

Proctor District Survey and Inventory Report

prepared for

City of Tacoma

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Executive Summary

On behalf of the City of Tacoma (City), Historic Tacoma conducted a survey and inventory of the Proctor District in Tacoma, Pierce County, Washington. The Proctor District contains a collection of commercial, institutional, and residential properties constructed between approximately 1905 and 1964. The survey was prepared to identify potential historic resources located within the Proctor Mixed-Use Center, an area identified by the City to focus future increased density.

The present survey and inventory was prepared in accordance with the guidelines of the Washington State Department of Archaeology and Historic Preservation. It included a field survey, property-specific background research, and recommendations on federal and local eligibility. It was funded in part by the City and completed through the volunteer efforts of Historic Tacoma. Work efforts included archival research, literature review, and survey and inventory of 50 properties. This report was prepared to present the results.

The survey results were typical of an early 20th Century neighborhood commercial district. Of the inventoried buildings, 73.3% were built between 1900 and 1930: 23.3% from 1900-1909, 13.3% from 1910 to 1919, and 36.7% from 1920 to 1929. The 30 inventoried properties range from modest one-story homes to one and two story commercial buildings. Since the commercial district was never planned but simply emerged over time, it still contains some houses, most of which have been converted into businesses. Most of the buildings were either wood-frame or masonry structures with the commercial buildings tending toward the latter.

By the far the largest architectural style represented among the 30 inventoried buildings was the Early 20th Century Commercial style with 16 or 53% representatives. The Craftsman style had four representatives, including one commercial building. The New Formalism style had three representatives, comprising early 1960s additions to the district. Tudor Revival had two representatives while Classic Cottage, Prairie, Colonial Revival, Minimal Traditional and Folk Traditional with one representative each.

Nearly all of the surveyed properties have incurred visible alterations. The most common alternation was windows with original windows replaced with modern sashes. Some, like those in the Davies Building or the Francis Pittman house, closely replicated the originals while others, like the aluminum sliders at the Roscoe S. Steere house, did not. As expected, the storefronts of the commercial buildings have also seen considerable change as, for example, they change from one store to two stores and back to one or change use as when the Paramount Theater changed from a movie house to a variety store. Perhaps the most significant, though historic, change was the 1962 remodel of the of the individual storefronts on the north side of the 3800 block of 26th Street and east side of the 2500 block of N. Proctor into a unified Modernist commercial strip.

The survey confirmed three properties are currently listed in the Tacoma Register of Historic Places (TRHP) and the National Register of Historic Places (NRHP) (which includes listing on the Washington Heritage Register): the 1906 Washington Elementary School (3701 N.

26th St.), 1922 Engine House #13 (3825 N. 25th St.) and the 1923 Blue Mouse Theater (2611 N. Proctor). An additional five buildings were also identified in the 1977 Tacoma Cultural Inventory. As a result of the current effort, six more buildings were also found to likely meet the criteria for inclusion in the TRHP and potentially the NRHP. The majority of the remaining buildings within the survey area have been altered somewhat, usually with significant additions or alterations to the primary facades, but still retain substantial historical integrity. They appear to be eligible as contributing resources in a TRHP or NRHP district.

Acknowledgements

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Table of Contents

Executive Summary.....	i
Acknowledgements.....	iii
1 Project Background	1
2 Research Design	4
A. Objectives	4
B. Survey Methodology.....	5
C. Expectations.....	10
D. Delineate Area Surveyed	11
E. Integration with the Planning Process	11
3 Historical Overview.....	12
A. Historical Development	12
B. Survey Results	24
C. Development Trends.....	27
4 Report Recommendations.....	28
5 Bibliography	29
6 Appendix	30
A. Maps.....	30
B. RuskinArc Inventory Forms	31

Tables

Table 1 Properties Excluded Due to Integrity or Construction Date	8
Table 2 Listed Properties	10
Table 3 Previously-Inventoried Properties	10
Table 4 Contributing Properties.....	26

Figures

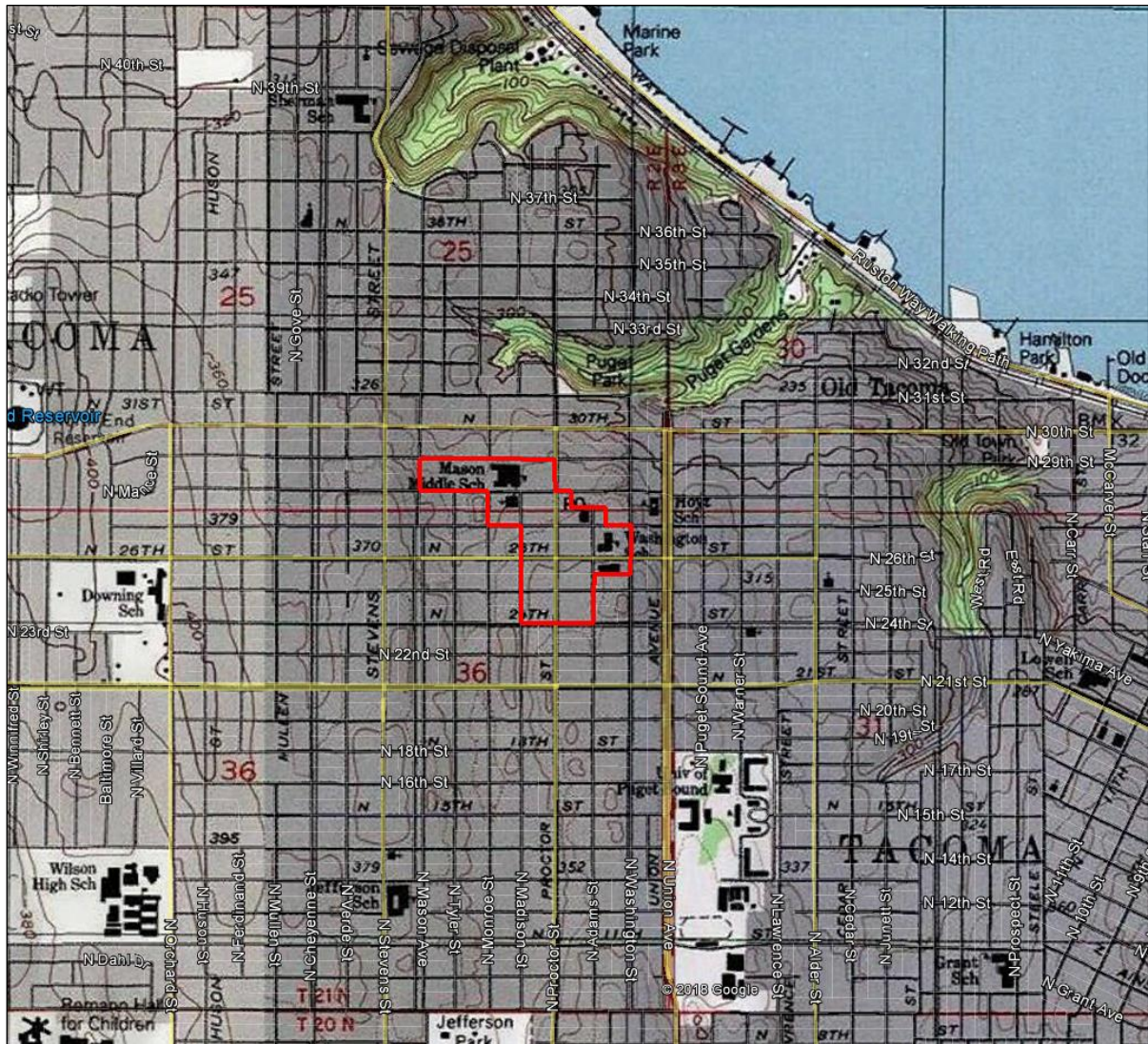
Figure 1 Study Area Vicinity	2
Figure 2 Study Area Location	3
Figure 3 Portion of 1893 bird's-eye view with general location of Proctor district in red .	13
Figure 4 An 1895 map with general location of Proctor district in red	14
Figure 5 A 1901 map with general location of Proctor district in red	15
Figure 6 A 1926 map of the Proctor District.....	17
Figure 7 A 1963 aerial view of the Proctor Neighborhood.....	18

Figure 8 Inventoried Properties 30

1 Project Background

On behalf of the City of Tacoma (City), Historic Tacoma conducted a survey and inventory of the Proctor District in Tacoma, Pierce County, Washington (Figure 1 and Figure 2). The Proctor District contains a collection of commercial, institutional, and residential properties constructed between approximately 1905 and 1964. The survey was prepared to identify potential historic resources located within the Proctor Mixed-Use Center, an area identified by the City to focus future growth. It included a field survey, property-specific background research, and recommendations on federal and local eligibility. All work efforts were completed by Historic Tacoma Board Members Marshall McClintock, Kathleen Brooker, and Steven Treffers, who meet the Secretary of the Interior's Professional Qualification Standards for History and/or Architectural History. Copies of this report and inventory forms will be on file with the City, Historic Tacoma, and the Washington State Department of Archaeology and Historic Preservation's (DAHP) WISAARD database.

Figure 1 Study Area Vicinity¹



¹ USGS, Tacoma North, WA Quadrangle, 1997, 7.5 min. series.

Figure 2 Study Area Location²



² DART map, City of Tacoma, Planning & Developmental Services, accessed Dec, 2019.

2 Research Design

A. Objectives

The current survey was completed to identify and compile information about historic resources located in the Proctor District. This information expands on previous survey and inventory efforts completed by the City and serves to fulfill the goals and objectives of the City's historic preservation ordinance and Comprehensive Plan. The surveyed area was focused on the Proctor Mixed-Use Center, an area which has been identified by the City for future intense growth. The historical overview presented herein provides the basis for future planning projects and the background necessary for identifying historic resources as well as nominating properties to the National Register of Historic Places (NRHP) or to the Tacoma Register of Historic Places (TRHP), individually or as districts.

The objectives of the survey support the adopted goals of the City and Washington State. At the local level this survey is consistent with the regulations which govern historic preservation activities in Tacoma. These are outlined in the Municipal Code under Title 1 (Administration; activities relating to the Landmarks Preservation Commission), Title 8 (Public Safety; historic property maintenance code), and Title 13 (Land Use; activities relating to designations to the register, design review and permitting and demolition review).

At the state level, this survey also aims at supporting the goals outlined in the 2014-2019 State Historic Preservation Plan. These are:

Goal 1. Enhance communities by actively engaging historic preservation with other forces shaping our environment.

- A. Create new and enhance existing incentives for historic preservation.
- B. Increase awareness of the community and economic benefits of preservation.
- C. Promote cultural and heritage tourism.
- D. Increase the connection between historic preservation and sustainability/environmental initiatives.
- E. Enhance local program support.

Goal 2. Engage a broad spectrum of the public in preservation; Improve access to information.

- A. Improve and expand information about preservation.
- B. Increase outreach to, and education for, state and local government staff and officials.
- C. Provide preservation education and hands-on training, inclusive of Tribal cultural resources.
- D. Build awareness, enthusiasm, and support for historic preservation.

Goal 3. Strengthen policies and planning processes to enhance informed and cross-disciplinary decision-making for managing cultural and historic resources.

- A. Position historic preservation to be more fully integrated into land use decision-making processes.
- B. Establish policies and provide tools to improve protection of cultural and historic resources.
- C. Improve planning, management and funding of historic and cultural resources on state-owned and managed lands.

B. Survey Methodology

The present survey and inventory was prepared in accordance with the guidelines of the DAHP. It included a survey and inventory of 50 properties. Properties were inspected visually in order to identify architectural styles and character-defining features and to assess physical condition and historical integrity. Each building was photographed from the public-right-of-way and observations were recorded in detailed field notes.

Archival research consisted of a review of a variety of primary and secondary source materials relating to the history and development of the study area. Property-specific research was also conducted to identify the architects, builders, occupants, and construction histories of each of the individual buildings inventoried. Sources included, but were not limited to, original historical maps and photographs, contemporary newspaper articles, and written histories of the area. The following is a list of sources consulted:

- Gallacci, Caroline & Evans, Bill. *Tacoma's Proctor District*, San Francisco: Arcadia, 2007
- Hunt, Herbert. *Tacoma: Its History and its Builders*, Chicago: S.J. Clarke, 1916
- *Image Archives*, Northwest Room Tacoma Public Library
- *Local History & Biography Index*, Northwest Room Tacoma Public Library
- Metsker, Thomas Charles, *Metsker's Atlas of Tacoma*, Tacoma, WA: Metsker Maps, 1926 – 1930
- *Polk City Directory: Tacoma, Washington*, Livonia, MI: R. L. Polk Co., 1910 cont.
- Sanborn Map Company, *Sanborn fire insurance maps: Washington* (microfilm), Teaneck, N.J.: Chadwyck-Healey, 1983
- *Tacoma City Directory*, Tacoma, WA: Frank W. Spear, 1888 – 1909
- *Tacoma Daily Ledger*, Tacoma, WA: Daily Ledger, 1883 -1937
- *Tacoma-Pierce County Building Index*, Northwest Room Tacoma Public Library
- *The Tacoma News Tribune*, Tacoma, WA: Tribune Publishing Co., 1922 – 2019
- United States, Bureau of the Census, *U.S. Census*. Records accessed via HeritageQuest.com
- Additional resources in the Northwest Room of the Tacoma Public Library

Following the field survey and archival research, Historic Tacoma completed individual property forms for each property using RuskinArc, a web-based survey tool for historic resources surveys. The forms included contemporary and available historic photographs of each property, as well narrative information about the existing conditions of the property and historical data on development and use, including information on architects, builders,

occupants, and construction history. Recommendations were also made on the NRHP and TRHP eligibility of properties, both as individual resources and as contributors to a potential historic district. The individual survey forms from RuskinArc are included as Appendix B of this report. The designation criteria for both registers is presented below.

National Register of Historic Places

The NRHP was established by the National Historic Preservation Act of 1966 as “an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment” (CFR 36 CFR 60.2). The NRHP recognizes properties significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- **Criterion A.** It is associated with events that have made a significant contribution to the broad patterns of our history.
- **Criterion B.** It is associated with the lives of persons who are significant in our past.
- **Criterion C.** It 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.
- **Criterion D.** It has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting these criteria, a property must retain historic integrity, defined in National Register Bulletin 15 as the “ability of a property to convey its significance” (National Park Service 1990). To assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, defined in the following manner in National Register Bulletin 15:

- **Location.** The place where the historic property was constructed or the place where the historic event occurred
- **Design.** The combination of elements that create the form, plan, space, structure, and style of a property
- **Setting.** The physical environment of a historic property
- **Materials.** The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property
- **Workmanship.** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory
- **Feeling.** A property’s expression of the aesthetic or historic sense of a particular period of time

- **Association.** The direct link between an important historic event or person and a historic property

Tacoma Register of Historic Places.

The TRHP was established to meet the purposes of Chapter 13.07 and Chapter 1.42 of the Tacoma Municipal Code (TMC). Historic resources and districts designated to the TRHP pursuant to the procedures and criteria listed in Chapter 13.07 are subject to the controls and protections of the Landmarks Preservation Commission (LPC) established by TMC 1.42 and pursuant to the design review provisions of Chapter 13.07. B. Per 13.07.040, the LPC may determine a property is eligible for consideration for listing on the TRHP if: a. Is at least 50 years old at the time of nomination; and b. Retains integrity of location, design, setting, materials, workmanship, feeling, and association such that it is able to convey its historical, cultural, or architectural significance In addition to the above, a property may be designated to the TRHP if it:

- 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 TRHP and was constructed within the period of significance of the adjacent structure; or
- f. Is already individually listed on the NRHP; or
- g. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

In addition to individual landmarks, the City may designate Historic Special Review Districts and Conservation Districts under Chapter 13.07.040. Per this chapter:

the City Council may find it appropriate to create Historic Special Review or Conservation Districts for the purposes of encouraging the preservation of character within established neighborhoods and districts, protecting such areas from adverse effects to their cultural and historic assets resulting from unsympathetic development activities, and for the purpose of promoting economic development and neighborhood identity.

