Mart Dillon bought the racetrack. Positioned roughly between N. 15th and N. 25th along N. Proctor Street, crowds of close to 2000 would attend. In 1896, it became the site for the Pierce County Agricultural Fair. By 1897, the racetrack had fallen into financial hardship. In 1898 the Tacoma Railways Co., the city streetcar company, took it over, and the next year the state land commissioner declared the entire square mile, including the raceway, to be state land obligated to the benefit of public education. The land was platted, and the lots sold.⁴ The parcel where the Wheelock library campus sits today falls within the Second School Land Addition.

In 1901 the first, two-room, wood frame Washington School opened at 3701 North 26th St. The Proctor neighborhood continued to grow rapidly. In 1906, architect Frederick Heath designed the two-story Collegiate Gothic Revival Washington Elementary School there. Washington Elementary School is listed on the Tacoma Register of Historic Places, the Washington Heritage Register, and the National Register of Historic Places.

In 1908, the Coleman Building (3822-24 N. 26th Street) opened as a drug store and grocery store, the first commercial building in what would become the Proctor Business District. Businesses soon filled the 3800 block of N. 26th Street and the 2500 to 2800 blocks of Proctor Street, creating an unplanned neighborhood business district. By the 1910s the automobile encouraged development beyond the streetcar lines, and more

³ Hunt, Herbert. Tacoma: Its History and its Builders, Chicago: S.J. Clarke, 1916, p. 475-76.

⁴ Spadoni, Greg. The history of commercial horse racing in Tacoma. 2014. groupssa.com/ssa/tacomahorsetracks.html, (accessed 09/10/2019)

businesses opened. Mason Middle School at 3901 N. 28th St. opened in 1926. Parents and students from Washington and Mason schools would be pivotal in creating the Anna E. McCormick library in 1927.⁵

Institutional Context: The Tacoma Public Library⁶

The public library movement in the United States largely began after the Civil War. In larger cities, wealthy philanthropists often provided the money for large often monumental, centrally located libraries. These often operated on a subscription basis with little or no public access. However, libraries quickly became seen as worthy public amenities supported by taxation and free of charge. This effort received a major boost in 1883 when steel magnate Andrew Carnegie began his philanthropic effort to build public libraries in smaller cities and towns throughout the United States, Canada, Britain, and other English-speaking countries. He would offer to build and equip public libraries on the condition that the local authority would provide the land and a budget for operations. Ultimately, he would donate some \$60 million and establish over 3,000 libraries.

Tacoma followed this pattern on a smaller scale. In 1886 Ms. Grace R. Moore started a subscription circulating library out of her house. By 1890 this library had moved to a space in a commercial building downtown. In 1893 A. C. Mason built and funded a substantial library of 7,000 volumes at 4203 N. Stevens (now demolished) that he donated to the city in 1898. The city operated the library for only a year before passing it to nearby Whitworth College. The first public library supported by city funds started in 1894 and was located on the fifth floor of the Tacoma City Hall building. Needing more space by 1901, the city began considering a separate building and applied for a Carnegie donation. The result was the 1903 Tacoma Carnegie Library at 1102 Tacoma Avenue South.

In 1905, the Women's Christian Temperance League opened a small library in South Tacoma. Their goal was to provide the young men working in the Northern Pacific Railroad Shops and other industries with an alternative to the many saloons in the area. By 1910, however, area families were clamoring for a larger, more accessible public library. In 1911, Tacoma's first branch library, designed by noted Tacoma architect George Gove, was opened at 3411 South 56th Street. It was demolished in 1958 to make way for a larger, modern facility.

Between approximately 1910 and 1920, Tacoma City Library would open temporary storefront branches called "stations" in various locations around the city. Following the demise of the Mason Library, the North End had no other library service until 1916, when a station opened in rented quarters in the Proctor business district. Jacqueline Noel at the city library was instrumental in supporting efforts for the Proctor branch. When she became City Librarian in 1924, she became the driving force in the effort to create branch libraries across Tacoma.

The idea for a branch library in the North End originated with the Parent Teachers Association (PTA) of Washington Elementary School under the leadership of Gail Smith Clark (Mrs. C. Stewart Clark).⁷ The plan developed to apply for a Carnegie library donation. The Carnegie program required the local authority to purchase the land for the library site. To raise money and awareness, Washington Elementary PTA and school children began fund drives by selling old papers and rosebuds to raise money. Enthusiasm spread and quickly 735 people, largely from the Proctor area, contributed the \$3,125 by 1920 needed to purchase the site at the

⁵ Gallacci, Caroline & Evans, Bill. Tacoma's Proctor District, San Francisco: Arcadia, 2007.

⁶ This section is a summary of articles and summaries in the Tacoma Public Library clipping file in the NW Room of the Tacoma Public Library.

⁷ "Clark, Gail S. (Mrs. C. Stewart)", Local History & Biography Index, NW Room, Tacoma Public Library.

corner of N. 26th and N. Adams.⁸ In the meantime, however, the Carnegie Foundation had ceased funding libraries due to their war relief work in Europe following World War I.

Several years passed as attempts were made to secure funding for a library building. In 1926, Mayor Melvin G. Tennent made a special appeal to Ms. Anna E. McCormick, the wealthy widow of William Laird McCormick. She donated \$25,000 (about \$361,784 in 2019) for the construction of the building, stipulating that Tacoma-sourced materials were to be used.⁹

Local architect Silas E. Nelsen was selected to design the building. He chose to design the small building in the Tudor Revival style for its compatibility with the Collegiate Gothic Revival style of Washington Elementary School. Its parapeted gables, buttresses, glazed terra cotta copings and embellished entry give the building a distinctive presence that belies its small size. Named for its benefactor, the Anna E. McCormick Library was dedicated in 1927 with two hundred children applying that day for library cards. It quickly became a neighborhood icon and remains the busiest library in the city. This building would serve as the reading room and stacks area of the library until 1987 when a substantial new building was constructed to the east.

In 1959, Silas Nelsen designed a small, one-story addition with basement to the 1927 library at the southeast corner. Beginning at the bay window on the east façade, the flat roofed addition wrapped around the southeast corner to the rear. It provided bathrooms, staff area and storage.¹⁰

Following the passage of a major bond issue in 1984, the Tacoma City Library planned a major addition to its most used branch. Architect Gary Knudsen, working for the firm of McGranahan, Messenger and Associates designed the large 1988 addition that compliments the original building.¹¹ The much larger addition is set away from the smaller building and connected by a low, flat roofed section so that the addition's size does not overwhelm the older building. The addition's whitish concrete tends to disappear while its brick façade and low wall connect it to the older building.

In 1995 the late Virginia Wheelock Marshall donated \$2.4 million to the Tacoma Public Library. A requirement of the bequest was that the Proctor library be named after her mother, Anna Lemon Wheelock. The library board decided that the new 1988 building would be named the Anna Lemon Wheelock Branch. However, the earlier building, now mainly meeting rooms, would retain the name Anna E. McCormick.¹²

Biographies

Silas E. Nelsen (1894-1987)¹³

Nelsen, who had no formal architectural training, had worked with the premier Tacoma architectural firm of Heath, Gove and Bell for five years before starting his own practice in 1917. He was granted a architectural license in 1924. His first known project as an architect is a 1925 Tudor Revival style house at 2420 N. Union. However, he also designed St. Nicholas Greek Orthodox Church that same year. In this early period and through the 1930s, his designs were largely in the popular revival styles, such as Tudor and Colonial. His

⁸ "Wheelock Branch, Tacoma Public Libraries", <http://www.koddler.com/destination.aspx/wa/tacoma/wheelock-branch-tacoma-public-libraries>

⁹ "Gives money to build library," *Tacoma Daily Ledger*, 12/10/1926, p. 1.

¹⁰ "McCormick Branch almost ready," *Tacoma News Tribune*, 04/12/1959, p. B2.

¹¹ "McCormick Library makes another historic mark," *Tacoma News Tribune*, 11/23/1988, p. E1.

¹² "Big bequest present opportunity to library," *Tacoma News Tribune*, 06/02/1995.

¹³ Houser, Michael. Silas E. Nelsen," *Architect Biographies*, 2007, www.dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies/bio-for-silas-e-nelsen

projects were mainly residential, but he also designed several libraries, churches, and commercial buildings as well. In 1930, he designed the Charlotte White Mottet library in the French Revival style.