Historic Special Review Districts are areas that possess a high level of historic integrity in existing architecture, development patterns and setting, in which these characteristics should be preserved. In addition to the threshold criteria listed in Section 13.07.040.B.1, a proposed Historic Special Review District should meet the following specific criteria:

- a. It is associated with events or trends that have made a significant contribution to the broad patterns of our history; and

- b. It is an area that represents a significant and distinguishable entity but some of whose individual components may lack distinction;
- c. It possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

Conservation Districts should be established in areas in which there is a clearly established existing character related to historical development patterns and/or the overall appearance of building types that were constructed in a defined period of time, generally prior to 50 years before the present. In conjunction with or independent of the establishment of a historic district it may be warranted to consider the establishment of a Conservation District. A proposed Conservation District should meet one of the following specific criteria:

- a. The area is part of, adjacent to, or related to an existing or proposed historic district or other distinctive area which should be redeveloped or preserved according to a plan based on a historic, cultural, or architectural motif; or
- b. It possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.
- c. Although it shall possess historic character based upon an intact development pattern and a prevailing historic architectural character expressed through its assemblage of buildings, a Conservation District is not required to meet the criteria for landmark designation as outlined above.

The boundaries of Historic Special Review Districts and Conservation Districts should be based upon a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects or by documented differences in patterns of historic development or associations. Although recommended boundaries may be affected by other concerns, including underlying zoning, political or jurisdictional boundaries and property owner sentiment, to the extent feasible, the boundaries should be based upon a shared historical or architectural relationship among the properties constituting the district.

Properties Excluded from Inventory

A number of properties within the Proctor Mixed-Use Center were excluded from the current survey and inventory for various reasons. This included properties constructed after 1970, those which were heavily altered and did not retain historic integrity, and those which were currently designated or previously inventoried. Tables listing these properties are presented below.

Table 1 Properties Excluded Due to Integrity or Construction Date

Number	Street	Current Name	Built	Reason
3802	N 26 th	Ed Jones Finance	1914	Loss of integrity. Additions 1979, 1997

Number	Street	Current Name	Built	Reason
3803	N 26 th	Chirp& Chip	1953	Loss of integrity. Extensive remodel 1997
3808	N 26 th	Chalet Bowl	1919	Loss of integrity. Bowling alley in 1941, Remodel 1977
3812	N 26 th	Fleet Feet	2012	Post 1970
3820	N 26 th	Jasmika	1924	Loss of integrity. Storefront remodeled in 1973, 1976, and 1992
3917	N 26 th	Key Bank	1971	Post 1970
3801	N 27 th	U.S. Post Office	1956	Loss of integrity. Remodel and addition 1977
3802	N. 27 th	Baker Dental Bldg.	1979	Post 1970
3819	N 27th	William P. Dougherty Masonic Lodge	1961	Loss of integrity. Remodeled 1992
3901	N 28 th	Mason Middle School	2003	Post 1970
3910	N 28th	Proctor Station I	2015	Post 1970
2612	N Adams	Tiny's Garage	1963	Loss of integrity. Remodeled 1987
2709	N Adams	Cooper's Collision	1965	Loss of integrity. Remodel and additions 1987 and 1997
2703	N Madison	Qwest utility Bldg.	1973	Post 1970. Remodel 1987
2411	N Proctor	Safeway Grocery	1967	Loss of integrity. Remodel 2001, extensively with addition 2009
2420	N Proctor	Metropolitan Market	1965	Loss of integrity. Extensive remodel in 2002
2506	N Proctor	Proctor Station II	2018	Post 1970
2602	N Proctor	Proctor Square	1992	Post 1970

Table 2 Listed Properties

Number	Street	Name	Built	Listed	Register
3825	N 25 th	Engine House #13	1911	1986	National Register, Washington Heritage Register and Tacoma Landmark Register
3701	N 26 th	Washington Elementary School	1906	2006	National Register, Washington Heritage Register and Tacoma Landmark Register
2611	N Proctor	Blue Mouse Theater	1923	2010	National Register, Washington Heritage Register and Tacoma Landmark Register

Table 3 Previously-Inventoried Properties

Number	Street	Name	Built	Inventoried	Inventory
2710	N Madison	Mason United Methodist	1960	2010	Tacoma Sacred Places 2010 (DAHP Project: 2010-09-00115)
3701	N 26 th	Washington Elementary School	1906	1977	Tacoma Cultural Inventory
3722	N 26 th	Anna E. McCormick Library	1927	1977	Tacoma Cultural Inventory
3816	N 26 th	Paramount Theater	1923	1977	Tacoma Cultural Inventory
3818	N. 26 th	Proctor Pharmacy	1925	1977	Tacoma Cultural Inventory
2611	N Proctor	Blue Mouse Theater	1923	1977	Tacoma Cultural Inventory
2705	N Proctor	Gamble Bldg.	1929	1977	Tacoma Cultural Inventory
2702-04	N Proctor	Davies Bldg.	1924	1977	Tacoma Cultural Inventory

C. Expectations

Based on an initial reconnaissance and research, the study area was anticipated to possess an intact grouping of properties, primarily commercial, dating from the early 1900s through the

1960s. It was expected these building would have various degrees of alterations due to continued use and rotating tenants.

D. Delineate Area Surveyed

The survey area boundary is directly tied to the Proctor-Mixed Use Center. The irregular boundary is generally bound by North 29th Street to the north, North Washington Street to the east, North 24th Street to the south and North Madison Street to the (Figure 2). The survey area's principal historical theme is commercial, residential, and institutional development spanning from the 1900s through the 1960s. As identified in

Table 2 and Table 3 above, there are three properties which are listed in the NRHP and seven which have been previously inventoried.

E. Integration with the Planning Process

This survey supports local comprehensive planning and the purpose of the City's Historic Preservation Ordinance as outlined in Titles 1, 8, and 13 of the Tacoma Municipal Code. The findings of this survey and inventory will aid in the identification of historic resources within the Proctor Mixed-Use Center and support the designation of properties to the NRHP and TRHP.

3 Historical Overview

A. Historical Development

Contact and early settlement (1854 to 1889)

The area where Tacoma is located was inhabited for thousands of years by Native Americans, primarily the Puyallup people, a federally recognized tribe within the Coast Salish group of indigenous peoples living along the Pacific Northwest Coast. In 1854, the Treaty of Medicine Creek between the United States and nine tribes and bands of Native Americans, including the Puyallup tribe granted the United States 2.24 million acres of land in exchange for three reservations, cash payments and recognition of traditional native fishing and hunting rights.

Around Puget Sound small, usually temporary, lumber operations were set up, some of which became permanent. In 1852, Nicolas Delin built a sawmill and small community at the headwaters of the Thea Foss Waterway. It was abandoned in 1855 due to conflict with Native Americans. The nearby lumber community of Steilacoom, however, was incorporated in 1854, becoming the state's oldest incorporated town.³

In 1864, Job Carr, hoped to profit from the arrival of the northern tier transcontinental railroad to be built by the Northern Pacific Railroad (NPRR). He and others developed a small community at what is now Old Town in Tacoma.⁴ In 1873, Tacoma was selected as the NPRR's western terminus, but in 1875, the railroad company laid out its own town about one mile east of Carr's settlement. Early Tacoma development was first focused on the area around what is today the Thea Foss Waterway.⁵ As the new city increased in size, especially after the transcontinental link was completed in 1887, residential development spread out from these two initial communities, which had merged in 1884.

Logging operations to clear the forest within Tacoma began in the 1870s. Small mills operated across the area, like the one the Northern Manufacturing Company operated between N. 27th and N. 28th Streets in what would become the Proctor neighborhood.⁶

Early Development (1890 to 1910)

About two miles from downtown Tacoma, the Proctor neighborhood began developing in 1890. The streetcar line on Sixth Avenue was extended to Proctor Street in 1888. Having secured a large amount of land between Puget Gulch (just north of what would be the business district) and Point Defiance Park, Tacoma developer Allen C. Mason platted the property and began to sell it. To encourage sales and provide transportation to Mr. W.R. Rust's new smelting plant, Mason built bridges over three gulches and a streetcar line in 1890 from downtown Tacoma to Point Defiance Park. Mason's streetcar ran along N. I St. to N. 21st, then turned north onto N. Alder St. to N. 26th St where it then turned on to Proctor

³ Hunt, Herbert. *Tacoma: Its History and its Builders*, Chicago: S.J. Clarke, 1916, pg. 9-15

⁴ *Ibid.*, pg. 98ff.

⁵ *Ibid.*, pg. 184ff.

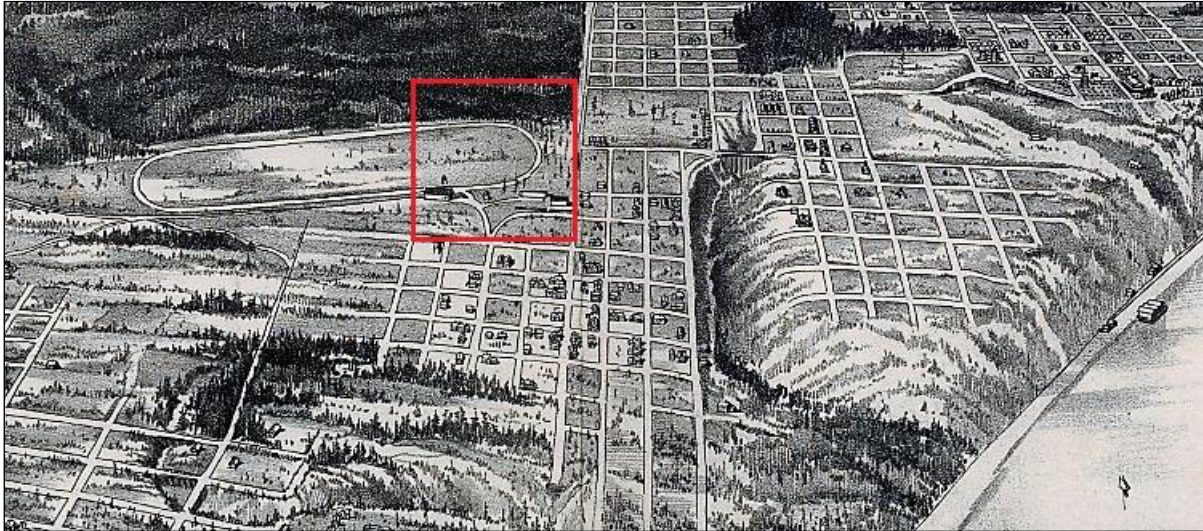
⁶ Gallacci, Caroline & Evans, Bill. *Tacoma's Proctor District*, San Francisco: Arcadia, 2007, pg. 10.

(originally Jefferson) St., crossing Puget Gulch and heading through Mason's property to Ruston and Point Defiance Park. It is the route still followed by Pierce Transit Bus #11 today. Residential development rapidly followed along the line.⁷

The land that would become the Proctor Business District remained mostly state owned through the 1890s, largely blocking development. In 1890, Harry Morgan began constructing a horse racetrack that would first be named Morgan's Memorial Speeding Park and later the Tacoma Speeding Park (Figure 3 and Figure 4).. Morgan was a Tacoma tavern owner and vice kingpin. He died suddenly that year, and Mart Dillon completed the racetrack.

Positioned roughly between N. 15th and N. 25th along N. Proctor Street, crowds of close to 2000 would attend. In 1896, it was the site for the Pierce County Agricultural Fair, but by 1897 it was in financial hardship. In 1898 the Tacoma Railways Co., the city's streetcar company, took over the property. Being state land, the state Land Commissioner in 1900 declared the entire square mile, including the raceway, would be sold to the benefit of public education. It became known as the Second School Land Addition and add 385 blocks to the city. The land was platted and the lots sold.⁸

Figure 3 Portion of 1893 bird's-eye view with general location of Proctor district in red⁹

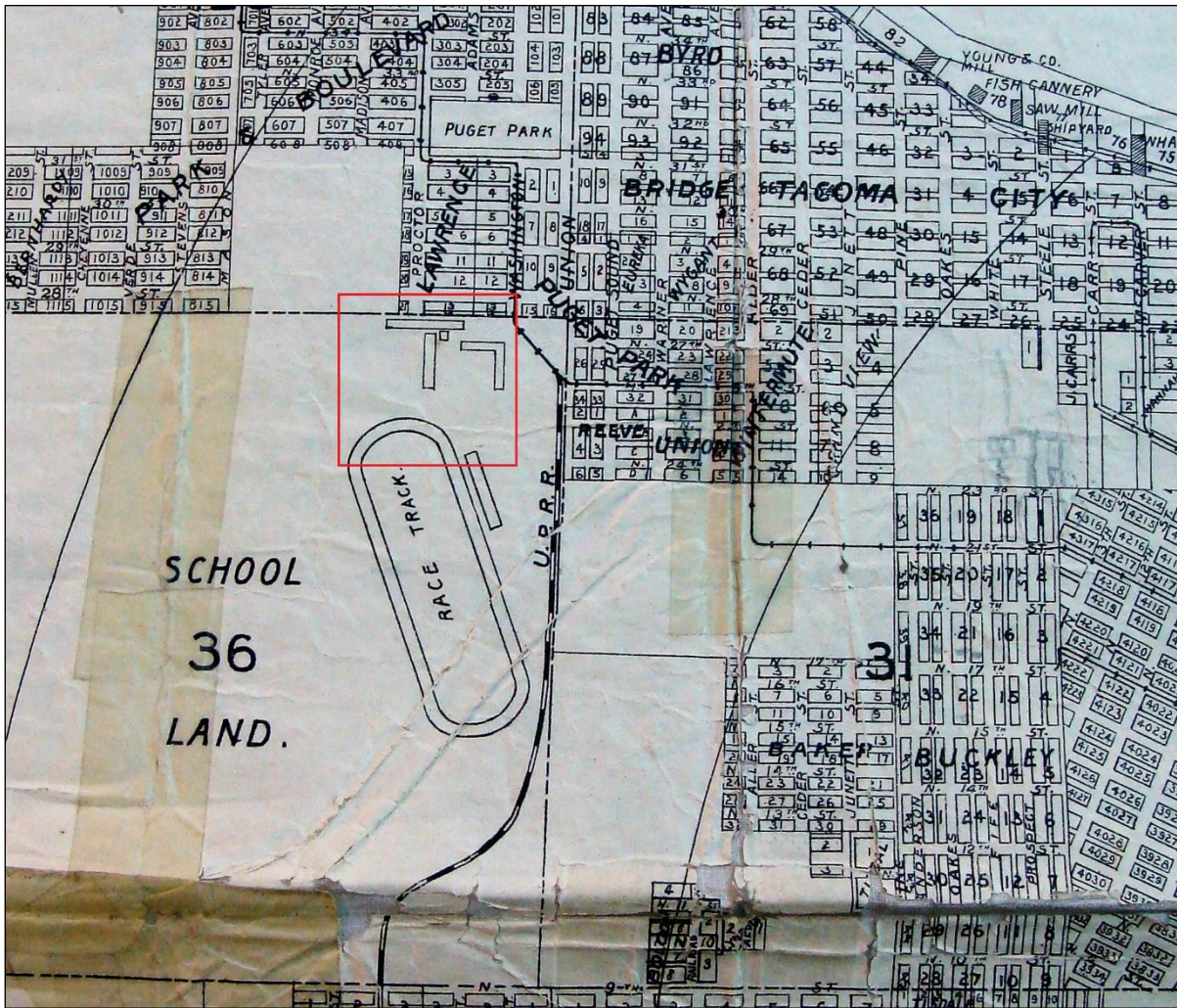


⁷ Hunt, pg. 475-76.

⁸ Spadoni, Greg. The history of commercial horse racing in Tacoma. 2014. groupssa.com/ssa/tacomahorsetracks.html, (accessed 09/10/2019)

⁹ McIntyre, J. R. & Blatchy Co. (1893) *Tacoma, Washington*.