By the end of the 1930s, Nelsen's work became more modernist with buildings such as Fire Station No. 2 (2701 Tacoma Ave. S.) and Fire Station No. 5 (222 E 26th St.), both listed on the National Register, and the Mueller-Harkins Buick Dealership (455 St. Helens) and the Johnson Candy Company Building (924 M.L.K. Jr. Way).

In the 1950s and 1960s, he primarily worked in the internationalist style. He designed several new Tacoma branch libraries, such as Grace Moore, South Tacoma and Fern Hill libraries as well as the 1952 addition to the Main Library (1102 Tacoma Ave. S.) and the Tacoma Public Utilities Center (3628 S. 35th St.). He also designed several buildings at the University of Puget Sound. He had a prolific career, designing over 150 residences, 15 churches, and five libraries. Many of his buildings are listed on the local, state, and national landmark registers.

Anna E. (Goodman) McCormick (1850-1935)

Anna was born in Seneca County, Ohio in 1859 to Daniel and Minerva (Mills) Goodman. In 1867 she married a young railroad clerk, Robert Laird McCormick. They would have two sons, William Laird and Robert Allen, and a daughter Blanche Amelia.

Robert was born in 1847 near Lock Haven, PA. Too young to join the Union Army in the Civil War, his first job in 1865 was as a station clerk for the Pennsylvania & Erie Railroad. In 1868, Anna and he moved to Winona, MN, where Robert took charge of the office of Laird, Norton and Company, a lumber retailer. In 1874, he purchased a lumber yard in Waseca, MN, where he would also serve as mayor. In 1880 he was elected to the Minnesota State Senate, serving two terms. In 1881, he became secretary and treasurer for Frederick Weyerhaeuser's new company Northern Wisconsin Lumber Company. In 1899, McCormick assisted Weyerhaeuser with the purchase of vast tracts of timber in Washington State and with the creation of Weyerhaeuser Timber Co. in Tacoma.¹⁴

He and Anna moved to Tacoma in 1903. He served as secretary of the Weyerhaeuser Company as well as president of the Lumberman's National Bank of Tacoma and the Lumberman's State Bank of Hoquiam. He was believed to be worth \$5 million dollars when he died in 1911 (~\$27 million in 2019). Anna continued to live in Tacoma and engage in philanthropic activities until her death in 1935. Anna and Robert are buried in Tacoma Cemetery along with their son William.

Jacqueline Noel (1886-1964)¹⁵

Jacqueline Noel was born in Washington, DC, in 1886 to Jacob and Eleanor Noel. Jacob was a civil engineer and involved with mining businesses in Tacoma. Jacqueline would attend the Pratt Institute in New York City and graduate in 1913, after which she returned to the Pacific Northwest.

She would work as a librarian in La Grande, OR, and Portland, OR, before joining the staff of the Tacoma Public Library in 1914 where she worked as an assistant reference librarian. In 1924 she became City Librarian. Noel was the driving force behind creating the branch library system in Tacoma. She was actively involved in efforts

¹⁴ "Hon. Robert Laird McCormick," *Commemorative Biographical Record of the Upper Lake Region*, Minnesota: J. H. Beers & Co, 1905, p. 27-29.

¹⁵ "Jacqueline Noel" *Wikipedia: The Free Encyclopedia*, 08/01/2019, accessed 09/16/2019, www.en.wikipedia.org/wiki/Jacqueline_Noel

to create a Proctor branch library, the first under her tenure. By the time of her retirement in 1947, more new branches were opening, and by her death in 1964, many more were operating.

Interestingly, Noel is credited as the originator of the name “Almond Roca” for the chocolate-coated hard toffee with a crust of almonds developed by Tacoma confectioners Harry Brown and J. C. Haley in 1923. Noel suggested using the Spanish word “roca” or “rock” for the candy. Almond Roca was selected to be distributed to U.S. military facilities during World War II and the Korean War.

Gail Smith Clark (1889-1968)

Gail Smith was born in Kansas in 1889. In 1908 she married Charles Stewart Clark, who worked as a bookkeeper and later credit manager for the Tacoma Gas & Electric Light Co. In 1911 she would have a son, Stanley, and some years later in 1923, a daughter Helen. From 1920 to 1928, she and her family lived in the Proctor area at 2201 North Union Street, followed by 3705 North Washington Street from 1929 to 1939 and 4021 North 35th Street from 1940 to 1948. In 1949, they moved to University Place, and in 1956 they moved to San Jose, CA.

Ms. Clark was long active in civic organizations. She was president of Washington Elementary PTA and organized the drive to raise the money to purchase a Proctor branch library site. She also volunteered with the Girl Scouts. She was president of the Flower Growers Garden Club and helped form the League of Garden Clubs of which she was an officer. As a chrysanthemum enthusiast, she led the successful effort to have it named the official city flower. She was also general chair of the daffodil festival. In 1935 she ran for the Parks Board. She was also the women’s editor for radio station KTBI (now KTAC) and produced gardening and home economic programs for KTNT radio and TV (KIRO) into the late 1950s.¹⁶

Melvin Green Tennent (1888-1969)

The popular “Smilin’ Mel” Tennent served two terms as mayor of Tacoma from 1926 to 1934 and was instrumental in getting Anna E. McCormick to donate the money for the Proctor branch library.

Born in Marietta, GA, in 1888 to a farming family, his mother died when he was three. At the age of 10 he started work in a textile mill. A year later he ran away from home after a beating and worked as an errand boy in a foundry in Tennessee (likely living with relatives in the area). At 18, he was working in a foundry in Beaumont, TX, when he traveled to the West Coast.

In 1909 he married Agnes H. Hastings with whom he would have six children. In 1910 he began working in a steel mill in Sedro Woolley, WA, eventually taking a similar job in Seattle where he worked during WWI.¹⁷ Having acquired some capital, he was able in 1919 to take over the lease of a small steel mill in Tacoma. It would become Tennent Steel Casting Company, and operations expanded to Seattle, Everett, and Vancouver, WA. He would also eventually become a Vice-President of Atlas Foundry (now Bradken-Atlas LP) at 3021 S. Wilkeson St.

In 1926, Tennent defeated the notorious four-time mayor Angelo V. Fawcett. Tennent would open the Puyallup Bridge (now the Fishing Wars Memorial Bridge) and be instrumental in the construction of the Narrows Bridge as well as both Seattle floating bridges. He was also a member of the Columbia Basin Irrigation League, advocating for the building of the Grand Coulee Dam. He ran for mayor again in 1940 but was

¹⁶ “Former women’s editor of radio station KTBI dies,” *Tacoma News Tribune*, 06/01/1968

¹⁷ “Time Machines Mayor M. G. Tennent, man with a lasting smile,” *Tacoma News Tribune*, 02/22/1976

defeated by Harry P. Cain. He then moved to Seattle where he ran for Seattle mayor without success in 1947 and for King County Assessor without success in 1954. He died in 1969 in Seattle.

Interestingly, there is some suggestion that Tennent may have been of mixed race. His brother John M. Tennent appears to have moved to Tacoma in 1919 as well. In the 1910 census, John is listed as "mulatto" but as "white" in subsequent censuses. To date Melvin has only been located in the 1930 and 1940 Federal censuses and is listed as "white" in both. John worked as a meat cutter and died in Tacoma also in 1969.

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Figure 1. Aerial neighborhood view. Nominated property outlined in black.