Figure 4 An 1895 map with general location of Proctor district in red ¹⁰

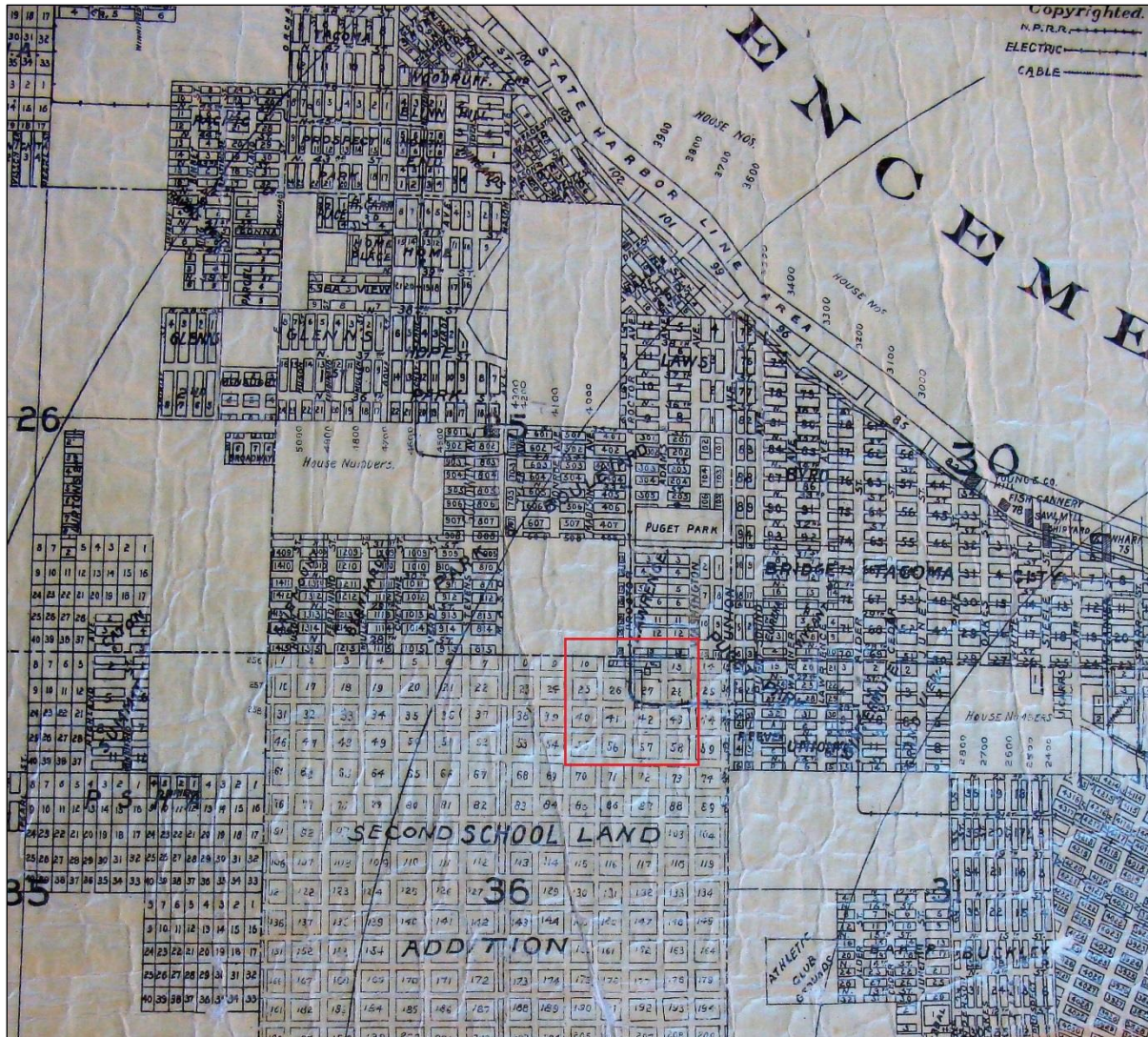


In 1900, the population of the area had grown such that the Tacoma School District opened the two-room Washington School at 3701 North 26th St. When finished the school was the only building in the addition that was not a residential or a farm structure. The Proctor neighborhood continued to grow rapidly. By 1906, the School District had architect Frederick Heath designed the two-story Colonial Revival Washington Elementary School at that site. The first addition to the school was added in 1909 and another in 1917, demonstrating the rapid population growth in the neighborhood.¹¹

¹⁰ City of Tacoma & Environs, Washington, Fred G. Plummer, C.E., Published by Allen C. Mason

¹¹ Tacoma Register of Historic Places, Washington School, 2006

Figure 5 A 1901 map with general location of Proctor district in red ¹²



Initially the area still had a rural character. In 1904 Frank F. Beal and the Tacoma Floral Company built an array of three large greenhouses in 1904 that occupied the entire north side of the 3800 block of N. 26th Street. Residences occupied much of the area, and are still represented by, for example, the 1905 Coleman house at 3820 ½ N. 26th St., the 1907 Francis Pittman house at 2717 N. Proctor St., the 1909 Oliver F. & Olive Mickle House at 3810 N. 27th St. and the 1910 Roscoe S. Steere house at 3808 N. 27th St. Originally named Jefferson Avenue, in 1909 the city renamed the street to North Proctor Street to honor the local architect John Proctor, who had designed the County Courthouse, and also to avoid confusion with another Jefferson Street downtown. The Proctor street name would eventually lend its name to the entire neighborhood.

A commercial district was never planned for the area. It emerged slowly over the next over the next two decades. In 1908, Michael D. Coleman built the first commercial building in the

¹² City of Tacoma & Environs, Washington, Fred G. Plummer, C.E., Published by Allen C. Mason

district at 3822-24 N. 26th St. It housed a drug store and grocery with apartments upstairs. By 1910, the McClean Brothers had opened a grocery and meat market across Proctor at 2520-22 N. Proctor St.

Rapid Expansion (1910 to 1940)

The most intensive period of Proctor's development occurred in the period from about 1910 to 1940, corresponding with a series of economic booms that Tacoma experienced after 1906. These were vibrant years for lumber, wood products, fishing, smelting and shipping. Many of these industries were located along Commencement Bay just below the bluff where the Proctor neighborhood was located. Working and lower middle class families largely filled the area with a smattering of upper middle class homes. This was the era of streetcar lines and early automobile use, and it was the dominant period that shaped both the character of Proctor and Tacoma itself.

Businesses began to fill the 3800 block of N. 26th Street and the 2500 to 2800 blocks of Proctor Street, creating an unplanned neighborhood business district. Catering to the needs of nearby residents, these initially were mostly grocery stores, butcher shops, bakeries, hardware stores and cobblers. In 1910 J. H. Leonard Hardware was located at 2622-24 N. Proctor. In 1911, Fire Station #13, which still operates and is listed on the city, state and national historic registers, was built at the corner of N. Proctor and N. 25th St.

By the end of World War I, the growth of automobile ownership encouraged residential development beyond the streetcar lines, and Proctor's business district began to cater to the automobile culture and to serve customers from a wider area. In 1917, Henry Sanstrom's department store opened at 3825 N. 26th St., and it would anchor the growing shopping district until 1931. In 1922, an auto dealership opened at 3815 N. 26th with a repair shop in the rear. Automobile service stations would be located at N. Proctor and N. 26th and 28th Streets as well as N. 26th and N. Adams. In 1939, Tacoma would replace its trolleys with buses.

With a growing economy, leisure pastimes became a new business focus in the district. In 1923, Henry Sanstrom built the silent movie theater the Blue Mouse at 2611 N. Proctor St., which is still in operation and is listed on the city, state and national historic registers. That same year, Robert McKinnell opened the Paramount Theater around the corner at 3816 N. 26th. Ice cream parlors, confectionary shops, restaurants and taverns became common.

In 1920 parents and students from Washington School began a drive to open a branch library in the area. Enthusiasm spread quickly, and money to purchase the land at the corner of N. 26th and N. Adams for the library was quickly raised.¹³ However, the Carnegie Foundation had ceased funding libraries due to its relief work in Europe. The project languished until 1927 when Ms. Anna E. McCormick, the wealthy widow of William Laird McCormick, donated the money for the building and furnishings.¹⁴

Two-story buildings with shops below and apartments above began to appear. The 1910 Leonard Hardware store at 2622-24 N. Proctor St. In 1924, the Davies Building at 2702 N.

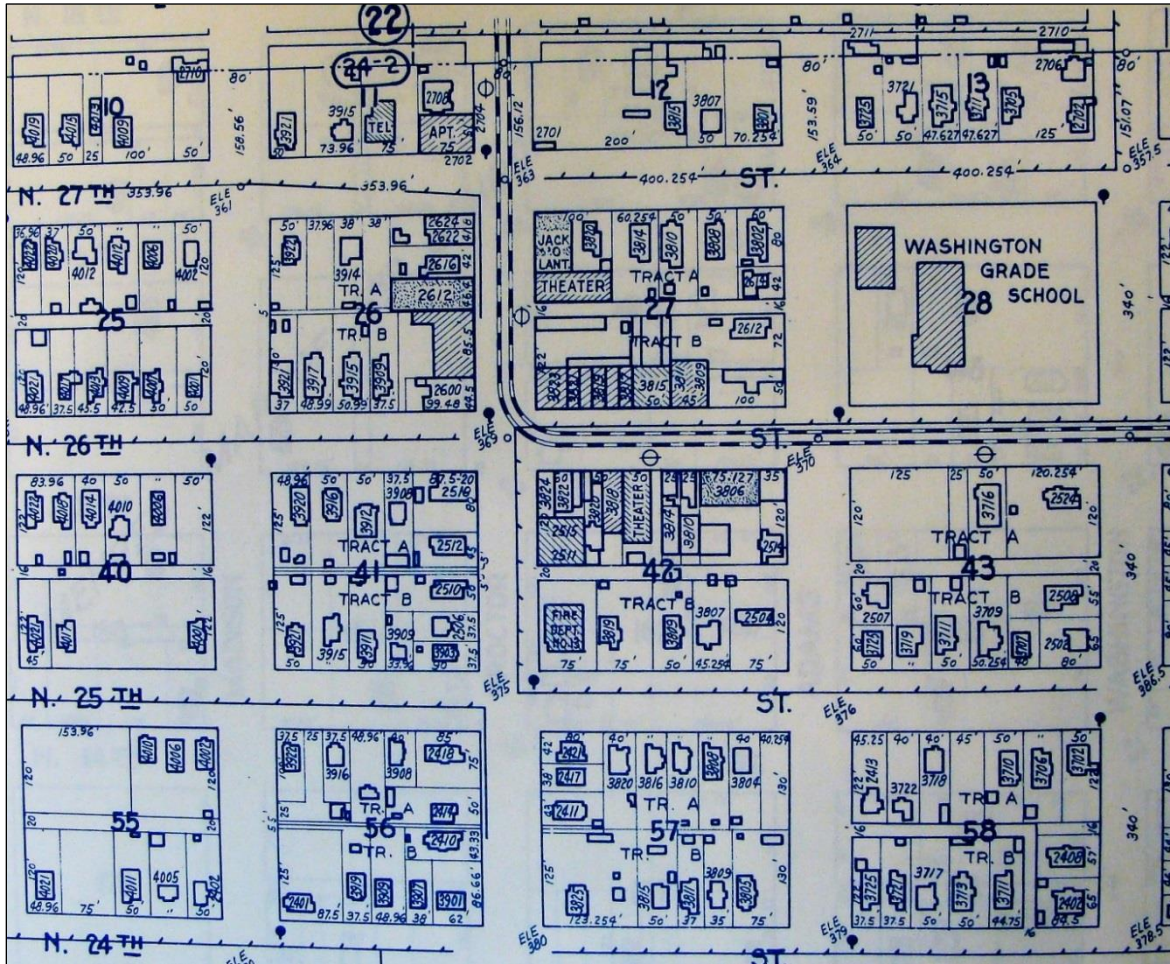
¹³ Gallacci & Evans, pg. 54

¹⁴ "Gives money to build library," *Tacoma Daily Ledger*, 12/10/1926, p. 1.

Proctor was completed. A few years later in 1930, Ray Gamble built his building block across the street with its eight apartments.

Mason Middle School was opened in 1926 at 3901 N. 28th St. That same year saw the construction of Cushman Substation on N. 19th St. and the Cushman Dam & Power House in 1930 as result of Tacoma Light and Power’s construction of Cushman Dam and Power House No. 1 on the Olympic Peninsula. A second dam and powerhouse followed in 1930. These dams and substations provided an abundant and reliable source of electrical power to Tacoma industries and residents.

Figure 6 A 1926 map of the Proctor District¹⁵



The Great Depression saw some Proctor businesses fail and some buildings do dark for several years. The economy began to pick up towards the end of the decade as military preparedness increased and military-related industries began to gear up.

Post WWII to 1970

The period during World War II was one of major growth for Tacoma. With not only major military bases nearby but also critical war industries and shipyards around Commencement

¹⁵ Metsker's Atlas of Tacoma, Vol. 1, pg. 24-1, 1926

Bay, the need for worker housing was critical. This was followed by the return of service men and women after the war. Small houses were quickly built on the remaining open space and larger parcels were subdivided. However, most new housing in Tacoma was built on larger tracts to the west and south.

Zoning was established in 1953, by which time Tacoma was largely already built out. However, zoning did finally recognize the now well-established Proctor business district as a C-1 neighborhood commercial district. Through the 1950s, businesses came and went in the district, but there was little substantial change in the size or character of the district.

The 1960s, however, brought some new looks (Figure 7). In 1960, Mason Methodist replaced Frederick Heath's 1910 Tudor Revival sanctuary with one designed by Durham, Anderson & Freed in the New Formalist style. In 1958, Malcolm and Al Soine established Soine Shoes in Henry Sanstrom's old department store at 3817-25 N. 26th St. In 1962, they would undertake a major modernist remodel of the one-story shops on that side of N. 26th St and N. Proctor St., giving them a uniform parapet, a wide, fixed sidewalk awning, and Roman brick facades. In 1964, Oscar H. Brasier, taking advantage of the commercial zoning, built the three-story Mason Manor Apartments in the New Formalist style at 3914 N. 27th Street, the tallest building in the district until 2015. Supermarkets also make their appearance at this time with Lucky Stores Grocery (now Metropolitan Market) in 1966 and Safeway in 1967, both taking both sides of the 2400 block of N. Proctor St.

Figure 7 A 1963 aerial view of the Proctor Neighborhood¹⁶



¹⁶ Richard's Studio, 1963

The 1970s and 1980s brought an economic slowdown, and more people began moving to newer parts of town and to suburban developments in surrounding communities like Puyallup and University Place. In 1965 the new Narrows Bridge was completed and tolls were lifted, making the commute to Gig Harbor more feasible. Since the 1990s and increasingly since 2010, Tacoma has become a bedroom community to Seattle. In 2009, Tacoma's city council created six "neighborhood mixed-use centers," including one that encompassed the Proctor commercial district. This new zoning increased density and building heights. Since then two large, six-story apartment buildings have been built in the district with more planned. This increased level of development constitutes a substantial threat to the remaining historic buildings and the historic fabric of the district.

Architectural Styles

Since the Proctor business district grew organically over time, it still retains a mix of commercial buildings and houses, though the houses are rapidly disappearing. Most of the historic buildings (23 of 30 inventoried) were constructed between 1905 and 1930 and hence represent architectural styles that were nationally popular at that time. Also, the neighborhood was rather modest with mostly working and lower middle class residents, and this is reflected in the modest, functional buildings of the business district.

Twentieth Century Commercial (1900 – 1930)

Sixteen of the 30 buildings inventoried are examples of the 20th Century Commercial style. This style is characterized generally has flat-roofed, masonry buildings with a modestly decorative parapet. The front façade may feature decorative string courses but primarily consists of large display windows set on bulkheads with a usually centered and recessed doorway. In the Proctor District, most examples of this style are the one-part block type with three bays and only a few of the two-part block type.

The 1925 Backstage Video building at 3818 N. 26th St. with its row of transoms above the display windows and doorway is a particularly good example of the one-part block type of this style as is the 1923 Marush Building at 2513-17 N. Proctor St. The plain facades of Viva Restaurant (1945) at 2618-20 N. Proctor and the Discovery Shop (1952) at 2512 N. Proctor offer a more Modernist variation of this style. Similarly the Beal-Soine commercial strip (3811-25 N. 26th St.) illustrates a common evolution of 20th Century Commercial style buildings. Built from 1916 to 1920, these various buildings each had unique, though similar facades. In 1962, the Soine brothers remodeled them with a flat stucco parapet and fixed sidewalk canopy with Roman brick on the pilasters and bulkheads, unifying them into a Mid-Century Modern commercial strip.

The 1924 Davies Building at 2702-04 and the 1929 Gamble Building at 2701-07 N. Proctor St. are fine examples of the two-part block type of this style. The Gamble Building has multiple bays along its block-long façade. The Peaks & Pints building at 3816 N. 26th St. features elaborate tapestry brickwork in checkerboard and dentil designs that suggest Art Deco styling.

Craftsman (1905 – 1930)

This popular residential style is generally are one to one-and-a-half stories with a low-pitched, gabled roof with a wide, unenclosed eave overhang. Roof rafters are often exposed

with decorative beams or braces added under gables. It was also a popular style for commercial buildings, but few survive. The Proctor District has four examples.