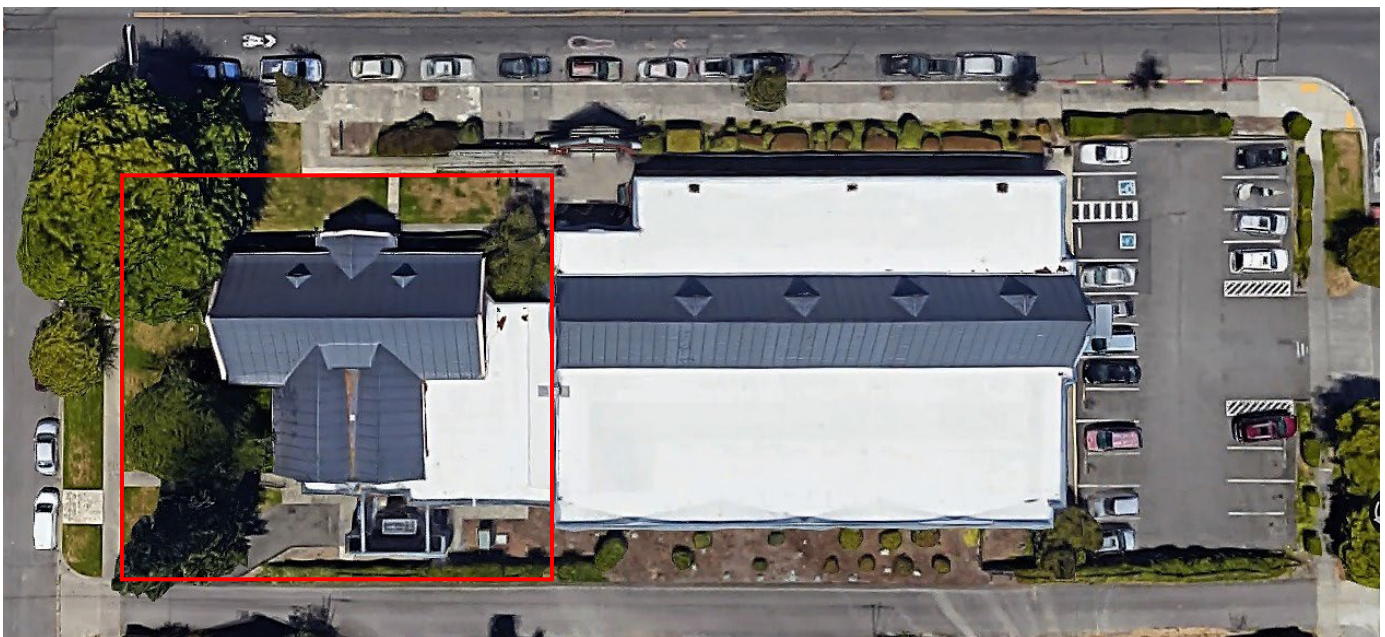


Figure 2. Site map. The nominated building is outlined in red.

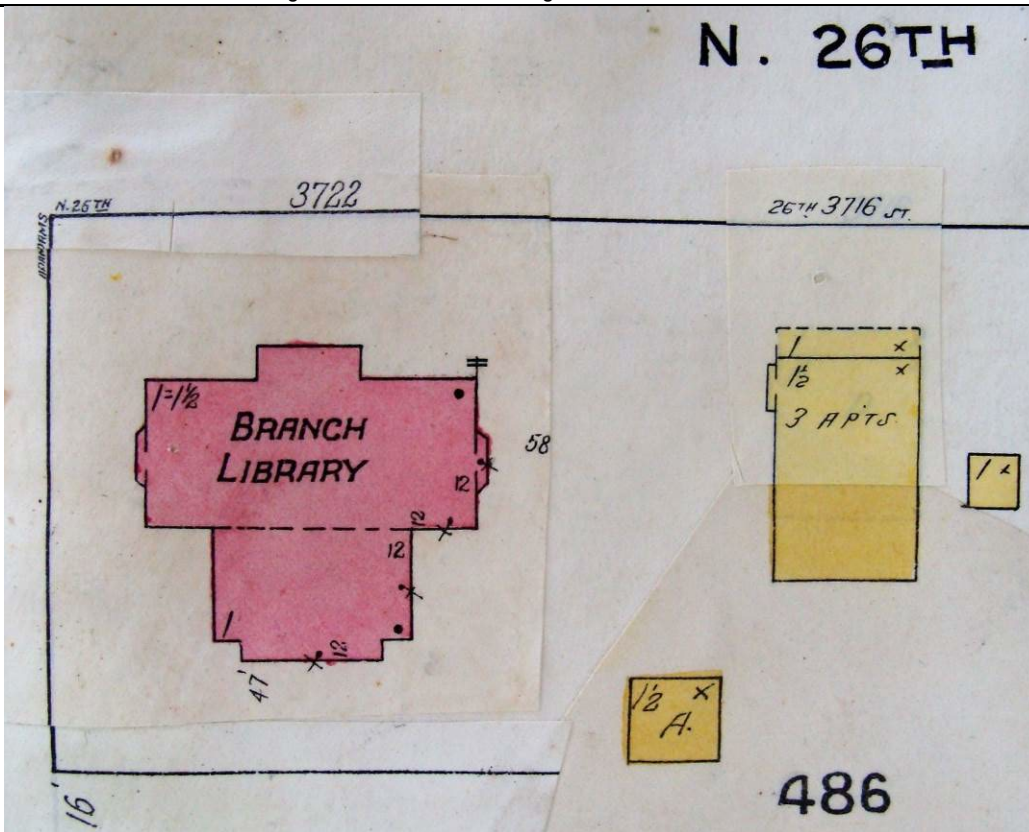


Figure 3. Sanborn Fire Insurance Map, 1912 corrected to 1950, Vol. 1, Sheet 41

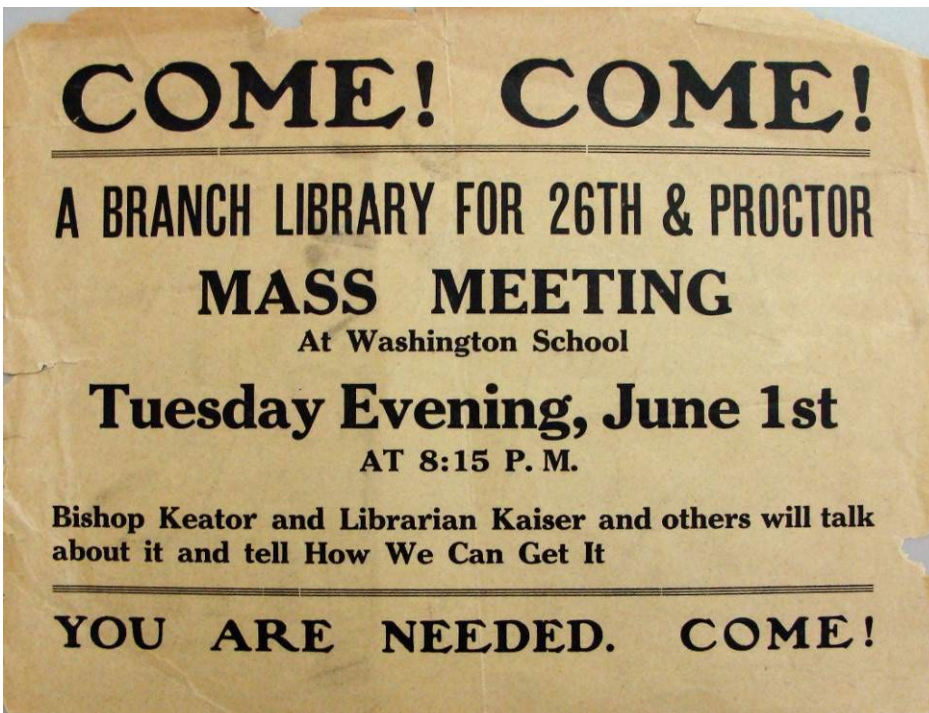


Figure 4. Flier for community meeting, 1920, Tacoma Public Library, NW Room Collection



Figure 5. Anna E. McCormick Library, front façade, 1927 (BU-11835)



Figure 6. Anna E. McCormick Library, front & west facades, ~1930 (BU-11836)



Figure 7. Anna E. McCormick Library, interior, date unknown (BU-11842)



Figure 8. Anna E. McCormick Library, dedication plaque, date unknown (BU-11834)



Figure 9. Anna E. McCormick Library, 1947 (BU-11838)



Figure 10. Anna E. McCormick Library, Note the addition at the left (east façade), 1962 (BU-1844)



Figure 11. Anna E. McCormick Library, 1977, Cultural Resource Survey photo (BU-3133)



Figure 11. Anna E. McCormick Library with addition, 1988 (BU-11845)

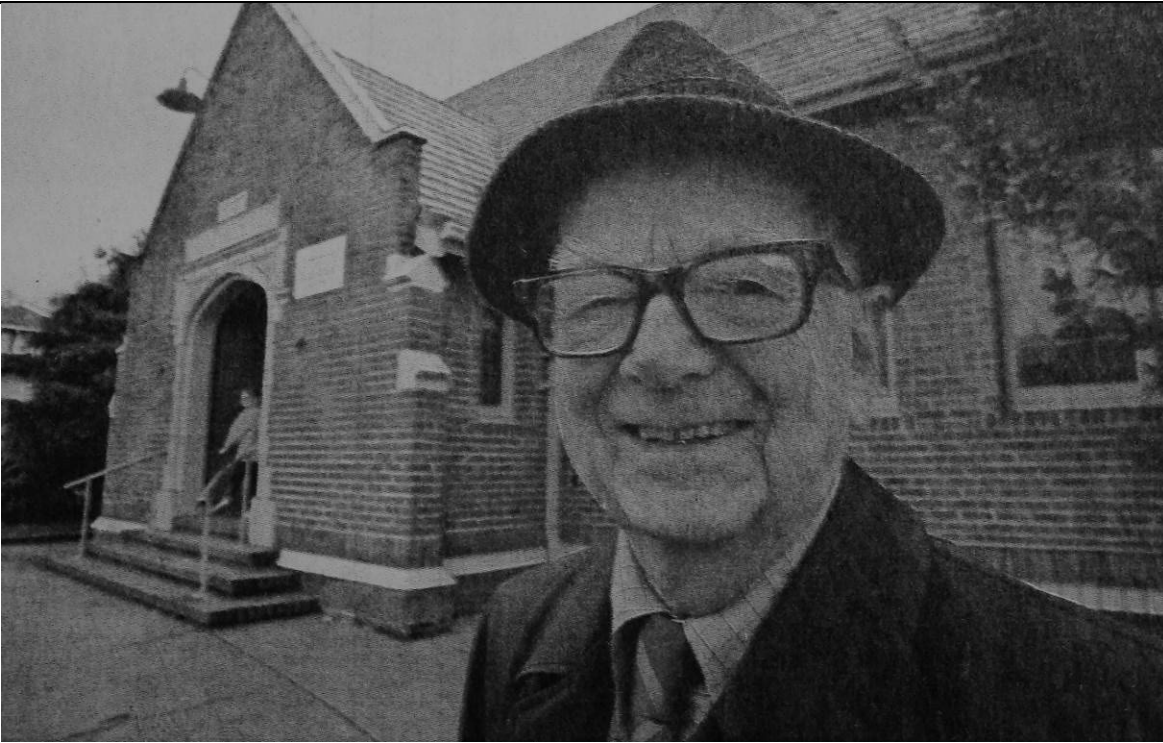
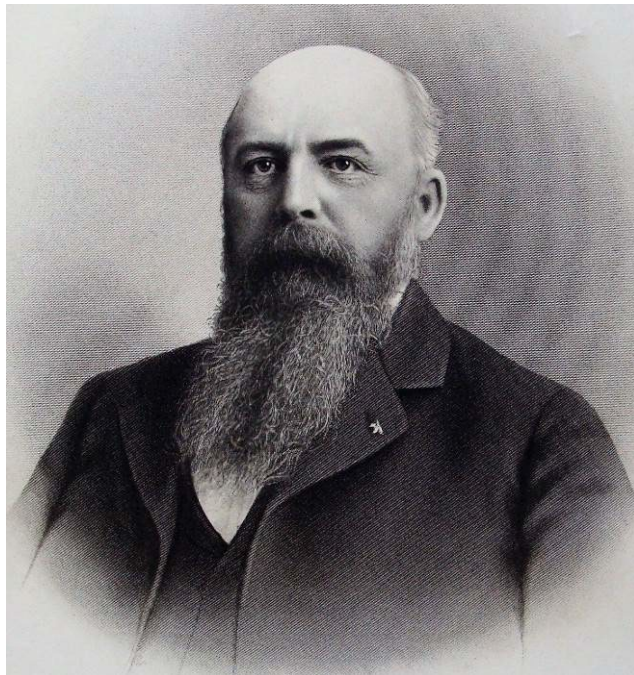


Figure 12. Silas E. Nelsen, "Happy Birthday, McCormick," Tacoma News Tribune, 12/04/1977, p. E1



Figures 13-14. Anna E. and Robert L. McCormick. From W. P. Bonney, *History of Pierce County, Washington*. Chicago: Pioneer Historical Pub. Co., 1927.



Figure 15. Jacqueline Noel, ~1910. City Librarian 1924-1947. (NW Room general collection, G1.1-151)



Figure 16. Gail S. Clark (seated center), 1948 (Richards Studio D34263-2)



Figure 17. Mayor Melvin G. Tennent, 1926 (Chapin Bowen Collection G2.1-040)



Figure 18. Anna E. McCormick building, front (north) façade, 2019



Figure 19. Anna E. McCormick building, west façade, 2019



Figure 20. Anna E. McCormick building, east façade, 2024. Note that the 1927 bay remains intact while the 1959 addition is now clad in gray stucco as the connection with the new Wheelock building.



Figure 20. Anna E. McCormick building, southwest rear façade. Brick section is the 1959 addition. 2019



Figure 21. Anna E. McCormick building, southeast rear façade. Brick section is the 1959 addition. 2019



Figure 22. Virginia Lemon Wheellock Branch Library and McCormick building, 2019



Figure 23. Virginia Lemon Wheellock Branch Library, the 1988 addition, 2019



Figure 24. Allen C. Mason Plaza, erected 2008, 2019

Landmarks Preservation Commission

Planning and Development Services Department

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747 Market Street ❖ Room 345 ❖ Tacoma WA 98402-3793 ❖ 253.591.5220

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 253-591-5220.

PART 1: PROPERTY INFORMATION

Property Name

Historic Name Charlotte White Mottet Branch Library Common Name Mottet Branch Library

Location

Street Address 3523 East G Street Zip 98404

Parcel No(s)	Legal Description and Plat or Addition:
<u>2087270011</u>	<u>Section 09 Township 20 Range 03 Quarter 44 : Tacoma Land Company 1st Addition SE of SE 9-20-03E Lots 1 thru 4, Block 8727</u>

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

Owner of Property

Name Tacoma Public Library
Address 1102 Tacoma Avenue S City Tacoma State WA Zip 98402

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 Marshall McClintock Company/Organization Historic Tacoma
Address 701 North J Street City Tacoma State WA Zip 98403
Phone 253-627-4408 Email marshalm@g.com

Landmarks Preservation Commission

Planning and Development Services Department

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747 Market Street ❖ Room 345 ❖ Tacoma WA 98402-3793 ❖ 253.591.5220

Nomination Checklist—Attachments

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

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 type="checkbox"/>	No <input checked="" 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 checked="" type="checkbox"/>	No <input 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).

See Physical Description, continuation sheet page 5

PART 3: HISTORICAL OR CULTURAL SIGNIFICANCE

Criteria for Designation

Tacoma Municipal Code recognizes seven 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 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.

Historical Data (if known)

Date(s) of Construction	<u>1930</u>	Other Date(s) of Significance	<u>1963, 1976</u>
Architect(s)	<u>Silas E. Nelsen</u>	Builder	<u>Standard Construction Co.</u> Engineer <u>n/a</u>
Architectural Style(s)	<u>French Eclectic</u>	Material(s)	<u>Brick</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.

See Statement of Significance, continuation sheet, p. 7.

Narrative Continuation

Physical Description Narrative

The 1930 Charlotte White Mottet Branch Library is located at 3523 East G Street in the McKinley Hill Business District and Neighborhood Mixed-Use Center. The building was recommended for listing on the Tacoma Register of Historic Places in the 2021 McKinley Hill Mixed-use Center Inventory Report. In several neighborhood surveys, the Mottet Library was cited as one of the historic buildings that defined the McKinley Hill neighborhood. Note that no interior elements of the building are included in this nomination.

Site

The 3857 SF building sits on a 13,000 SF parcel and faces east toward East G Street between East D Street (formerly the alley between E. Harrison and E. Morton) and East Morton Street. Behind it is a small parking lot (~ 6, 200 SF) that now is largely given over to four large mobile storage containers. To the north immediately across East D Street is the former 1920 parsonage (3521 East G St.) of Bethlehem Evangelical Lutheran Church, beyond which is the 1906 church building itself, now Iglesia La Roca Church. To the south and catercorner across East G Street is the 1908 McKinley Park Methodist Church, now the Tacoma Indian Baptist Church (3526 E G. St.).

A small lawn area fronts the building and its south end. In line across the front of the building are four mature trees: two maples at the outside and two hawthorns to the center. On the northeast front, near the exterior door into the north wing, is a magnolia. At the southwest corner of the building by the parking lot entry is another mature maple.

Exterior

As built in 1930, this one-story, French Eclectic style, library building was asymmetric with a small hip roofed wing on its north side. Today it is symmetric with a compatible east wing added in 1964 and the north wing enlarged in 1976 to match the south wing. The steep hip-on-hip roof is clad in composition singles with the roof of each wing slightly lower than that of the central section. The cladding is brick. All the windows have diamond-paned leaded glass sashes.

Central section (1930)

The front (east) façade of central section is the primary structure from 1930. Its front and rear walls are about one foot proud of the wings on either side and are clad in a brick of variegated color. Decorative brick quoins project slightly from the corners of the central section's front façade.