The residential version of the Craftsman style is found in the Steere (1910) and Mickle houses (1909) at 3808 and 3810 N. 27th St. and are remnants of the original residential character of the district. The two-and-a-half story Leonard Hardware building (1910) at 2622-24 N. Proctor is a rare surviving example of a Craftsman style commercial building with its front-gabled roof, wide eaves and decorative braces.

New Formalism (1955 – 1975)

New Formalism emerged as a reaction to rigid forms of Modernism, especially Modernism's rejection of all decorative elements. New Formalism embraced many Classical precedents such as building proportion and scale, classical columns, highly stylized entablatures, and colonnades. However, they also used the newly discovered plastic-like qualities of concrete to create new forms. Interestingly, the Proctor District has three examples of this style and all in its western-most part. The new Mason Methodist Church building (1960) by Durham, Anderson & Freed features a monumental presence with its ground to roof square columns supporting cast stone panels. The firm of Harris, Reed & Wilson designed the 1963 U.S. Bank building at 3916 N. 26th St. It features a round geometric structure set on a glass platform with stylized columns and vertical windows separated by panels and projecting vertical beams. Mason Manor Apartments (1964) at 3914 N. 27th St. sits on a brick platform and had its horizontal emphasis broken with white projecting balconies and vertical ornamented trellises (now removed).

Tudor Revival (1890 – 1940)

The Eclectic movement draws on the entire European architectural tradition for stylistic inspiration, drawing on Classical, Medieval, Renaissance and Georgian influences. Initially it was seen in landmark houses and buildings designed for wealthy clients but by the 1920s smaller, less expensive versions that spread rapidly across the U.S. The Tudor Revival style was particularly popular, characterized by steeply pitched roofs, grouped windows with multi-pane glazing, half-timbering, and front doors or entry porches with round or Tudor arches. The Proctor District has two fine examples.

The Mason Methodist parsonage at 4022 N. 28th St. was built in 1924 with plans likely created by Frederick Heath, who designed the 1911 Tudor Revival sanctuary (demolished). It features steeply pitched, complex roof, a mid-façade, projecting front gable, decorative half-timbering with stucco walls, and recessed entry with segmented arch. In 1927 Silas Nelson choose the Tudor Revival style for the branch library at 3722 N. 26th Street. The Tudor style gave an inviting, almost storybook look to the diminutive library building across the street from the larger and grander Neo-Colonial Washington Elementary School.

Each of the remaining five inventoried buildings, all residential, represents a different building style: Folk/Traditional, Classic Cottage, Prairie School, Colonial Revival and Minimal Traditional. Since these styles only have one reprehensive, they will not be elaborated here.

Architects

Bresemann, Emmanuel J. (1881-1971)

Born in Spanaway, WA, Bresemann worked in the wood products industry. During the early 20th century, he enrolled in a correspondence architecture class taught by Tacoma architect, Ambrose J. Russell. In 1905 Bresemann moved to California and studied architecture at the Humboldt Technical School of San Francisco. After graduation he formed a partnership with fellow student Morien Eugene Durfee (Bresemann & Durfee). The firm operated in Seattle for about four years, and then relocated to British Columbia for the following four years. Bresemann returned to Tacoma in 1916 and worked with the firm of Heath, Gove and Bell for a short time before opening his own practice.¹⁷ For more information, see HistoryLink.org: [//www.historylink.org/File/9156](http://www.historylink.org/File/9156)

Barton, Vere F. A (1864 – 1923)

Born about 1861 in England, architect Vere Barton immigrated to Winnipeg, Manitoba, Canada in 1902. He came to the U.S in 1907, mostly likely to Spokane. He was in Tacoma by 1908 where he joined the John P. Larkins firm. He was a member of the English Society of Architects and a fellow of the Royal Surveyors Institute. He practiced until after 1920 and died in Seattle in 1923.

Durham, Robert L. (1912-1998)

Durham was born in Seattle on April 28, 1912, and was raised in Tacoma graduating from Lincoln High School. After starting school at the College of Puget Sound, Durham transferred to the University of Washington and graduated cum laude from the School of Architecture in 1936. After graduation he joined Bertram Stuart as a draftsman. Having worked for the FHA, he rejoined Stuart in a partnership in 1941 that focused primarily on residential homes and apartments. Parting with Stuart in 1951 and working alone for a few years, Durham formed a partnership with David R. Anderson and Aaron Freed in 1954. He became interested in church architecture and from 1951 to 1975, the firm designed over 200 churches. For more information, see the Durham article in the Architects section of the WEWA DOCOMOMO website: [//docomomo-wewa.org/architects_detail.php?id=23](http://docomomo-wewa.org/architects_detail.php?id=23)

Harris, James Martin, (1928)

James Martin Harris graduated from the University of Oregon's School of Architecture and Allied Arts in 1953. Upon graduation, Harris served as a project engineer for the Busch-Copenhagen Co. in Portland. Then in 1956 he became a draftsman and supervisor in the office of Robert Billsbrough Price in Tacoma. In 1960, Harris left the Price firm to open his own independent practice. The next year he formed a lasting partnership with architect William Reed. Architect Benjamin Wilson briefly joined them (1961-62), but in 1967 Theo Litzenberger joined the firm. Projects range from the Shed style Tacoma AAA office (1968); to the round United Mutual Savings Bank (1963) in the Proctor neighborhood of Tacoma; to the beautifully executed Brutalist style Salvation Army Citadel (1969) in Tacoma. For more

¹⁷ Swope, Caroline. Historic Preservation Resource Guide, Chapter 8, Architectural Styles and Architects, July, 2011. Accessed 12/18/2019, <https://cms.cityoftacoma.org/planning/historic-preservation/nominating/architectural-styles-and-architects.pdf>

information, see the James M. Harris article in the Architects section of the WEWA DOCOMOMO website: http://docomomo-wewa.org/architects_detail.php?id=127

Heath, Frederick (1861-1953)

Frederick Heath served as the official school architect for Tacoma from 1902 through 1920. Heath formed a number of partnerships: Spaulding, Russell & Heath, Russell & Heath, Heath & Twitchell, Heath & Gove, Heath, Gove & Bell. Through these various firms, Heath was responsible for a number of significant buildings in Tacoma and, completed more than 600 projects. Design work was far reaching and varied from private residences, commercial buildings, and fraternal lodges, to churches, hospitals and school buildings. For more information see the Architect Biographies at the Dept. of Archaeology & Historic Preservation website: [//dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies/bio-for-frederick-h-heath](http://dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies/bio-for-frederick-h-heath)

Hopping, Daniel Primrose (1832-1907)

Daniel P. Hopping was born in New Jersey. He arrived in Tacoma in 1890 at the age of 59 from Springfield, IL, where he worked as an architect and contractor.¹⁸ He lived at 3316 N. 28th St. from 1891 to 1904. While listed as a contractor in the City Directory, he is occasionally listed as architect for some buildings. He designed and built the first Mason Methodist Church in 1891 at 3118 N. Proctor St. (dem.). His elder son, William P. (1862-1932) was a major Tacoma businessman, who had his own real estate business and was a founding director of the Tacoma Savings & Loan Assn. Daniel likely worked on his son William's building projects.

Nelson, Silas E. (1894-1987)

Silas E. Nelsen started his career as a naval architect but eventually moved into residential and civic architecture. He moved to the Puget Sound area as an adult and worked with the architectural firm Heath, Gove, and Bell for four years. He then started his own practice and designed more than 150 homes, 15 churches, numerous buildings at the University of Puget Sound, and the Tacoma main library addition. For more information see the Architect Biographies at the Dept. of Archaeology & Historic Preservation website: [//dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies/bio-for-silas-e-nelsen](http://dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies/bio-for-silas-e-nelsen)

Contractors and Builders

Bell, A. C.

Little is known about A. C. Bell except that he was active as contractor in Tacoma in 1909.

Miller, Albert (1857 – 1935)

Born in Wisconsin, Albert Miller came to Tacoma 1888. He was one of the original directors of Tacoma Savings & Loan Assn.¹⁹ Until the late 1920s, he was a prolific earlier Tacoma building contractor. He built many homes and apartment buildings, including many in the

¹⁸ "One new comer does his share for the good of Tacoma," *Tacoma Daily Ledger*, 02/27/1890, pg. 5

¹⁹ Albert Miller obituary, *Tacoma News Tribune*, 01/30/1935, p. 6

North Slope and Stadium historic districts. He built many industrial buildings, such as Columbia Brewery and Carman Manufacturing factory. Many of his buildings are register listed, such as the Supervisor's Lodge at Point Defiance and the Blue Mouse Theater.

Davidson, Charles F. (1894 - 1956)

Born in Indiana in 1894, Charles F. Davidson was in Tacoma in 1921 working as a fireman for two years and then a year in a shipyard. By 1924 he is listed as a carpenter in the city directory, and the following year, he establishes himself as a contractor. In 1926 he established his company C. F. Davidson & Co., a formidable presence in mid-20th Century Tacoma. His work included dozens of houses along S. Meyers and S. Macarthur, the Marymac Apts. (615 S. 7th), Edward B. Rhodes Post, American Legion Post (407 S. G), the Annobee Apts. (319 N. I), the Gamble Bldg. (2705 N. Proctor), the 16-story Vista Manor Apartments (319 Tacoma Ave. N.) as well as many other houses, apartments and commercial buildings.

Hobbs, Charles Milton (1876 – 1960)

Charles M. Hobbs was born in Kansas and moved to Tacoma with his wife and daughter between 1904 and 1909. By 1910 he had established himself as a carpenter and contractor. By 1930 he was in the hardware business. He and his wife Maggie were longtime residents of 3917 N. 26th St. In the Proctor District.

Jones, Charles. W. (1882 – 1957)

Charles W. Jones was born in Michigan in 1882. It is not known when he arrived in Tacoma, but he first appears in the city directories in 1907 listed as a carpenter. His work appears to be mostly in houses.

Murphy, Edward D. (1866 – 1933)

Edward D. Murphy was born in Michigan. While it is not clear when he arrived in Tacoma, he was a prolific early building contractor here from about 1905 through the 1920s. His work included many houses but also commercial and industrial buildings. He was also involved in real estate and investments.

Huginin, Guy R. (1877 – 1966)

Huginin was located in Oregon. Born in Minnesota, it's not clear when he came to Oregon. In the 1910 U.S. Census, he is 30 years old, living in Minnesota and working as a carpenter. By 1920 Huginin was working as an architect building woolen mills in Pendleton, OR. In the 1930 U.S. Census he is living in Portland, OR, and working as a millwright in mills there.

Kirkebo, Gerhard (1890- 1967)

Gerhard Kirkebo was born in Norway in 1890 and immigrated with his parents and brother in 1909 to Tacoma. Kirkebo & Sons was a well-established contracting firm in Tacoma in the mid-20th Century. His work included banks, public schools, supermarkets, fire stations, and churches, including in 1948 the Star-Lite Park-In Theater on South Tacoma Way.

Klapstein, Fred (1886 - 1986)

Fred (Gottfried) Klapstein was born in Russia (likely in what is today Poland) and immigrated to the U.S. with his German wife (also likely from what is today Poland) in 1895. The Klapstein's are in Tacoma by 1919, and Fred is listed as a carpenter in the city directory. By 1925, he is listed as a contractor. His company, Klapstein Builders, included family members and other relatives. Prolific primarily from the 1920s to 1950s, Klapstein Builders focused primarily on houses. However, they did build several churches, such as Temple Baptist Church (dem) and Skyline Christian Church (626 N. Skyline Dr.). They sometimes worked with architect Silas E. Nelsen.

McCabe, James Daniel (1853 – 1921)

Born in Canada, James D. McCabe came to the U.S. in the year of his birth. McCabe was working in Tacoma as a carpenter and contractor from as early as 1893 until his death in 1921. Little of his work is known beyond the Coleman Bldg. (3822-24 N. 26th) and the McDonnell Apts. (621 S. Yakima). However, he was described as a “wealthy contractor and carpenter” in the 02/26/1916 (pg. 1) of *The Tacoma Times*.

Anderson, John Herbert (1905 - 1974)

John H. (Big John) Anderson was born in upstate New York in 1905. By about 1908 the family was in Tacoma where his Norwegian emigrant father, E. M. Anderson, worked as a carpenter and contractor. John would take up his father's business. On returning from WWII, John also enter the civic life of Tacoma, first being elected to city council and then serving as mayor from 1950-54 and again from 1956-58. He would also serve as chair of the Tacoma-Pierce Co. Chamber of Commerce. His firm built primarily houses and small commercial buildings.

Wallin, John S. (1877 -1936)

Born in Sweden, John S. Wallin emigrated to the U.S. in 1893. It's not clear when he came to Tacoma but he first appears in the city directory in 1908. Beginning as a carpenter, Wallin soon became a leading contractor in the city, especially in the 1910's and 1920's. His buildings primarily include houses, apartments, schools and commercial buildings. Several of his buildings are register listed, including McCarver Intermediate School (2111 S. J) and the City Shops (2314 S. Holgate).

B. Survey Results

Overview

In 2009, Tacoma's city council created six “neighborhood mixed-use centers,” including one that encompassed the Proctor commercial district. This new zoning allowed increased density and building heights. Since then two large, six-story apartment buildings have been built in the district with more planned. This increased level of development constitutes a substantial threat to the remaining historic buildings and the historic fabric of the district. This inventory was undertaken by the city's Historic Preservation Office and Historic

Tacoma to identify historic and cultural resources still remaining in the Proctor Mixed-Use Center.

The survey results were typical of an early 20th Century neighborhood commercial district. Of the inventoried buildings, 73.3% were built between 1900 and 1930: 23.3% from 1900-1909, 13.3% from 1910 to 1919, and 36.7% from 1920 to 1929. The 30 inventoried properties range from modest one-story homes to one and two story commercial buildings. Since the commercial district was never planned but simply emerged over time, it still contains some houses, most of which have been converted into businesses. Most of the buildings were either wood-frame or masonry structures with the commercial buildings tending toward the latter.

By the far the largest architectural style represented among the 30 inventoried buildings was the Early 20th Century Commercial style with 16 or 53% representatives. The Craftsman style had four representatives, including one commercial building. The New Formalism style had three representatives, comprising early 1960s additions to the district. Tudor Revival had two representatives while Classic Cottage, Prairie, Colonial Revival, Minimal Traditional and Folk Traditional with one representative each.

Nearly all of the surveyed properties have incurred visible alterations. The most common alternation was windows with original windows replaced with modern sashes. Some, like those in the Davies Building or the Francis Pittman house, closely replicated the originals while others, like the aluminum sliders at the Roscoe S. Steere house, did not. As expected, the storefronts of the commercial buildings have also seen considerable change as, for example, they change from one store to two and back to one or change use as when the Paramount Theater changed from a movie house to a variety store. Perhaps the most significant, though historic, change was the 1962 remodel of the of the individual storefronts on the north side of the 3800 block of 26th Street and east side of the 2500 block of N. Proctor into a unified Modernist commercial strip.

The inventory area exhibits a similar range of construction dates, land uses and architectural styles. Historically the buildings represent the early 20th Century growth of Tacoma and the establishment of its early streetcar suburbs. The buildings surveyed here are those that give the Proctor Business District its current character.

Eligibility Recommendations

The current survey was conducted at the intensive level with property-specific evaluations were completed. General recommendations on potential NRHP and TRHP eligibility are based on historic research and visual observation of their architectural and historic integrity.

The Proctor District already contains three buildings listed on the TRHP and the NRHP (which includes listing on the Washington Heritage Register): the 1906 Washington Elementary School (3701 N. 26th St.), 1922 Engine House #13 (3825 N. 25th St.) and the 1923 Blue Mouse Theater (2611 N. Proctor). Although technically not in the district, the nearby Cushman and Adams Substations (3713 North 19th Street) were recently listed on the TRHP and NRHP.

The 1977 Tacoma Cultural Inventory included five more additional buildings as significant:

- Paramount Theater, 1923 (3816 N. 26th St.)

- Davies Building, 1924 (2702-04 N. Proctor St.)
- Proctor Pharmacy, 1925 (3818 N. 26th St.)
- Anne E. McCormick Library, 1927 (3722 N. 26th St.)
- Gamble Building, 1929 (2705 N. Proctor St.)

All five of these buildings still retain significant integrity and reflect the distinctive architectural characteristics of a type, period or method of construction to warrant individual inclusion on both the TRHP and NRHP.