The centered main entry is a front gabled, through-the-cornice dormer with a centered, inset entry. The entry is a semi-circular brick arch with a decorative soldier course surround and saw-toothed edge surmounted with a decorative brick header course hood. The brickwork here is quite remarkable. Recessed in the arch is a half-round, wrought iron decorative panel with the library's name. The entry doors are recessed further and consist of two-leaf, single-panel, glazed metal doors surmounted by a half-round window with curved leaded lights. Earthquake bolts are positioned symmetrically across the older central portion. To the left and right of the entry are two mullioned windows with leaded, diamond panes and sandstone sills.

A low concrete open porch with a plain, wrought iron balustrade stretches across the front façade from the north wing to the south wing providing a wheelchair ramp and separate access to the north wing meeting room. Three steps lead up to the primary main entrance.

The rear (west) façade of the central section has two small, mullioned windows set high on the south side. On the north side is a similarly sized three mullioned windows. Both sets of windows have sandstone sills.

South wing (1964)

The south wing (33 x 31 ft.) was added in 1964. It follows the design of the central section but has a slightly lower roof line and brick cladding of variegated color with somewhat more light color than the central section. On all three sides of the hipped roof of the south wing are centered simple triangular dormers with ventilation louvers. On the front (east) façade are two pairs of mullioned windows of the same height and width as those on the central section but with brick sills. Decorative brick quoins project slightly from the edge abutting the central section and the southeast and southwest corners as well as the sides of windows on the front facade. The south end of the wing has no windows.

On the rear (west) façade are a pair of mullioned windows similar in size and placement to those on the rear of the central section. Both pairs have brick sills. There are no decorative brick quoins on the rear.

North Wing (1976)

Expanded in 1976, the north wing (38 x 31 ft.) incorporated and extended the existing north wing of the 1930 building adding a meeting room and extending the basement. Also, the window on the original wing nearest main entrance was converted into a door for exterior access to the meeting room. Consequently, most of the north wing was re-clad with red brick except for a portion of the rear façade. The front (east) and rear (west) slopes of the wing's hipped roof features a simple triangular dormer with ventilation louvers. On the north slope is a skylight.

On the front façade towards the central section is an entry with a brick, segmental arch with a single-leaf, one panel glazed door and a glazed fixed transom in the arch. To the north about six feet are two separate windows of the same size as those in the central section with diamond-paned leaded glass and sandstone sills. Beneath these windows at the foundation is a stairwell to a basement door. Decorative brick quoins project slightly from the northeast and northwest corners of the north wing. The north end of the wing has no windows.

At the northwest corner of the rear façade of the north wing is a single-leaf metal door into the basement as well as a concrete stair with a plain, wrought iron balustrade rises to a stoop with plain entry with a single-leaf, one panel glazed door. To the south of this door is the original variegated brickwork of the original 1930 wing and its two separate windows of the same size as those on the front façade of the north wing with diamond-paned leaded glass and sandstone sills.

Interior

As might be expected, the interior of the Mottet Branch Library has seen considerable change over the years. The librarian's desk has been relocated, and the height of the shelving has been reduced. There is now more seating and space for computers. While the original western hemlock woodwork, trim, and trusses have been retained, the vaulted wood ceiling has been painted white.

For a detailed account of changes to the building, see the Building History Section in Part 3: Historical or Cultural Significance below.

PART 3: HISTORICAL OR CULTURAL SIGNIFICANCE

Statement of Significance

The Charlotte White Mottet Branch Library was built in 1930 with sensitive and compatible additions in 1964 and 1976. It is a fine and somewhat rare Tacoma example of the French Eclectic style by noted Tacoma architect Silas Nelsen (Criterion C).

Being the city's third and second oldest extant branch library, it is strongly associated with the development of the branch library system of the Tacoma Public Library. It is also associated with the development of the McKinley Hill neighborhood. Additionally, the building is closely associated with noted pioneer Tacoma and regional businessman Frederick Mottet. Very active in civic affairs, in 1906 he became the first president of Tacoma's Library Board and again from 1926 to 1933. He was instrumental in the development of Tacoma's branch library system. He donated the money for the land, building and furnishings for the new branch library on McKinley Hill in memory of his wife Charlotte White Mottet. (Criterion A).

Lastly, since its construction, Charlotte White Mottet Branch Library has been an established, familiar, and much-loved visual feature of the McKinley Hill business district and neighborhood (Criterion G). Given these associations, the building is eligible for listing on the Tacoma Register of Historic Places.

The Mottet Branch Library is in the McKinley Hill neighborhood, an underserved area of Tacoma in terms of historic preservation, with only four buildings listed on the Tacoma Register of Historic Places: East 34th Street Bridge (1937 & 1943), Rhode Holgerson house (1890, 618 E 35TH St.), Engine House #11 (1908, 3802 McKinley Ave.), and McKinley Elementary (1909, 3702 McKinley Ave.). In 2024, the neighborhood lost the Gault Middle School (1926, 1115 E. Division Ln) that was proposed for register listing, to fire. Repeatedly in surveys and online forums, the neighborhood has pointed to the Mottet Branch Library as a defining building for the neighborhood and of the highest priority for preservation.

While the Charlotte White Mottet Branch Library has seen considerable change since 1930, it retains substantial integrity of location, design, setting, materials, workmanship, feeling, and association. The 1964 south wing addition is over 50 years old. The 1976 expansion of the original north wing is now 48 years old. Both additions were sensitively designed to continue Silas Nelsen's original vision.

Neighborhood Context – McKinley Hill

Following the founding of New Tacoma in 1873 by the Northern Pacific Railroad (NPRR), commercial and industrial activity grew up around what is today the Thea Foss Waterway.¹ Demand quickly increased for more industrial and commercial space around the east end of the waterway. In 1884 the NPRR's Tacoma Land Company made its "First Addition" to the city of New Tacoma. The addition, which includes the site of the Mottet Branch Library, ran from the Thea Foss to East Division Lane between Pacific Avenue to west and the Puyallup Reservation to the east.

The workers at the new businesses and industries near the waterway were eager for nearby housing, which quickly spread up the steep slope of McKinley Hill, making it among Tacoma's oldest neighborhoods. Due to the steep hillside, access to the hilltop was difficult. By 1894, trestle bridges had been built on East 34th Street across the Tacoma Eastern Gulch and the smaller gulch to the west, allowing access via the less steep Pacific Avenue.^{2,3} Later Interstate 5 would bisect the neighborhood, separating it from the rest of the city.

McKinley Hill is the highest point in the city of Tacoma and takes its name from McKinley Park that donated to the city by the NPRR and named for President William McKinley following his assassination in 1901. In 1903 the Tacoma Railway and Power Company extended a streetcar line up McKinley Hill and along McKinley Avenue to East 30th Street. It was later extended to East 36th Street and eventually terminated at East 64th Street at the Bismarck neighborhood. Rapid development followed along the streetcar line. In 1904, the NPRR constructed the Northern Pacific Beneficial Association Hospital (demolished) for its employees at 801 East Wright Street just above McKinley Park.⁴

¹ Hunt, Herbert. *Tacoma: Its History and its Builders*, Chicago: S.J. Clarke, 1916, pg. 184ff.

² "Matters at the city hall," *Tacoma Daily Ledger*, 09/06/1893, pg. 2

³ The shorter E. 34th Street bridge was replaced with a concrete bridge in 1936, The longer bridge was replaced in 1943. Both spans are city designated landmarks.

⁴ "Building will begin at once," *Tacoma Daily Ledger*, 06/19/1904, pg. 4

McKinley Hill's public schools also reflect the rapid residential development. The 1886 Hawthorne Elementary School (519 East 28th St., demolished) was enlarged in 1913. The 1889 Bismarck Elementary School was enlarged in 1908 with the building of Sheridan Elementary (5317 McKinley).⁵ In 1907 Rogers Elementary (1301 East 34th) was opened.⁶ In 1910, McKinley Elementary (3702 McKinley) opened (now a city listed landmark).⁷ In 1913, Lincoln High School (701 South 37th) opened (now a city listed landmark).⁸ Gault Middle School (1115 E. Division Ln, demolished) would be added in 1926.⁹

McKinley Avenue between E. 34th Street and E. Division Lane emerged as the neighborhood's commercial corridor with many grocery, bakery, and butcher shops, variety stores, and drug stores as well as restaurants and bars. In 1915, Tacoma Public Library opened a storefront "station" at 3510 McKinley Avenue. Apartment buildings appeared along McKinley Avenue with the Post Apartments (now McKinley Apts., 802 East 34th Street) and McKinley Hall (3407 McKinley) in 1921 and Porter Apartments (3502 McKinley) in 1928. A popular destination was The Park Theatre (3510, then 3506, later 3508 McKinley), a vaudeville and movie theater that opened in 1910 and operated until 1961.¹⁰ The neighborhood continued to grow slowly primarily along McKinley Avenue with small truck farms across the outlying area.

World War II brought a new population influx to Tacoma. In 1943, for example, the federal government opened the 2000 unit, racially integrated Salishan housing development to the southeast of McKinley Hill to house workers. Later it was transferred to Tacoma's Housing Authority, which eventually converted it to low-income housing, where more recently it would serve families immigrating to America. Starting in 2002 and completed in 2015, Salishan was redeveloped into a mixed-income neighborhood of 1,400 housing units, single-family and rentals.¹¹

In 1943 the 43rd and McKinley Playfield Association was founded to improve the playground (now Verlow Playfield), building a clubhouse and pool by 1946. This would become the East Side Boys Club, eventually becoming East Boys & Girls Club, which continues today at the Eastside Community Center (1721 East 56th).¹² Many of the new residents stayed on following the war, and residential and commercial development extended further south of McKinley Hill eventually to Parkland. Timber and wood products industries flourished, and Boeing expanded rapidly with facilities nearby. Starting in 1956, Interstate 5 construction would cut through Tacoma. The Tacoma section was opened in 1962, but subsequent construction would continue for the rest of the decade. It would cut off McKinley Hill from the easy access it had to downtown and the Tideflats with its many industries.

Through the 1970s and 1980s, McKinley Hill, along with the city, experienced urban decline. The railroad hospital closed its doors in 1968, replaced eventually by a senior housing project. By the mid-1970s, the devastating impact of the Tacoma Mall (built in 1965) on the downtown commercial core and neighborhood business districts like McKinley Hill was apparent. Neighborhood shops struggled to compete with national chain stores. The National Bank of Washington branch that opened in 1965 was closed by 1982. The Safeway supermarket closed its doors in the mid-1990s. During the 1980s Tacoma was caught up in a wave of gang crime and violence, much of it centered in nearby Salishan and spilling across East Tacoma. This fueled more flight from the area and a decline in property values and investment. By the mid-1990s social and educational interventions had reduced crime.

More recently, the neighborhood has experienced a revival with an influx of new residents. The McKinley Boosters, organized in 1973, to carry out neighborhood improvement and historic preservation projects. In 1982, they staged the "McKinley Hill Recognition Festival".¹³ The idea caught on and the first McKinley Hill Street Fair and Street Dance was staged in 1988 and has occurred every year since. Currently, the Dometop Neighborhood Alliance continues that work.

⁵ "Erection of new buildings begun," *Tacoma Daily Ledger*, 06/07/1908, pg. 22

⁶ "Open Rogers school," *Tacoma Daily Ledger*, 12/15/1907, pg. 31

⁷ "Erection of new buildings begun," *Tacoma Daily Ledger*, 06/07/1908, pg. 22

⁸ "Lay new school stone on Monday," *Tacoma Daily Ledger*, 08/31/1913, pg. 4

⁹ "School opening to mark close of big problem," *Tacoma Daily Ledger*, 03/07/1926, pg. A1

¹⁰ *Tacoma City Directory*

¹¹ "Salishan, Tacoma, Washington." Wikipedia, Wikimedia Foundation, 05/23/2020, //en.wikipedia.org/wiki/Salishan, Tacoma, Washington

¹² *Kaleidoscope: A History of McKinley Hill*, 1988, pg. 5-6

¹³ *Ibid.*, 1988, pg. 1-4

Institutional Context: The Tacoma Public Library ¹⁴

The public library movement in the United States largely began after the Civil War. In larger cities, wealthy philanthropists often provided the money for large often monumental, centrally located libraries. These often operated on a subscription basis with little or no public access. However, libraries quickly became seen as worthy public amenities supported by taxation and free of charge. This effort received a major boost in 1883 when steel magnate Andrew Carnegie began his philanthropic effort to build public libraries in smaller cities and towns throughout the United States, Canada, Britain, and other English-speaking countries. He would offer to build and equip public libraries on the condition that the local authority would provide the land and a budget for operations. Ultimately, he would donate some \$60 million and establish over 3,000 libraries.

Tacoma followed this pattern on a smaller scale. In 1886 Ms. Grace R. Moore started a subscription circulating library out of her house. By 1890 this library had moved to a space in a commercial building downtown. In 1893 A. C. Mason built and funded a substantial library of 7,000 volumes at 4203 N. Stevens (now demolished) that he donated to the city in 1898. The city operated the library for only a year before passing it to nearby Whitworth College. The first public library supported by city funds started in 1894 and was located on the fifth floor of the Tacoma City Hall building. Needing more space by 1901, the city began considering a separate building and applied for a Carnegie donation. The result was the 1903 Tacoma Carnegie Library at 1102 Tacoma Avenue South.

In 1905, the Women's Christian Temperance League opened a small library in South Tacoma. Their goal was to provide the young men working in the Northern Pacific Railroad Shops and other industries with an alternative to the many saloons in the area. By 1910, however, area families were clamoring for a larger, more accessible public library. In 1911, Tacoma's first branch library, designed by noted Tacoma architect George Gove, was opened at 3411 South 56th Street. It was demolished in 1958 to make way for a larger, modern facility.

Between approximately 1910 and 1920, Tacoma City Library would open temporary storefront branches called "stations" in various locations around the city. From 1915 to about 1928, the McKinley Hill library station was in a commercial building at 3510 (formerly 3518, 3520, & 3508) McKinley Avenue.

Jacqueline Noel at the city library was instrumental in supporting efforts for the Proctor branch. When she became City Librarian in 1924, she became the driving force in the effort to create branch libraries across Tacoma. In 1927, the Anne E. McCormick Branch Library opened in Proctor and in 1930, the Charlotte White Mottet Branch Library. Other branch libraries opened in other parts of the city under Ms. Noel's guidance.

Building History

From 1915 to 1927 the Tacoma Public Library operated a library "station" in a storefront at 3510 McKinley (formerly 3518, 3520, & 3508). Perhaps inspired by Anna E. McCormick's 1927 gift to fund the Proctor branch library, pioneer Tacoma businessman and then Library Board president Frederick Mottet (1854 – 1934) began discussions in 1928 for a new branch library on McKinley Hill. Mottet would donate the \$9,800 (~\$182,107 today) for the land, building and furnishings for the new library in memory of his wife Charlotte (1858 – 1918) and the happy hours they spent horseback riding in the area.¹⁵ Miss Jacqueline Noel, City Librarian, was credited with obtaining funds for the McCormick and Mottet branch libraries.

Tacoma architect Silas Nelsen (1894 – 1987), who had recently completed the Anna E. McCormick Branch Library in Proctor, was selected as architect. Whether specified by Mottet or chosen by himself, Nelsen designed the building in the French Eclectic style building to reflect Mottet's French Huguenot heritage.¹⁶ Referencing older European rural buildings, Nelsen had the brick whitewashed except at the corners, giving the building an antique aspect. The building was small: the main reading room was 32 x 50 ft. with a small 14 x 32 ft. wing on the west side. The roof was clad in cedar shakes. Standard Construction was the builder.

By 1961, the McKinley Hill area had grown significantly in population during the post-WWII boom, adding many more patrons of the small Mottet Branch Library. The Tacoma Public Library board began considering an addition to the Mottet

¹⁴ This section is a summary of articles and summaries in the Tacoma Public Library clipping file in the NW Room of the Tacoma Public Library.

¹⁵ "Library memorial to founder's wife," *Tacoma News Tribune*, 11/24/1970, pg. 3.

¹⁶ "Will dedicate Charlotte Mottet Library," *Tacoma Daily Ledger*, 11/26/1930, pg. 1.

and Fern Hill Branch Libraries as well as a new library on Portland Avenue (Swan Creek Branch, 3828 Portland Ave., decommissioned 2011).¹⁷ In 1963 citizens approved a \$65,000 bond for additions to the Mottet and Fern Hill libraries.¹⁸

Local architect Ben Lee Wilson (1930 – 1980) was selected for both additions.¹⁹ The new south wing would add 1200 sf. to the Mottet building. Berrens Construction was the builder. Construction was completed in April 1964.²⁰ The light-colored brick used in the south wing was a reference to Nelsen's original vision of whitewashed brick.