In addition to these five, six more buildings appear to meet criteria for individual inclusion on the TRHP and likely on the NRHP as well:

- Hopping house, 1907 (3752 28th St.)
- Leonard Hardware, 1910 (2622-24 N. Proctor St.)
- Marush Building, 1923 (2517 N. Proctor St.)
- Mason Methodist parsonage, 1924 (4022 N. 28th St.)
- Mason Methodist Church, 1960 (2710 N. Madison St.)
- United Mutual Savings Bank, 1963 (3916 N. 26th St.)

The Coleman house (3820 ½ N. 26th St.) represents a special case. Architecturally it is a modest example of the Folk/Traditional style, and it is in a considerably deteriorated condition. However, it is the oldest extant building in the district and was the home and later business of Michael and Elizabeth Coleman, who built the district’s first commercial building, the Coleman Building next door (2521-25 N. Proctor St.). Although it still stands, the Coleman Building itself has lost all of its historical integrity, leaving the Coleman house as the last remaining connection to the district’s earliest history. It, therefore, would qualify for inclusion on the TRHP.

The majority of the remaining buildings have been altered somewhat, usually with significant additions or alterations to the primary facades, but still retain substantial historical integrity. They are eligible as contributing resources in a TRHP or NRHP historic district or a TRHP conservation district. These include the following:

Table 4 Contributing Properties

Name	Build date	Address
Beal-Soine commercial strip	1916, 1922	3811-25 N. 26 th St.
Henry’s Bakery	1912	3814 N 26 th St.
Nichols house	1909	3721 N. 27 th St.
Steere house	1910	3808 N. 27 th St.
Mickle house	1909	3810 N. 27 th St.

Name	Build date	Address
Mason Manor Apts.	1964	3914 N. 27 th St.
Stephenson house	1941	3750 N. 28 th St.
Western Auto Supply	1952	2512 N. Proctor St.
Udovich Variety Store	1938	2514 N. Proctor St.
Maclean Bros. Groc.	Before 1910	2520-22 N. Proctor St.
Lang & Dennison Hardware	1945	2618-10 N. Proctor St.
Pittman house	1907	2717 N. Proctor St.

C. Development Trends

There are development trends which may affect historic resources within the survey area. These include:

- Increased growth and redevelopment – The goal of the City’s Mixed-Use Centers is to accommodate Tacoma’s future population through the encouragement of larger and taller residential buildings in these areas. The Proctor District has already seen two large apartment buildings constructed with a third on the way and others rumored. Land values have increased considerably.
- Changing business climate – Increased land values and consequent property taxes have led to more costly leases, which are increasingly difficult for local retailers to meet. Similarly, national business trends have an impact on businesses in the district, such as the decline in movie viewing (The Blue Mouse), movie rental (Backstage Video, and book shopping (Culpepper Books). Almost all of the businesses in the retail spaces by the new large buildings represent national or regional chains.
- Ongoing alteration of building – As retail businesses turnover and new tenants arrive, buildings may be altered to meet the needs and specifications of new uses. The exterior alteration of buildings may result including the removal or replacement of original windows, entrances, and other original features. These developments have the potential to negatively affect the historic integrity of eligible/listed properties.

4 Report Recommendations

The current survey and inventory was completed to inform future planning efforts in the Proctor Mixed-Use Center and to support the historic preservation goals of the City of Tacoma. The Proctor neighborhood contains a large number of properties which are both individually and collectively significant both for their architectural merit as well as their embodiment of the commercial, institutional, and residential development of one of Tacoma's unique neighborhoods. The following recommendations are presented to support the goals of the City and of Washington State:

- Support the designation of individual properties in the NRHP and/or TRHP. The City and the Landmarks Preservation Commission may complete outreach with property owners of buildings identified in this study to encourage the recognition and protection of properties which are historically and/or architecturally significant, as well as the financial incentives which may be available to formally designated properties.
- Consider the designation of the Proctor District as a historic district at the local or federal level. The properties inventoried as part of this study present a cohesive collection of commercial, institutional, and residential properties which convey the historical development of the Proctor District and the range of architectural styles which represent it. Although the district may not possess sufficient integrity for its architectural merit under NRHP Criterion C, designation in the NRHP under Criterion A for its historical significance may not require the same level of integrity pending further study and consultation with the City and DAHP. Outreach should also be conducted with property owners to see if such a designation would be supported. If a historic district is determined infeasible for any reason, a conservation district should be explored as a means of retaining and managing the unique character the Proctor District possesses.
- Integrate survey findings into the planning process as future development projects are proposed in the Proctor Mixed-Use Center. This study identified a range of properties which can be considered historic resources and will potentially be negatively affected through redevelopment. The use of the survey findings will assist in the early identification of potential impacts and the development of strategies to avoid or minimize these impacts to the greatest extent feasible.

5 Bibliography

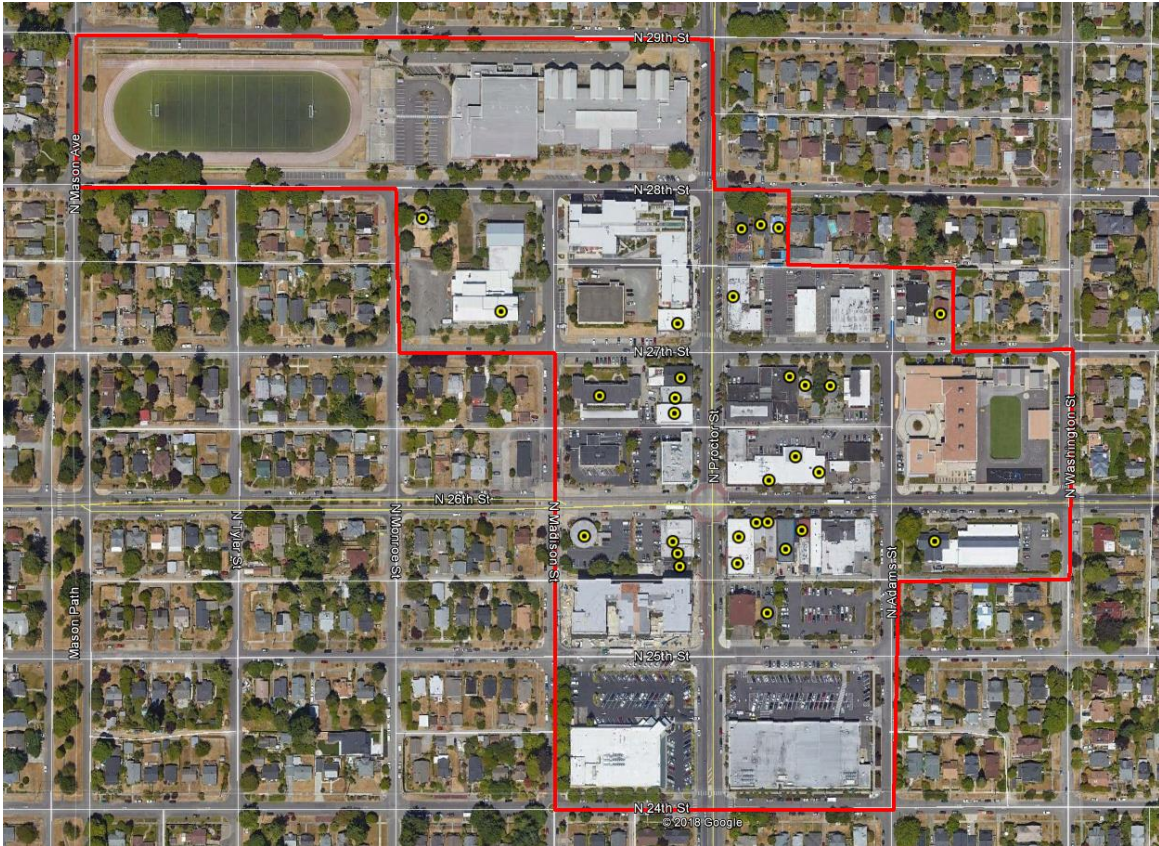
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- Additional resources in the Northwest Room of the Tacoma Public Library

6 Appendix

A. Maps

Figure 8 Inventoried Properties



B. RuskinArc Inventory Forms

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
2512 N Proctor St
Tacoma Washington 98407 USA

County: Pierce

Historic name: Western Auto Supply

Present name: American Cancer Society Discovery Shop

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:
 26TH & PROCTOR LLC / 3803 BRIDGEPORT WAY W UNIVERSITY PLACE WA 98466

Land unit size: ,12 acres

Site/Setting: Urban



2512 N. Proctor, 2019

Lat/Long: 47.2706911798968300, -122.4891495337295700 [WGS84]

UTM: Zone 10T, 538641.0744 mE, 5235372.2937 mN

Township/Range/Section: 21N / 2E / 36 NE

Parcel No. 7475013530

Historical Information

Historic Function: Commerce/Trade: Specialty Store

Construction Date: ca. 1950-1959 , documented 1952*

Original or Significant Owners: Western Auto Supply

Significant Date/Period:

Areas of Significance:

Current Function: Commerce/Trade: Specialty Store

Architect:

Builder: Klapstein Builders, contr .

Developer: Rudolph F. Udovich

Architectural Information

Category: building, Commercial Building

Structural: concrete block

Stories: 1, Bays: 3

Form or Plan: one-part commercial block, rectangular

Foundation: poured concrete

General condition: Good

Basement: none

Style: 20th Century Commercial and Mid-Century Modern

Exterior Material(s): original brick, original concrete block

Roof Material: Asphalt roll

Roof Type: Flat , parapet walls

Windows: aluminum 2 fixed

Chimney(s):

Porch:

- Additions
 - Alterations
 - Moved
 - Other
- Ancillary structures:

Historical Summary:

Rudolph F. Udovich, son of a Croatian immigrant, built this building and the building next door at 2516. The grand opening was 11/13/1952. It was remodeled and opened as the Proctor Branch of the Puget Sound National Bank on 12/5/1963.

Status (Current Listing or Designation)

National: indiv. district landmrk.

State/Province: indiv. district landmrk.

Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

- National
- State
- Local

Landmark potential

- National
- State
- Local

Eligibility: It is associated with later Proctor development (A). It is an good example of...

Integrity: The building has a high level of integrity.



2512 N. Proctor, 2019



Rear of 2514 (left) and 2512 (right) N. Proctor (2019)



Western Auto, 1952 (Tacoma News Tribune, 11/12/1952, p. B2)

Description/Remarks

This is a 1-story, 3-bay commercial building in the 20th Century Commercial style with Mid-Century Modern influences built in 1952. The structural system is concrete block. The foundation is poured concrete. Exterior walls are original brick and original concrete block. The front facade has a veneer of Roman brick. The building has a flat roof clad in asphalt roll with parapet walls. There is no parapet. none Windows are aluminum, 2-light fixed. There is one large display window with low bulkhead on either side of the doorway. Each window has two panes. none There is an addition. The centered entry is recessed under the front facade with a double-leaf, fully-glazed door. This building is very simple: a front facade with Roman brick cladding and two large display windows on either side of a centered, recessed doorway.

Date source: Tacoma News Tribune, 11/12/1952, p. B2, B3

Survey and Recorder		
Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys:
Inventoried: 06/18/2019 12:46:14 am Last updated: 12/30/2019 10:31:36 am by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Comments on Eligibility (continued)

... a mid-century modern neighborhood commercial building (C) and retains a high degree of integrity.

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
3722 N 26th St
Tacoma Washington 98407 USA

County: Pierce

Historic name: Anna E. McCormick Branch Library

Present name: Anna Lemon Wheelock Branch Library

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Public

Owner/Address:
 TACOMA PUBLIC LIBRARY / 1102 Tacoma Ave S, Tacoma, WA 98402-2006

Land unit size: .88 acres

Site/Setting: Urban



Wheelock Library, front facade (2019)

Lat/Long: 47.2708453186300200, -122.4868485650818000 [WGS84]

UTM: Zone 10T, 538815.0081 mE, 5235390.5658 mN

Township/Range/Section: 21N / 2E / 36 NE

Parcel No. 7475013831

Historical Information

Historic Function: Education: Library

Construction Date: ca. 1920-1929 , documented 1927*

Original or Significant Owners:

Significant Date/Period:

Areas of Significance:

Current Function: Education: Library

Architect: Silas E. Nelson, 1927, 1959 addition; Gary Knudsen, 1987 addition

Builder: John Wallin

Developer: Tacoma Public Library

Architectural Information

Category: building, Library

Structural: frame

Stories: 1, Bays: 3

Form or Plan: T-plan, T

Foundation: poured concrete

General condition: Excellent

Basement: none

Style: Tudor Revival

Exterior Material(s): original brick, original terra-cotta

Roof Material: replacement standing seam metal

Roof Type: Multi-plane/complex , closed cornice

Windows: replacement steel 1 single-light fixed

Chimney(s):

Porch: single-story single-bay central enclosed porch

- Additions (1987)
 - Alterations (1959, 1987)
 - Moved
 - Other
- Ancillary structures:
 1 total including
 Memorial plaza

Historical Summary:

Designed by Silas Nelson, this library was built in 1927 after community fundraising and a significant donation by Anna E. McCormick, after whom it was first named. A small addition designed by Silas Nelson was added in 1959. In 1987, Gary Knudsen renovated the original building and designed a major addition to it. Local artist Richard Beyer created the carved brick panels on the front facade of the addition as well as the Wheelock name at the main entrance. In 2008, the A. C. Mason Plaza was added to the northwest corner with a bronze statue created by Tacoma artist Paul R. Michaels and six columns from his now-demolished mansion.

Status (Current Listing or Designation)

National: indiv. district landmrk.

State/Province: indiv. district landmrk.

Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

- National
- State
- Local

Landmark potential

- National
- State
- Local

Eligibility: This building meets criteria A as the second branch library in Tacoma and the...

Integrity: The original Anna E. McCormick building retains a high level of integrity.



Wheelock Library, west facade (2019)



Wheelock Library, 1987 addition (2019)



Wheelock Library, Richard Beyer carved panels (2019)



Wheelock Library, 1987 addition, east facade (2019)

Description/Remarks

This is a 1-story, 3-bay library in the Tudor Revival style built in 1927. The structural system is frame. The foundation is poured concrete. Exterior walls are original brick and original terra-cotta. The McCormick building's parapeted gables and portico buttresses have glazed terracotta capstones. The building has a multi-plane/complex roof clad in replacement standing seam metal with closed cornice and two triangular dormers. The McCormick building has a primary roof that is a high, parapeted side gable. A centered, enclosed portico with parapeted front gable is the main entrance. A secondary, saw-tooth gable extends from the rear. none Windows are replacement steel, 1-ligh single-light fixed. The original leaded-glass windows were replaced in 1987 with single-light, fixed windows. There is a single-story, single-bay central enclosed porch characterized by a gabled roof clad in standing seam metal. The centered, enclosed brick porch with front parapeted gable and buttresses is embellished with a glazed terracotta segmented arch, and molded surround, above which is a glazed terracotta panel with the original name "Anne E. McCormick Public Library" and smaller panel above it with the date 1927. There is a single-story, side, frame addition. A major addition was added east of the 1927 building. The entry has 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 original building is Tudor Revival. The 1987 major addition references the earlier building.

Date source: Pierce County Building Index, Tacoma Public Library

Survey and Recorder		
Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys: 1977 Cultural Resources Survey
Inventoried: 06/18/2019 7:02:49 pm Last updated: 12/18/2019 2:18:55 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No

Comments on Eligibility (continued)

... development of Proctor, criteria B as associated with noted architect Silas Nelson, and criteria C.

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
3814 N 26th St
Tacoma Washington 98407 USA
 (formerly 3812-14 North 26th Street)

County: Pierce

Historic name: Henry's Bakery

Present name: Manny's

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:
 Jeffery S. Lyon et al. / QUADRANT/KMS MGMT SVCS 1201 PACIFIC
 AVE STE 1400 TACOMA WA 98402-4322

Land unit size: .07 acres

Site/Setting: Urban



3814 N. 26th, Manny's, 2019

Lat/Long: 47.2709130000000000, -122.4880479999999900 [WGS84]

UTM: Zone 10T, 538724.2331 mE, 5235397.4911 mN

Township/Range/Section: 21N / 2E / 36 NE

Parcel No. 7475013700

Historical Information

Historic Function: Commerce/Trade: Restaurant

Construction Date: ca. 1910-1919 , documented 1912*

Original or Significant Owners: Henry K. Haase

Significant Date/Period:

Areas of Significance:

Current Function: Commerce/Trade: Restaurant

Architect:

Builder: unknown

Developer: unknown

Architectural Information

Category: building, Restaurant

Structural: frame

Stories: 1.5, Bays: 1

Form or Plan: gable front, rectangular

Foundation: undetermined

General condition: Good

Basement: none

Style: 20th Century Commercial and Folk/Traditional

Exterior Material(s): brick, stucco

Roof Material: replacement asphalt shingles

Roof Type: High front gable , closed cornice

Windows: modern steel 1 single-light fixed

Chimney(s):

Porch:

Additions (1945)

Alterations

(unknown)

Moved

Other

Ancillary structures:

Historical Summary:

Constructed in 1912, perhaps as a house, it was first occupied by Long's Dry Goods. By 1921 it acquired a commercial storefront. In 1934 it was Cubit Bakery. In 1944 Henry K. Haase renamed it Henry's Bakery and operated it until 1966, after which a former employee continued it until 1998.