In 1974, the McKinley Hill Booster Club pushed for an expansion of the Mottet Branch Library's north wing to house a community meeting room. The Mottet Branch was the only city library lacking such a space. The projects estimated cost was \$50,000.²¹

In 1976, local architect Bob Jones was selected to design the 2000 sf, 25 x 32 ft. expansion of the north wing. Leo Finnegan Construction was the builder. The design would include an 800-sf basement and meeting room as well as a small staff lounge, new restrooms, and a small kitchen area. The wheelchair ramp and entrance steps were added at this time. The \$140,000 cost was covered by a grant from Tacoma Community Development and HUD.²²

In 1989, the library building received seismic upgrading as part of the system-wide project. The earthquake bolts seen on the central section were added at this time. The parking lot at the rear (north) of the building was added as well.²³ Seifert & Forbes of Tacoma were the architects.

In 1994 the Tacoma Public Library board proposed to close the library due to a citywide budget shortfall. McKinley Hill patrons and the Booster Association protested the move vigorously.²⁴ In the end extra monies were found to keep the library open.²⁵

In 2011, the library's interior was remodeled. However, there were some repairs made to windows and exterior brick as well as a new roof with skylights. The library was receiving increased usage to the permanent closure of the Swan Creek Branch Library. The interior remodel included updating the restrooms for ADA compliance, installing wiring for computer workstations, lower shelf heights, adding lighting and sadly painting the Western Hemlock clad vaulted ceiling and trim white.²⁶

Biographies

Silas E. Nelsen (1894-1987)²⁷

Nelsen, who had no formal architectural training, had worked with the premier Tacoma architectural firm of Heath, Gove, and Bell for five years before starting his own practice in 1917. He was granted a architectural license in 1924. His first known project as an architect is a 1925 Tudor Revival style house at 2420 N. Union. However, he also designed St. Nicholas Greek Orthodox Church that same year. In this early period and through the 1930s, his designs were largely in the popular revival styles, such as Tudor and Colonial. His projects were mainly residential, but he also designed several libraries, churches, and commercial buildings as well. In 1930, he designed the Charlotte White Mottet library in the French Revival style.

By the end of the 1930s, Nelsen's work became more modernist with buildings such as Fire Station No. 2 (2701 Tacoma Ave. S.) and Fire Station No. 5 (222 E 26th St.), both listed on the National Register, and the Mueller-Harkins Buick Dealership (455 St. Helens) and the Johnson Candy Company Building (924 M.L.K. Jr. Way).

¹⁷ "Expansion of library held needed," *Tacoma News Tribune*, 05/18/1961, pg. 19.

¹⁸ "Branch library needs cost nickel yearly," *Tacoma News Tribune*, 03/06/1963, pg. 1.

¹⁹ "Trustees OK library pact," *Tacoma News Tribune*, 06/14/1963, pg. 36.

²⁰ "Special events for library week planned," *Tacoma News Tribune*, 04/14/1964, pg. 4.

²¹ "Wing for library given approval," *Tacoma News Tribune*, 03/21/1974, pg. 13.

²² "McKinley Hill library will gain expansion," *Tacoma News Tribune*, 07/04/76, pg. 81.

²³ "Special events planned for library reopening," *Tacoma News Tribune*, 07/29/1989, pg. 10.

²⁴ "East side holds rally for library," *Tacoma News Tribune*, 09/25/1994, pg. 15.

²⁵ "2 councilmen hope to double police additions in city's budget," *Tacoma News Tribune*, 12/08/1994, pg. 20.

²⁶ "Mottet Library renovations to close branch," *Tacoma News Tribune*, 10/13/2011, pg. A4.

²⁷ Houser, Michael. Silas E. Nelsen," *Architect Biographies*, 2007, www.dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies/bio-for-silas-e-nelsen

In the 1950s and 1960s, he primarily worked in the internationalist style. He designed several new Tacoma branch libraries, such as Grace Moore, South Tacoma, and Fern Hill libraries as well as the 1952 addition to the Main Library (1102 Tacoma Ave. S.) and the Tacoma Public Utilities Center (3628 S. 35th St.). He also designed several buildings at the University of Puget Sound. He had a prolific career, designing over 150 residences, 15 churches, and five libraries. Many of his buildings are listed on the local, state, and national landmark registers.

Frederick Mottet (1854 – 1934)

Frederick Mottet²⁸ was of French Huguenot heritage, and his parents, Joseph and Phillipine (1816 – 1894), were living in Baden-Baden, Germany, when he was born in 1853. However, his family immigrated to the United States the next year, living in New York City. He had two older brothers: Henry (1845 – 1929) and Louis J. (1846 – 1878). Henry Mottet would become the Rector of the Church of the Holy Communion in New York City, serving in that role for 50 years.

Frederick attended public schools and entered the City College of New York City at 13. Whether by necessity or talent, he became a young astute businessman, entering the woolen goods trade at 16. He soon switched to the grain trade where he excelled, obtaining a seat on the New York Stock Exchange before he could vote.²⁹ By his twenties Frederick was becoming a wealthy young man. In 1879, he married Charlotte White (1858 – 1918), daughter of Charles White, a shipping merchant he met through business. White was a relative of Sir Edward White of the Cunard Shipping Line.

Mottet also had an early interest in politics. By 1883 he was president of the Young Men's Republican Club of New York City. He was also president of the 12th Ward Republican Club. Mottet, however, was a progressive reformer and opposed the corruption he saw rife in the Republican party of the day. In the presidential election of 1884, Mottet joined the "Mugwumps," a reform group that opposed the corrupt Republican presidential nominee James G. Blaine, in favor of then New York Governor Grover Cleveland, the Democrat candidate, who won the election.³⁰ His support for Cleveland may have been one reason he left New York for Tacoma. His anti-corruption reputation was certainly a reason he was urged to run for Tacoma's mayor three times, all of which he declined.

Charlotte and Frederick arrived in Tacoma in 1887. While his reasons for leaving New York City are unclear, he did not leave his business acumen behind. That same year, he bought out Samuel A. Wheelright's ownership in the heavy hardware and mill supply business of Wheelright & Hunt.³¹ Under his leadership the firm grew steadily as the Hunt-Mottet Company into one of the largest wholesale businesses in the Pacific Northwest. Frederick assumed full ownership when his partner, Edward M. Hunt, died in 1895.³² The Hunt-Mottet Company would continue in business until 2012.

Mottet also became involved in civic affairs. In 1888 he was a founding vestry member of Tacoma's Church of the Holy Communion (demolished), for which he would donate two parcels for the parish house that still stands today (407 South I St.).³³ He was elected president of the Tacoma Chamber of Commerce, the first of three terms, in 1896. He also served as president of the Tacoma School Board. By 1906, he retired from the management of Hunt-Mottet Company, and devoted himself to further civic activities.

In 1906 Mottet served as the first president of the newly formed library board, a position he would hold again from 1926 to 1933.³⁴ He would oversee the development of the Tacoma Public Library's branch library system. He would also serve on the Tacoma Park Board from 1916 to 1926, serving twice as its president. He is considered the "father of the public playground system" in Tacoma.

His wife Charlotte was struck by illness leaving her wheelchair bound for 12 years before her death in 1918. Frederick passed away in 1934. Following simultaneous funeral services in Tacoma and New York City, he was interred with Charlotte and other family members in Woodlawn Cemetery in the Bronx, New York

²⁸ The first name often appears in Tacoma newspapers as "Frederic" but it is "Frederick" in U.S. Census records.

²⁹ "In memory of Mottet," *Tacoma News Tribune*, 09/30/1998

³⁰ "Declines to support Blaine," *Monmouth Democrat*, 07/03/1884, pg. 2

³¹ "Dissolution of co-partnership," *Tacoma Daily Ledger*, 06/04/1887, pg. 6

³² Susan Johnson, "Hunt-Mottet Warehouse," Nomination to the Tacoma Register of Historic Places, 2013

³³ "New Episcopal parish," *Tacoma Daily Ledger*, 01/01/1888, pg. 10

³⁴ "First meeting of new board," *Tacoma Daily Ledger*, 08/10/1906, pg. 7

Jacqueline Noel (1886-1964)³⁵

Jacqueline Noel was born in Washington, DC, in 1886 to Jacob and Eleanor Noel. Jacob was a civil engineer and involved with mining businesses in Tacoma. Jacqueline would attend the Pratt Institute in New York City and graduate in 1913, after which she returned to the Pacific Northwest.