Status (Current Listing or Designation)

National: indiv. district landmrk.

State/Province: indiv. district landmrk.

Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

- National
- State
- Local

Landmark potential

- National
- State
- Local

Eligibility: The building is associated with growth of Proctor (A) and with Proctor businessman Henry...

Integrity: The building has sustained changes to the front gable that are not sympathetic.



3814 N. 26th, 2019



3814 N. 26th, rear, 2019

Description/Remarks

This is a 1.5-story, 1-bay restaurant in the 20th Century Commercial style with Folk/Traditional influences built in 1912. The structural system is frame. The foundation is undetermined. Exterior walls are brick and stucco. The front gable and rear addition are stucco. The front bulkhead and pilasters are brick. The building has a high front gable roof clad in replacement asphalt shingles with closed cornice. The pitched roof covers about 41 ft. of the building's front. The 60 ft. rear addition is flat roofed. none Windows are modern steel, 1-light single-light fixed. The windows are large display windows set on a low brick bulkhead. none There is a single-story, rear, frame addition. The 25 x 60 ft rear stucco addition (kitchen, storage) likely added in 1945 per permit record.. The entry is a centered, recessed, single leaf door with one glass panel with metal trim and two-light transom. Front, gabled portion likely built has residence with storefront added later. The gable has been stuccoed.

Date source: City Directory

Survey and Recorder		
Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys:
Inventoried: 06/18/2019 7:51:57 pm Last updated: 09/24/2019 5:56:02 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Comments on Eligibility (continued)

... K. Haase.

HISTORIC RESOURCE INVENTORY FORM

Resource Address:

**3816 N 26th St
Tacoma Washington 98407 USA**

County: Pierce

Historic name: Paramount Theater

Present name: Peaks and Pints Resturant

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:

Lyon, Jeffrey & Seinfeld, Karen G. / Quadrant/KMS Mgmt. Svcs., 1202 Pacific Ave., Ste. 1400, Tacoma, 98402-4322

Land unit size: .14 acres

Site/Setting: Urban



3816 N. 26th, Peaks & Pints, 2019

Lat/Long: 47.270796999999900, -122.4881940000000200 [WGS84]

UTM: Zone 10T, 538713.2743 mE, 5235384.5274 mN

Township/Range/Section: 21N / 2E / 36 NE

Parcel No. 7475013811

Historical Information

Historic Function: Recreation and Culture: Theater

Construction Date: ca. 1920-1929 , documented 1923*

Original or Significant Owners: McKinnell Brothers

Significant Date/Period:

Areas of Significance: Performing Arts and Theater Commerce

Current Function: Commerce/Trade: Restaurant

Architect:

Builder: G. R. Hugunin

Developer: Robert McKinnell

Architectural Information

Category: building, Commercial Building

Structural: masonry

Stories: 2, Bays: 4

Form or Plan: two-part commercial block, rectangular

Foundation: undetermined

General condition: Good

Basement:

Style: 20th Century Commercial and Art Deco

Exterior Material(s): original brick

Roof Material: replacement rubberized/asphalt composite

Roof Type: Hipped with parapet , parapet walls

Windows: replacement steel 1 single-light casements

Chimney(s): one brick side right exterior

Porch:

- Additions (1947)
 - Alterations (1941)
 - Moved
 - Other
- Ancillary structures:

Historical Summary:

Built by G. R. Hugunin of Portland, OR, for the McKinnell brothers, it operated as a movie theater until 1933 after which it was vacant. In 1941, it became Sherfy's Variety Store. From 1953 to 1983, it was Proctor Ten Cent Store.

Status (Current Listing or Designation)

National: indiv. district landmrk.

State/Province: indiv. district landmrk.

Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

- National
- State
- Local

Landmark potential

- National
- State
- Local

Eligibility: Associated with development of Proctor (criteria A) and excellent example of neighborhood theater design...

Integrity: High integrity with significant changes to the original building also historic.



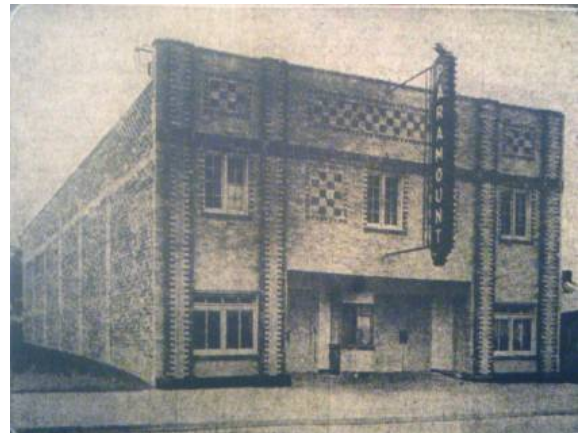
3816 N. 26th, Peaks & Pints, 2019



3816 N. 26th, 2019



3816 N. 26th, rear facade, 2019



3816 N. 26th, Paramount Theater, 1923, Tacoma Daily Ledger, 06/10/1923, pg. H4

Description/Remarks

This is a 2-story, 4-bay commercial building in the 20th Century Commercial style with Art Deco influences built in 1923. The structural system is masonry. The foundation is undetermined. Exterior walls are original brick. The primary cladding is tapestry brickwork of white (now yellowed) and red brick in checkerboard and dentil patterns. The building has a hipped with parapet roof clad in replacement rubberized/asphalt composite with parapet walls. There is one side right, exterior, brick chimney. An exterior chimney sits at the west corner of the building's rear. Windows are replacement steel, 1-light single-light casements. The 1st floor central bay has 6 large, vertical single-pane sashes set on a wood bulkhead. The east addition has 3 large, vertical sashes set on a wood bulkhead. The second story has a 4-light, fixed window in each of three bays, There is a single-story, side, frame addition. A 10 ft. storefront added to the east side of building with matching brick facade. A recessed, single-leaf, one panel glass door with side light is located in both narrow bay at either side of the first floor. The tapestry brickwork of geometric decoration give this early 20th Century commercial building an Art Deco flavor.

Date source: Tacoma Daily Ledger, 02/11/1923, pg. B4

Survey and Recorder

Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys: Tacoma Cultural Inventory
Inventoried: 06/19/2019 5:40:13 pm Last updated: 12/18/2019 2:25:31 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No

Comments on Eligibility (continued)

... (criterion C) and

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
3818 N 26th St
Tacoma Washington 98407 USA

County: Pierce

Historic name: Proctor Pharmacy

Present name: Backstage Video

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:
 Backstage Investments LLC / 3818 N 26th St. Tacoma, WA 98407-5808

Land unit size: .07 acres

Site/Setting: Urban



3818 N. 26th, Backstage Video, 2019

Lat/Long: 47.270963100000000, -122.488354899999990 [WGS84]

UTM: Zone 10T, 538700.9826 mE, 5235402.9065 mN

Township/Range/Section: 21N / 2E / 36 NE

Parcel No. 7475013780

Historical Information

Historic Function: Commerce/Trade: Specialty Store

Construction Date: ca. 1920-1929 , documented 1925*

Original or Significant Owners:

Significant Date/Period:

Areas of Significance: Commerce

Current Function: Commerce/Trade: Specialty Store

Architect:

Builder: unknown

Developer: unknown

Architectural Information

Category: building, Commercial Building

Structural: frame

Stories: 1, Bays: 3

Form or Plan: one-part commercial block, rectangular

Foundation: undetermined

General condition: Good

Basement: none

Style: 20th Century Commercial

Exterior Material(s): original brick

Roof Material: replacement rubberized/asphalt composite

Roof Type: Flat with parapet , parapet walls

Windows: historic aluminum 1 fixed

Chimney(s):

Porch:

- Additions
 - Alterations
 - Moved
 - Other
- Ancillary structures:

Historical Summary:

Built in 1925, the earliest occupants are unknown. From 1929 to 1932, Skagg's Safeway Grocery occupied it. From 1935 to 1982, it was the Proctor Pharmacy.

Status (Current Listing or Designation)

National: indiv. district landmrk.

State/Province: indiv. district landmrk.

Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

- National
- State
- Local

Landmark potential

- National
- State
- Local

Eligibility: Associated with development of Proctor (A) and is a good example of early 20th...

Integrity: Overall integrity is high.



3818 N. 26th, Backstage Video, 2019



3818 N. 26th, Proctor Pharmacy, 1980, Cultural Resources Inventory



3822 N. 26th, sidewalk plaque, 2019

Description/Remarks

This is a 1-story, 3-bay commercial building in the 20th Century Commercial style built in 1925. The structural system is frame. The foundation is undetermined. Exterior walls are original brick. The building has a flat with parapet roof clad in replacement rubberized/asphalt composite with parapet walls. Windows are historic aluminum, 1-light fixed. Large display windows are set on a brick bulkhead on either side of the entry and are surmounted with full-span transom of 12 lights. There is an addition. The entry is a recessed, single-leaf, single panel glass door. A classic example early 20th Century Commercial style building with large display windows, brick pilasters and bulkheads, centered recessed door, full-span transom and decorative parapet.

Date source: Pierce County Assessor-Treasurer property info

Survey and Recorder		
Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys: 1977 Cultural Resource Inventory
Inventoried: 06/19/2019 6:16:49 pm Last updated: 09/24/2019 5:59:28 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No

Comments on Eligibility (continued)

... century commercial storefronts (C)

HISTORIC RESOURCE INVENTORY FORM

Resource Address:

**3820 1/2 N 26th St
Tacoma Washington 98407 USA**

(on alley at rear of this parcel)

County: Pierce

Historic name: Michael D. & Elizabeth Coleman house

Present name: Jasminka Dress Shop

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:

Boskovich, Rondi E. / 4021 N 12th St., Tacoma, WA 98406-4505

Land unit size: .07 acres

Site/Setting: Urban



Coleman house, front, 2018 (Fred Davie)

Lat/Long: 47.270959800000000, -122.4884574999999800 [WGS84]

UTM: Zone 10T, 538693.2244 mE, 5235402.4888 mN

Township/Range/Section: 21N / 2E / 36 NE

Parcel No. 7475013680

Historical Information

Historic Function: Commerce/Trade: Specialty Store

Construction Date: ca. 1900-1909 , documented 1905*

Original or Significant Owners: Michael D. Coleman

Significant Date/Period:

Areas of Significance:

Current Function: Vacant/Not in Use

Architect: unknown

Builder: unknown

Developer: Michael D. Coleman

Architectural Information

Category: building, House

Structural: balloon frame

Stories: 1.5, Bays: 1

Form or Plan: gable front, rectangular

Foundation: undetermined

General condition: Poor

Basement: none

Style: Folk/Traditional

Exterior Material(s): modern rolled asphalt, original wood siding

Roof Material: replacement asphalt shingles

Roof Type: High front gable , open cornice

Windows: original wood covered or filled in

Chimney(s):

Porch: single-story single-bay central open porch

- Additions
- Alterations
- Moved (circa 1919)
- Other

Ancillary structures:

Historical Summary:

The Coleman's resided in the house until 1912. In 1908, Coleman built the Michael D. Coleman Building (3822-24 N. 26th), the first commercial bldg. in Proctor. From 1916-28, it home to Peter O. & Hannah Lindstrom. By 1919 a store was also on the site. By 1928, the house had its current address and occupied by Martin's barbershop. Various barber, shoe repair, and beauty shops follow with the primary entrance via the alley. By 1949, Shaeffer Jewelry occupies the front shop and city directories show no further listings for the house.

Status (Current Listing or Designation)

National: indiv. district landmrk.

State/Province: indiv. district landmrk.

Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

- National
- State
- Local

Landmark potential

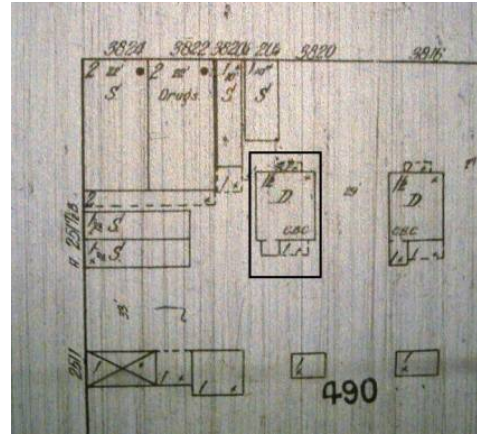
- National
- State
- Local

Eligibility: This house is the earliest of the few remaining houses in what later became...

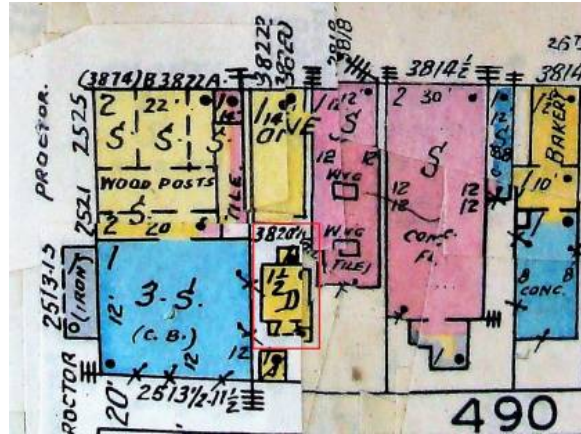
Integrity: While the house retains moderate integrity, it is in a considerable state of disrepair.



Coleman House, rear, 2019



Coleman house (in black), 1912, Sanborn Fire Ins. map, p. 42



Coleman house (in red), 1945, Sanborn Fire Ins. map

Description/Remarks

This is a 1.5-story, 1-bay house in the Folk/Traditional style built in 1905. The structural system is balloon frame. The foundation is undetermined. Exterior walls are modern rolled asphalt and original wood siding. The original ship-lap siding shows through the current asphalt siding. The building has a high front gable roof clad in replacement asphalt shingles with open cornice. Roof is severely compromised. There appears to be no chimney. A narrow window with molded trim is on either side of the main doorway with another in the gable. At the rear a similar narrow window is to the east of the door with another in the gable. All windows are filled in or covered with plywood. There is a single-story, single-bay central open porch characterized by a gabled roof clad in corrugated metal with rectangular wood posts. A small, gabled porch with two posts. There is an addition. Plain example of front-facing gable variety of the National style. Plain, narrow barge board trims the gable. The narrow windows with molded trim are covered over. The original ship-lap siding shows through the current asphalt siding.

Date source: Pierce County Assessor-Treasurer property info

Survey and Recorder		
Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys:
Inventoried: 06/19/2019 7:17:11 pm	Level of Survey:	Additional Research Recommended?
Last updated: 11/30/2019 3:03:16 pm by Steve Treffers /	<input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Comments on Eligibility (continued)

... the Proctor Business District (A). It is directed related to M. D. Coleman who built the first commercial building in the district (B).