She would work as a librarian in La Grande, OR, and Portland, OR, before joining the staff of the Tacoma Public Library in 1914 where she worked as an assistant reference librarian. In 1924 she became City Librarian. Noel was the driving force behind creating the branch library system in Tacoma. She was actively involved in efforts to create a Proctor and a Mottet branch library, the first under her tenure. By the time of her retirement in 1947, more new branches were opening, and by her death in 1964, many more were operating.

Interestingly, Noel is credited as the originator of the name "Almond Roca" for the chocolate-coated hard toffee with a crust of almonds developed by Tacoma confectioners Harry Brown and J. C. Haley in 1923. Noel suggested using the Spanish word "roca" or "rock" for the candy. Almond Roca was selected to be distributed to U.S. military facilities during World War II and the Korean War.

³⁵ "Jacqueline Noel" *Wikipedia: The Free Encyclopedia*, 08/01/2019, accessed 09/16/2019, www.en.wikipedia.org/wiki/Jacqueline_Noel

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Figure 1. Tacoma South USGS map detail showing the location of the nominated property with blue circle.

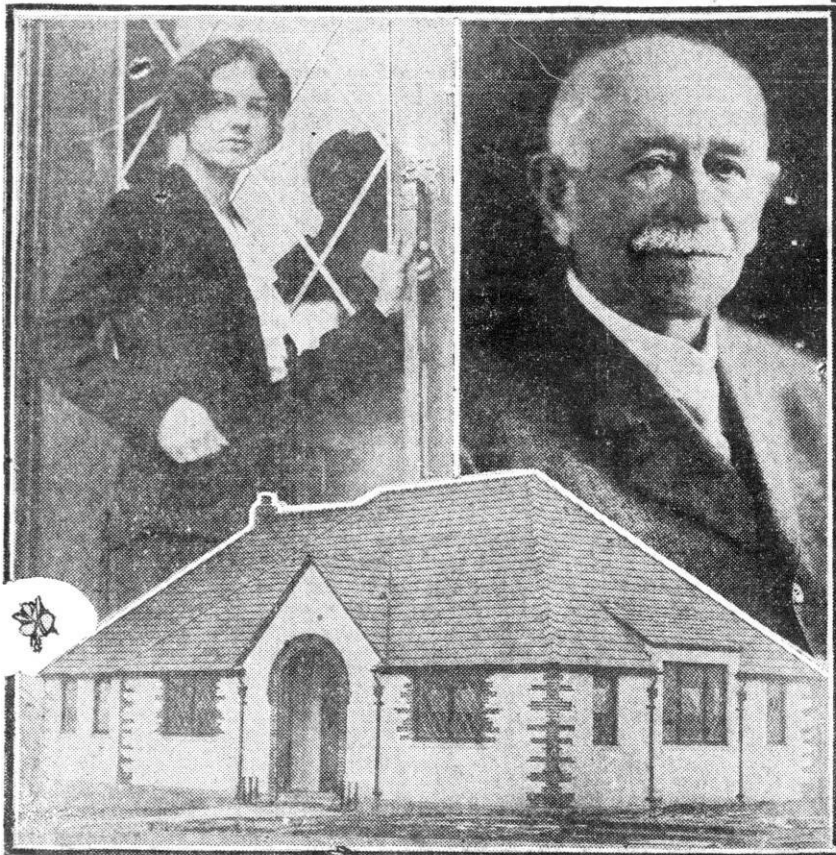


Figure 2. Satellite view showing location of nominated property in red.



Figure 3. Preliminary sketch of Mottet Branch Library, *Tacoma Daily News*, 08/10/1930. pg. A10

Will Dedicate Charlotte Mottet Library



The recently completed Charlotte Mottet branch library, 3617 East G street, will be formally dedicated this evening at 8:15 o'clock, when Frederic Mottet, donor, will present the modern, French cottage type structure to the library board. The public is invited to the dedication ceremony, and the building will be opened for use Saturday at 2 o'clock. Mr. Mottet and Miss K. Doris Olson, librarian in charge of the branch, are shown above, with a view of the new structure below.

Figure 4. Dedication announcement, *Tacoma Daily Ledger*, 11/26/1930, pg.1



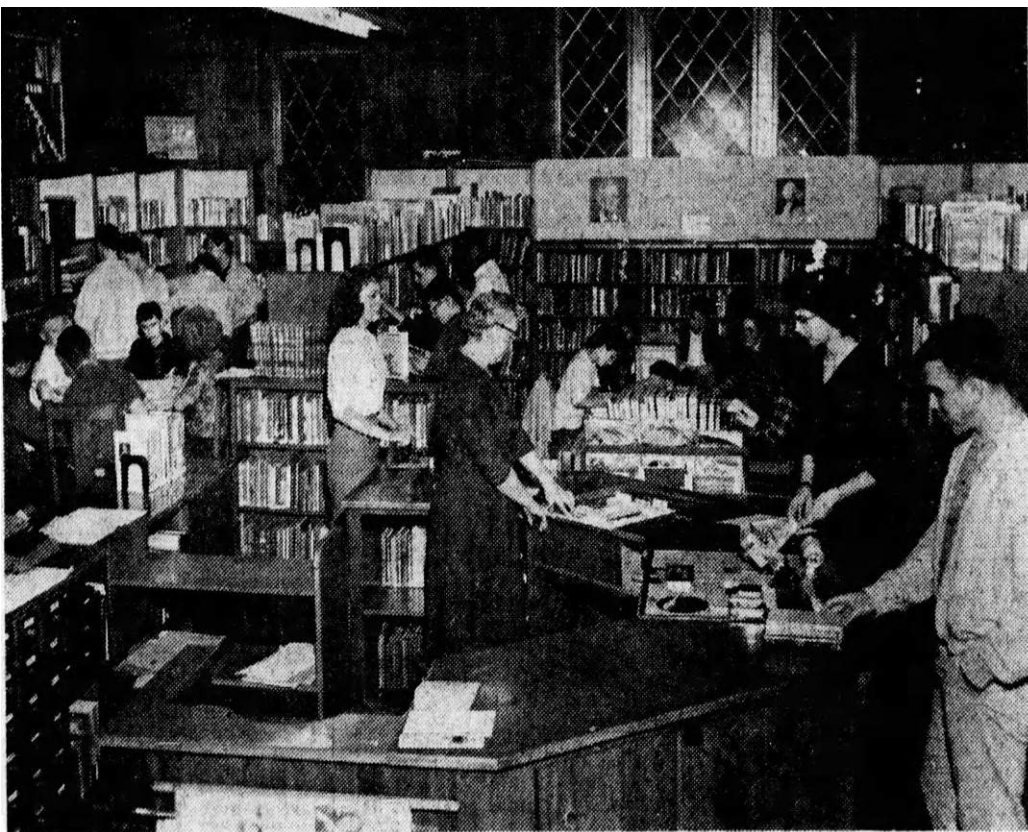
Figure 5. Mottet Library shortly after construction. 1930. Note the whitewashed brick. (Tacoma Public Library, BU-10241)



Figure 6. Mottet Library about 1960 showing original north wing and whitewash removed (Tacoma Public Library, BU-11855)



Figure 7. Original interior of Mottet Library showing the western hemlock interior. (Tacoma Public Library, BU-10242)



CROWDED MOTTET LIBRARY
"Standing Room Only" with But 25 Chairs

Figure 8. Interior of Mottet Library showing need for expansion, *Tacoma News Tribune*, 03/06/1963, pg. A1



Figure 9. Mottet Library showing the 1964 south wing, 1975 (Tacoma Public Library, BU-14223)



Figure 10. Excavation for expanded north wing, 1977 (Tacoma Public Library, BU-14228)



Figure 11. Newly expanded north wing, 1977 (Tacoma Public Library, BU-14226)



Figure 12. The central section and main entrance of Mottet Library. (McClintock, 2021)



Figure 13. Detail showing the elaborate brickwork of the entry, Note the round earthquake bolts. (McClintock, 2021)



Figure 14. Front façade of the south wing of the Mottet library. (McClintock, 2021)



Figure 15. Northeast rear corner of the south wing of the Mottet Library. (McClintock, 2021)



Figure 16. West (rear) façade of the Mottet Library (McClintock, 2021)



Figure 17. Northeast (front) corner of the north wing of the Mottet Library (McClintock, 2021)



Figure 18. Northwest (rear) corner of the north wing of the Mottet Library (McClintock, 2021)



Figure 19. Interior of the Mottet Library showing the vaulted ceiling and trusses. (McClintock, 2021)



Figure 20. Detail of original truss connection, Mottet Library, (McClintock, 2021)