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
3811-13 N 26th St
Tacoma Washington 98407 USA
 (This parcel includes 3811-13 N. 26th as well as 3817-23 N. 26th and 2601-09 N. Proctor)

County: Pierce
 Historic name: Beal-Soine commercial strip: Harrington Grocery
 Present name: Proctor Art Gallery (3811), Envy Dress Shop (3813)
 Local place name: Proctor
 Visible from public right of way: Yes
 Ownership: Private
 Owner/Address:
 Murphy - Mel LLC / PO Box 107 Gig Harbor, WA 98335-0107
 Land unit size: .07 acres
 Site/Setting: Urban



3811-13 N. 26th, showing 1962 facade addition, 2019

Lat/Long: 47.271268000000000, -122.4878926999999700 [WGS84]
 UTM: Zone 10T, 538735.7210 mE, 5235437.0199 mN
 Township/Range/Section: 21N / 2E / 36 NE
 Parcel No. 7475012210

Historical Information

Historic Function: Commerce/Trade: Store/Market
 Construction Date: ca. 1920-1929 , documented 1922*
 Original or Significant Owners:
 Significant Date/Period:
 Areas of Significance:

Current Function: Commerce/Trade: Specialty Store
 Architect:
 Builder: Albert Miller, contr.
 Developer: Frank E. Beal, Malcolm & Al Soine

Architectural Information

Category: building, Commercial Building
 Structural: frame
 Stories: 1, Bays: 6
 Form or Plan: one-part commercial block, rectangular
 Foundation: undetermined
 General condition: Good
 Basement: none

Style: 20th Century Commercial and Mid-Century Modern
 Exterior Material(s): historic brick, historic stucco
 Roof Material: replacement undetermined
 Roof Type: Flat with parapet , parapet walls
 Windows: historic aluminum 1 single-light fixed
 Chimney(s):
 Porch:

- Additions
 - Alterations (1962)
 - Moved
 - Other
- Ancillary structures:

Historical Summary:

Harrington Grocery would occupy the entire site from 1922 to 1928, after which it became Diederich Delicatessen. Vacant during the Depression, it became two stores by 1939 when a bakery was located in 3811 and Proctor Ice Cream occupied 3813. By 1949, Proctor Creamery occupied both shops and would continue until 1960. It was followed by Bell's Bakery and other shops.

Status (Current Listing or Designation)

National: indiv. district landmrk.
 State/Province: indiv. district landmrk.
 Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation	Level of potential eligibility	Landmark potential
<input type="checkbox"/> Individually eligible	<input type="checkbox"/> National	<input type="checkbox"/> National
<input checked="" type="checkbox"/> Eligible as contributing resource	<input type="checkbox"/> State	<input type="checkbox"/> State
<input type="checkbox"/> Not eligible / non-contributing	<input checked="" type="checkbox"/> Local	<input checked="" type="checkbox"/> Local
<input type="checkbox"/> Not determined		

Eligibility: The building is associated with growth of Proctor (A) and Proctor businessmen Frank Beal...

Integrity: Although the storefronts themselves have changed somewhat over time, overall the building retains a...



3813-15 N. 26th, 2019



Beal Commercial Strip, 2019

Description/Remarks

This is a 1-story, 6-bay commercial building in the 20th Century Commercial style with Mid-Century Modern influences built in 1922. The structural system is frame. The foundation is undetermined. Exterior walls are historic brick and historic stucco. The Beal-Soine commercial strip received a renovation in 1962 that created a uniform, stuccoed parapet and metal sidewalk awning. It's not known if the Roman brick pilasters and bulkheads are prior to or were part of that renovation. The building has a flat with parapet roof clad in an undetermined material with parapet walls. none Windows are historic aluminum, 1-light single-light fixed. Each storefront has large display windows set on Roman brick bulkheads with a centered, recessed doorway. none There is an addition. Both storefronts have a centered, recessed, single-leaf, one panel glass door. While the original buildings date largely from the 1920s, they received a historic remodel in 1962 in the Mid-Century Modern style with Roman brick facades, a continuous stucco parapet, and uniform sidewalk awning.

Date source: Tacoma Daily Ledger, 04/16/1922, pg. E8

Survey and Recorder

Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys:
Inventoried: 06/19/2019 7:56:44 pm Last updated: 09/24/2019 5:55:11 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No

Comments on Eligibility (continued)

... and the Soine brothers (B). It is part of the Beal-Soine commercial strip. It shows how early 20th Cent. commercial buildings were reconfigured into Mid-Century Modern style (C).

Comments on Integrity (continued)

... high level of integrity.

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
3815 N 26th St
Tacoma Washington 98407 USA

County: Pierce

Historic name: Beal-Soine commercial strip: R. C. Rice Motors

Present name: Compass Rose

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:
 MURPHY - MEL LLC / PO Box 107 Gig Harbor, WA 98335-0107

Land unit size: .14 acres

Site/Setting: Urban



3815 N. 26th, 2019

Lat/Long: 47.2713642000000000, -122.4881055000000200 [WGS84]

UTM: Zone 10T, 538719.5547 mE, 5235447.6050 mN

Township/Range/Section: 21N / 2E / 36 NE

Parcel No. 7475012220

Historical Information

Historic Function: Commerce/Trade: Automobile Showroom

Construction Date: ca. 1920-1929 , documented 1922*

Original or Significant Owners: J. C. Rice

Significant Date/Period:

Areas of Significance:

Current Function: Commerce/Trade: Specialty Store

Architect:

Builder: probably Albert Miller

Developer: Frank E. Beal, Malcom & Al Soine

Architectural Information

Category: building, Commercial Building

Structural: masonry

Stories: 1, Bays: 3

Form or Plan: one-part commercial block, rectangular

Foundation: poured concrete

General condition: Good

Basement: none

Style: 20th Century Commercial and Mid-Century Modern

Exterior Material(s): historic brick, historic stucco

Roof Material: historic undetermined

Roof Type: Flat with parapet , parapet walls

Windows: aluminum 1 single-light fixed

Chimney(s):

Porch:

- Additions (1929)
 - Alterations (1962)
 - Moved
 - Other
- Ancillary structures:

Historical Summary:

Built by Frank E. Beal and probably constructed by Albert Miller. Larger and taller than its neighbors, it was designed for an auto dealership: Superior Motors (1922-25) and M. J. Woods (1926-27). In 1929, a rear addition was made for an auto repair shop while the front was divided into two storefronts that were occupied by a grocery and electric appliance store. From 1940 to 1962, Jentoff Auto Repair, followed by Tiny's Garage, would use one storefront as its customer area While the grocery continued in the other. After the 1962 remodel, Tiny's moved to 2612 N. Adams at the end of the block, the former location of Frank E. Beal's house. Clothing, gift and other shops would occupy the two storefronts.

Status (Current Listing or Designation)

National: indiv. district landmrk.
 State/Province: indiv. district landmrk.
 Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

- National
- State
- Local

Landmark potential

- National
- State
- Local

Eligibility: This building shows the early development of the Proctor district (A), and is associated...

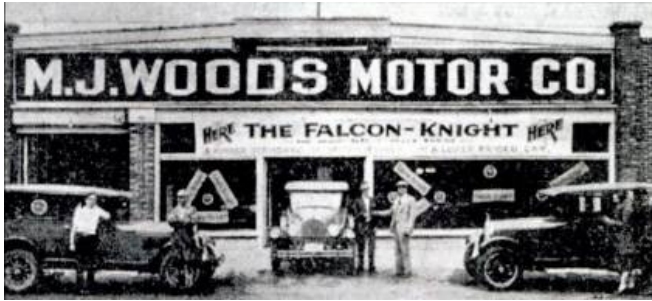
Integrity: Despite moderate changes to the storefront, the building retains a high degree of integrity.



Beal Commercial Strip, 2019



3815 N. 26th, rear facade, 2019



3815 N. 26th, 1927, Tacoma Daily Ledger, 07/03/1927, Pg. G2



3815 N. 26th, 1932, BU-14052, Tacoma-Pierce Co. Building Index

Description/Remarks

This is a 1-story, 3-bay commercial building in the 20th Century Commercial style with Mid-Century Modern influences built in 1922. The structural system is masonry. The foundation is poured concrete. Exterior walls are historic brick and historic stucco. A 1962 Soine remodel gave all the buildings in the Beal commercial strip a uniform appearance: large display windows and recessed doors, pilasters and bulkheads of Roman brick, metal sidewalk awning, and stuccoed plain parapet. The building has a flat with parapet roof clad in an undetermined material with parapet walls. The roof of this building has a low gable section toward the rear. Windows are aluminum, 1-light single-light fixed. Two large display windows set on a low brick bulkhead are on each side of the recessed doorway. There is a single-story, rear, frame addition. Added auto-repair shop at rear. The entry is a recessed, one-leaf, single panel glazed door with glazed achitrave. A 1962 Soine remodel gave all the buildings in the Beal commercial strip a uniform appearance: large display windows and recessed doors, pilasters and bulkheads of Roman brick, metal sidewalk awning, and stuccoed plain parapet. This building is slightly taller than its neighbors.

Date source: City Directory

Survey and Recorder

Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys:
Inventoried: 06/20/2019 2:53:14 pm Last updated: 09/24/2019 5:56:46 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Comments on Eligibility (continued)

... with Frank Beal and Soine Brothers (B). It shows how early 20th Cent. commercial buildings adapted to Mid-Century Modern style (C).

HISTORIC RESOURCE INVENTORY FORM

Resource Address:

**3817-25 N 26th St
Tacoma Washington 98407 USA**

(Parcel includes 3817-25 N. 26th, 2603-09 N. Proctor and 3811-13 N. 26th)

County: Pierce

Historic name: Beal-Soine commercial strip: Sanstrom's Dept. Store

Present name: Olympic Coffee, Lapis Jewelry, Pomodoro's Resturant, Proctor Shoe Repair

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:

MURPHY - MEL LLC / PO Box 107 Gif Harbor WA 98335-0107

Land unit size: .35 acres

Site/Setting: Urban



2601 N. Proctor/3825 N 26th St. (2019)

Lat/Long: 47.2712189999999900, -122.488345100000000 [WGS84]

UTM: Zone 10T, 538701.5374 mE, 5235431.3499 mN

Township/Range/Section: 21N / 2E / 36 NE

Parcel No. 7475012210

Historical Information

Historic Function: Commerce/Trade: Specialty Store

Construction Date: ca. 1910-1919 , documented 1916*

Original or Significant Owners: Frank Beal, Herry Sanstrom, Al and Malcom Soine

Significant Date/Period:

Areas of Significance:

Current Function: Commerce/Trade: Specialty Store

Architect:

Builder: Albert Miller, Malcolm & Al Soine

Developer: Frank E. Beal

Architectural Information

Category: building, Commercial Building

Structural: frame

Stories: 1, Bays:

Form or Plan: commercial strip, rectangular

Foundation: undetermined

General condition: Good

Basement: none

Style: 20th Century Commercial and Mid-Century Modern

Exterior Material(s): historic brick, historic stucco

Roof Material: replacement rubberized/asphalt composite

Roof Type: Flat with parapet , parapet walls

Windows: single-light fixed

Chimney(s):

Porch:

- Additions (1962)
 - Alterations (1962)
 - Moved
 - Other
- Ancillary structures:

Historical Summary:

In 1904, Frank F. Beal along with J. H. Wall and S. L. Harper acquired all or a large part of this half block along N. 26th St. from N. Proctor to N. Adams St. They built three large greenhouses for their Tacoma Floral Company, and Beal lived in a house at 2612 N. Adams. In 1916, Beal built a large, one-story commercial building at 3821-25 N. 26th. The building housed Beal's florist shop at 3821 (1917-20) and Henry Sanstrom department store at 3825 (1917-31). In 1920, two additional stores at 3817-19 were added. In 1929, 3817 was divided into two shops, and 3817 1/2 would become a shoe repair shop that continues today. By 1927, the store at 3825 was divided, and MacLean Grocery occupied 3823. While 3823-25 were vacant during the Depression, a radio shop occupied 3821 from 1932 to 1941. In 1939, North End Builder's Supply reunited 3823 and 3825 into one store. A series of shops and taverns occupied these stores. In 1958, Soine Shoes opened in 3825 and grew to occupy 3821-23 as well. In 1962, Malcolm and Al Soine would undertake a major remodeling of the commercial strip, giving it the unified facade we...

Status (Current Listing or Designation)

National: indiv. district landmrk.
 State/Province: indiv. district landmrk.
 Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

- National
- State
- Local

Landmark potential

- National
- State
- Local

Eligibility: Associated with early development of Proctor (criterion A), with Beale and Soine brothers (criterion...
Integrity: While there have been changes to storefront configuration, overall integrity from 1962 is high.



3825 N. 26th St., 2019



3817-19 N. 26th, 2019



3817-19 N. 26th St., detail, 2019



2603-09 N. Proctor St., 2019

Description/Remarks

This is a 1-story commercial building in the 20th Century Commercial style with Mid-Century Modern influences built in 1916. The structural system is frame. The foundation is undetermined. Exterior walls are historic brick and historic stucco. While the 3817-25 building has Roman brick pilasters and bulkheads, the shops at 2603-09 N. Proctor, added as part of the 1962 remodel, have a faux stone pilasters and bulkheads. The building has a flat with parapet roof clad in replacement rubberized/asphalt composite with parapet walls. Windows are single-light fixed. There is a single-story, rear ell, frame addition. The shops at 2603, 2605, 2607 & 2609 N. Proctor were created in 1962 remodel. The shop entries are mostly centered with a recessed, single leaf, single panel glazed door with sidelight. The building has the clear lines of other mid-century modern commercial strips with its flat stucco parapet, fixed metal sidewalk canopy, and Roman brick pilasters and bulkheads with large display windows.

Date source: Tacoma Daily Ledger, 04/23/1916, pg. 24

Survey and Recorder

Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys:
Inventoried: 06/20/2019 3:31:44 pm Last updated: 12/19/2019 4:18:22 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Historical Summary (continued)

... see today and adding shops (2603-09) along N. Proctor St.

Comments on Eligibility (continued)

... B). It shows how early 20th Cent. commercial buildings adapted to the Mid-century Modern style (C).

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
**2513-17 N Proctor St
 Tacoma Washington 98407 USA**

County: Pierce
 Historic name: Marush Building
 Present name: Europa
 Local place name: Proctor
 Visible from public right of way: Yes
 Ownership: Private
 Owner/Address:
 X2 BROSE PROCTOR LLC & RUNRIG HOLDINGS LLC / C/O BRAD
 BUCKHALTER 1201 PACIFIC AVE SLIP 2100 TACOMA WA 98402
 Land unit size: ~3600 sf
 Site/Setting: Urban



2517 N. Proctor, Europa Rest., 2019

Lat/Long: 47.2707093997376260, -122.4886276300247200 [WGS84]
 UTM: Zone 10T, 538680.5382 mE, 5235374.5772 mN
 Township/Range/Section: 21N / 2E / 36 NE
 Parcel No. 7475013670

Historical Information

Historic Function: Commerce/Trade: Specialty Store
 Construction Date: ca. 1920-1929 , documented 1923*
 Original or Significant Owners: Michael W. Marush
 Significant Date/Period:
 Areas of Significance:

Current Function: Commerce/Trade: Restaurant
 Architect: E.J. Bresermann
 Builder:
 Developer: M. W. Marush

Architectural Information

Category: building, Commercial Building
 Structural: masonry
 Stories: 1, Bays: 3
 Form or Plan: one-part commercial block, rectangular
 Foundation: undetermined
 General condition: Good
 Basement: none

Style: 20th Century Commercial
 Exterior Material(s): original brick
 Roof Material:
 Roof Type: Flat with parapet , parapet walls
 Windows: replacement aluminum fixed
 Chimney(s):
 Porch:

- Additions
 - Alterations
 - Moved
 - Other
- Ancillary structures:

Historical Summary:

Designed by noted Tacoma architect E. J. Bresermann in 1923 for Michael W. Marush. Marush, a Proctor resident and owner of Marush Fish & Oyster Co., a leading fish wholesaler. Over the years its storefronts would house bakeries, barbers, restaurants, tailors and taverns, including the current Europa Bistro Restaurant in 2001. Marush immigrated from Croatia in 1900 at the age of 12. His son Mark, who lived at this building briefly, was a member of the noted rock band The Fabulous Wailers. His daughter Alma would found a hospital in India.

Status (Current Listing or Designation)

National: indiv. district landmrk.
 State/Province: indiv. district landmrk.
 Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

<i>Recommendation</i>	<i>Level of potential eligibility</i>	<i>Landmark potential</i>
<input checked="" type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> National	<input checked="" type="checkbox"/> National
<input checked="" type="checkbox"/> Eligible as contributing resource	<input checked="" type="checkbox"/> State	<input checked="" type="checkbox"/> State
<input type="checkbox"/> Not eligible / non-contributing	<input checked="" type="checkbox"/> Local	<input checked="" type="checkbox"/> Local
<input type="checkbox"/> Not determined		

Eligibility: Associated with early Proctor (A). Associated with Marush family and E. J. Bresermann (B)....
Integrity: The building retains a high level of integrity.



2513 N. Proctor, Refinery, 2019



Marush bldg., ~1925 (from Gallacci & Evans, 2007, pg. 30)



Marush sidewalk plaque, 2525 N. Proctor, 2019

Description/Remarks

This is a 1-story, 3-bay commercial building in the 20th Century Commercial style built in 1923. The structural system is masonry. The foundation is undetermined. Exterior walls are original brick. The building has a flat with parapet roof with parapet walls. none Windows are replacement aluminum fixed. The windows are large display windows set on a brick bulkhead. none There is an addition. The entries for each store front are flush with facade. The north most entry is offset to the left side. The other entries are centered. This building with three storefronts has stepped parapets over the two northern storefronts along with decorative terra cotta elements at the centers and for awning attachment.

Date source: Tacoma Daily Ledger, 09/16/1923, p. E8

Survey and Recorder		
Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys:
Inventoried: 07/16/2019 12:39:41 am Last updated: 12/16/2019 3:11:11 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Comments on Eligibility (continued)

... Fine example of E. J. Bresemann's commercial architecture of the period (C).

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
2514 N Proctor St
Tacoma Washington 98407 USA

County: Pierce

Historic name: Rudolph F. Udovich Variety Store

Present name: East & West Cafe

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:
 26TH & PROCTOR LLC / 3803 BRIDGEPORT WAY W UNIVERSITY PLACE WA 98466

Land unit size: .06 acres

Site/Setting: Urban



2514 N. Proctor (2019)

Lat/Long: 47.2707705201150900, -122.4891675312828200 [WGS84]

UTM: Zone 10T, 538639.6553 mE, 5235381.1019 mN

Township/Range/Section: 21N / 2E / 36 NE

Parcel No. 7475013660

Historical Information

Historic Function: Commerce/Trade: Specialty Store

Construction Date: ca. 1930-1939 , approximate 1938*

Original or Significant Owners: Rudolph F. Udovich

Significant Date/Period:

Areas of Significance:

Current Function: Commerce/Trade: Restaurant

Architect:

Builder:

Developer:

Architectural Information

Category: building, Commercial Building

Structural: masonry

Stories: 1, Bays: 4

Form or Plan: one-part commercial block, rectangular

Foundation: undetermined

General condition: Good

Basement: none

Style: 20th Century Commercial

Exterior Material(s): original concrete block, historic stucco/parging

Roof Material: modern rubberized/asphalt composite

Roof Type: Flat , parapet walls

Windows: replacement aluminum 1 fixed

Chimney(s):

Porch:

- Additions
 - Alterations
 - Moved
 - Other
- Ancillary structures:

Historical Summary:

Rudolph Udovich, son of a Croatian immigrant, operated his Variety Store from 1938 to about 1942. From 1949 until 1954, it was home to Proctor Upholstery. In 1958, Charley and Peggy Larson operated the Proctor House Restaurant here.

Status (Current Listing or Designation)

National: indiv. district landmrk.

State/Province: indiv. district landmrk.

Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

- National
- State
- Local

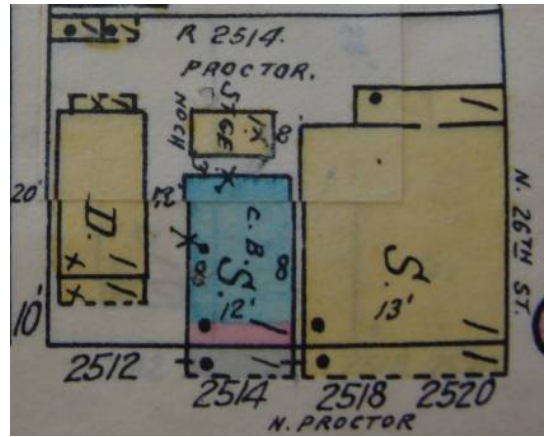
Landmark potential

- National
- State
- Local

Eligibility: Associated with early Proctor development (A) and with Croatian immigrant Rudolph Udovich (B). It...
Integrity: The permit history indicates no front facade alteration. No period photos have been located....



Rear 2514 (left) & 2512 (right) N. Proctor (2019)



2514 N. Proctor St., Sanborn Fire Ins. map, 1945, p. 42

Description/Remarks

This is a 1-story, 4-bay commercial building in the 20th Century Commercial style built ca. 1938. The structural system is masonry. The foundation is undetermined. Exterior walls are original concrete block and historic stucco/parging. The Sanborn Fire Ins. map indicates the building's front facade originally had a brick veneer that has since been stuccoed over at some later date. The building has a flat roof clad in modern rubberized/asphalt composite with parapet walls. none Windows are replacement aluminum, 1-light fixed. none There is an addition. Recessed single leaf, fully glazed door and relite panel.

Date source: City directory

Survey and Recorder		
Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys:
Inventoried: 07/16/2019 12:48:36 am Last updated: 09/24/2019 6:30:38 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Comments on Eligibility (continued)

... is a good example of an early 20th cent. neighborhood commercial building (C).

Comments on Integrity (continued)

... Display windows and entry may have been changed over the years.

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
2614-16 N Proctor St
Tacoma Washington 98407 USA

County: Pierce

Historic name: J.W. Faulkner Drugstore

Present name: T Town Trading, Wag & La Della

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:
 EMERALD COAST HOLDINGS LLC / 1901 JEFFERSON AVE STE 105
 TACOMA WA 98402

Land unit size: .10 acres

Site/Setting: Urban



2614-16 N. Proctor St. , 2019

Lat/Long: 47.2716290994213600, -122.4891978423278800 [WGS84]

UTM: Zone 10T, 538636.7377 mE, 5235476.5020 mN

Township/Range/Section: 21N / 2E / 36 NE

Parcel No. 7475012050

Historical Information

Historic Function: Commerce/Trade: Specialty Store

Construction Date: ca. 1920-1929 , documented 1925*

Original or Significant Owners: E. D. Murphy built a number of houses and other buildings in Tacoma in the 1910-20s.

Significant Date/Period:

Areas of Significance:

Current Function: Commerce/Trade: Specialty Store

Architect:

Builder: E.D. Murphy

Developer: E.D. Murphy

Architectural Information

Category: building, Commercial Building

Structural: Concrete

Stories: 2, Bays: 3

Form or Plan: two-part commercial block, rectangular

Foundation: undetermined

General condition: Good

Basement: none

Style: 20th Century Commercial

Exterior Material(s): modern brick veneer, modern cementitious/hardy plank siding

Roof Material: replacement rubberized/asphalt composite

Roof Type: Flat , closed cornice , eave brackets

Windows: replacement vinyl 1/1 double-hung sashes

Chimney(s):

Porch:

- Additions
 - Alterations (1987)
 - Moved
 - Other
- Ancillary structures:

Historical Summary:

Operated as Faulkner Drug Store from 1925 to 1952. From 1953 to 1971, it was Mildred Faulkner Apparel. From 1972 to 1996, it was Marilyn's Fashion (Mildred Faulkner's daughter). There were five apartments upstairs. In 1987 the second story front facade and windows were covered with stucco and a large central awning added.

Status (Current Listing or Designation)

- National: indiv. district landmrk.
 State/Province: indiv. district landmrk.
 Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

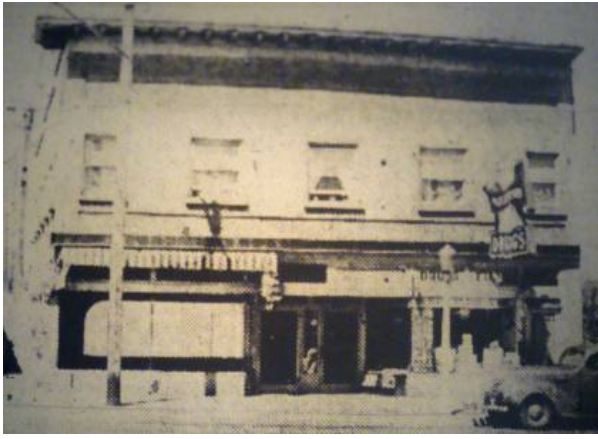
- National
- State
- Local

Landmark potential

- National
- State
- Local

Eligibility: While the building is associated with the development of Proctor and is an interesting,...

Integrity: Major alternations in 2019 restored the previously covered second floor windows. However, inappropriate hardy...



Faulkner Drugstore, 1943 (Tacoma News tribune, 03/01/1943, p. B18)



2614-16 N. Proctor St., 2018 (Google)

Description/Remarks

This is a 2-story, 3-bay commercial building in the 20th Century Commercial style built in 1925. The structural system is concrete. The foundation is undetermined. Exterior walls are modern brick veneer and modern cementitious/hardy plank siding. It is unclear if the second story siding is vinyl or hardy plank. The building has a flat roof clad in replacement rubberized/asphalt composite with closed cornice and eave brackets. none Windows are replacement vinyl, 1/1 double-hung sashes. The first floor store fronts have fixed display windows. none There is an addition. The concrete building began with a storefronts on the first floor and five apartments on the second. An unusual feature is the broad cornice with simple brackets. In 1987, the 2nd floor front facade was stuccoed, covering the windows. Also the storefront reconfigured and a large center awning added. In 2019, the second floor windows have been opened but sashes are metal or vinyl. The second floor now is partially clad with a lapped siding (likely hardie plank or vinyl) with corner boards and contemporary window frames. The first floor now has a brick storefront with metal awning and vertical cladding (hardie or vinyl) on the side.

Date source: Tacoma Daily Ledger, 04/05/1925, p. E10

Survey and Recorder		
Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys:
Inventoried: 07/16/2019 12:52:54 am Last updated: 09/24/2019 6:34:56 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Comments on Eligibility (continued)

... early example of all-concrete construction, recent alternations have significantly altered the look.

Comments on Integrity (continued)

... siding was added to the upper floor along with inappropriate window frames, and an inappropriate brick facade was added to the lower front facade.

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
2618-20 N Proctor St
Tacoma Washington 98407 USA

County: Pierce

Historic name: Lang & Dennison Hardware

Present name: Viva restaurant

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:
 PARKISON/BAKER LLC / PO BOX 8270 BONNEY LAKE WA 98391

Land unit size: .11 acres

Site/Setting: Urban



2618-10 N. Proctor, 2019

Lat/Long: 47.2717217000000000, -122.4891901625655900 [WGS84]

UTM: Zone 10T, 538637.2511 mE, 5235486.7966 mN

Township/Range/Section: 21N / 2E / 36 NE

Parcel No. 7475012040

Historical Information

Historic Function: Commerce/Trade: Specialty Store

Construction Date: ca. 1940-1949 , documented 1945*

Original or Significant Owners:

Significant Date/Period:

Areas of Significance:

Current Function: Commerce/Trade: Restaurant

Architect: n/a

Builder: John H. Anderson

Developer: W. A. Washburn

Architectural Information

Category: building, Commercial Building

Structural: masonry

Stories: 1, Bays: 3

Form or Plan: one-part commercial block, rectangular

Foundation: poured concrete

General condition: Good

Basement: none

Style: 20th Century Commercial and Modern Movement

Exterior Material(s): original brick

Roof Material: modern rubberized/asphalt composite

Roof Type: Flat , parapet walls

Windows: modern vertical 3 fixed

Chimney(s):

Porch:

- Additions
 - Alterations
 - Moved
 - Other
- Ancillary structures:

Historical Summary:

Initially this building was home to Harry Ollard Jr.' Photography, which was followed in 1947 by W.F. Durrell Jr Photograph and Franklin Florists in 1949. In 1951, it became Lang & Dennison Hardware, and in 1960, Proctor Paint & Hardware, which it would remain for 35 years. In 1995 it was Bill Evans purchased.

Status (Current Listing or Designation)

- National: indiv. district landmrk.
 State/Province: indiv. district landmrk.
 Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

- National
- State
- Local

Landmark potential

- National
- State
- Local

Eligibility: Associate with Proctor development (A). Good example of early modernism in neighborhood commercial buildings...

Integrity: High degree of integrity.



2618-20 N. Proctor, 1951 (Richards Studio A67630-4)



Lang & Dennison Hardware, 1950s (Richards Studio A67630-8)

Description/Remarks

This is a 1-story, 3-bay commercial building in the 20th Century Commercial style with Modern Movement influences built in 1945. The structural system is masonry. The foundation is poured concrete. Exterior walls are original brick. The building has a flat roof clad in modern rubberized/asphalt composite with parapet walls. none Windows are modern, vertical 3-light fixed. none There is an addition. The primary entrance is inset due to the building being divided into two storefronts. Early pictures show two leaf, fully glazed door with transom. This simple brick building has pilasters at the building corners and a center doorway framed by two pilasters. Display windows on either side of the entry. Simple string courses create window sills. A string course creates the door and window lintels, while another creates the cornice.

Date source: Tacoma News Tribune, 11/28/1945, pg. 20

Survey and Recorder		
Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys:
Inventoried: 07/16/2019 12:57:14 am Last updated: 09/29/2019 2:10:00 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Comments on Eligibility (continued)

... (B).

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
2622-24 N Proctor St
Tacoma Washington 98407 USA

County: Pierce

Historic name: J.H. Leonard Hardware & North End Tavern

Present name: Teaching Toys

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:
 AD-MULL CORP / Dan MULLEN 6125 CROMWELL DR NW GIG
 HARBOR WA 98335-7512

Land unit size: .10 acres

Site/Setting: Urban



2622-24 N. Proctor, 2019

Lat/Long: 47.2718450398689400, -122.4891405760574200 [WGS84]

UTM: Zone 10T, 538640.9120 mE, 5235500.5281 mN

Township/Range/Section: 21N / 2E / 36 NE

Parcel No. 7475012030

Historical Information

Historic Function: Commerce/Trade: Specialty Store

Construction Date: ca. 1910-1919 , documented 1910*

Original or Significant Owners:

Significant Date/Period:

Areas of Significance:

Current Function: Commerce/Trade: Specialty Store

Architect:

Builder:

Developer: J. H. Leonard

Architectural Information

Category: building, Commercial Building

Structural: frame

Stories: 2.5, Bays: 3

Form or Plan: gable front, rectangular

Foundation: undetermined

General condition: Good

Basement: none

Style: Craftsman

Exterior Material(s): original wood siding, original wood shingles

Roof Material: replacement asphalt shingles

Roof Type: Low front gable , raked open cornice , gable brackets

Windows: replacement 1/1 double-hung sashes

Chimney(s):

Porch:

- Additions
 - Alterations (1980s)
 - Moved
 - Other
- Ancillary structures:

Historical Summary:

This building first housed J. H. Leonard Hardware until 1918 when it became Otto Drum Hardware until 1933. It became a restaurant by 1935 and Jack's Lunch by 1939. Snyder's North End Tavern began in 1937 in one storefront and lasted until it moved in 2017. The other storefront would be various restaurants: Ella's Cafe (1940), Steak House Restaurant (1947-1953), Italian Villa (1955), Dinner Inn (1956). Later it would be home to Teaching Toys & Books (2008).

Status (Current Listing or Designation)

National: indiv. district landmrk.

State/Province: indiv. district landmrk.

Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

- National
- State
- Local

Landmark potential

- National
- State
- Local

Eligibility: Associated with early Proctor and numerous well-known establishments, especially North End Tavern (A &...

Integrity: Retains a high level of integrity. The one-story rear wing is original to the...



2622-24 N. Proctor, 2019



2622-24 N. Proctor, rear, 2019



2624 N. Proctor, 1944 (Richards Studio, D19113-1)



Jack's Lunch, 1935 (BU-10270)

Description/Remarks

This is a 2.5-story, 3-bay commercial building in the Craftsman style built in 1910. The structural system is frame. The foundation is undetermined. Exterior walls are original wood siding and original wood shingles. The first floor, except for the storefronts, is clad in channel wood siding that appears original. The second floor is clad in wood shingle that appears original. The building has a low front gable roof clad in replacement asphalt shingles with raked open cornice and gable brackets. none Windows are replacement, 1/1 double-hung sashes. Large fixed display windows of the storefronts are topped by multi-light, vinyl transoms. The windows on the second floor are double hung and appear to be metal replacements. no porch There is an addition. Centered, recessed entry with full glazed doors for two storefronts separated by knee wall. With a front gable and wide eaves with five decorative brackets, this is one of the few remaining Craftsman style commercial buildings in Tacoma. The one-story rear wing is original.

Date source: Tacoma Daily Ledger, 05/29/1910, p. 36

Survey and Recorder

Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys:
Inventoried: 07/16/2019 1:04:36 am Last updated: 09/24/2019 6:36:27 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No

Comments on Eligibility (continued)

... B). It's one of the few Craftsman style commercial buildings left in Tacoma (C).

Comments on Integrity (continued)

... building.

HISTORIC RESOURCE INVENTORY FORM

Resource Address:

**2520-2522 N Proctor St
Tacoma Washington 98407 USA**
(Southwest corner of N. 26th and N. Proctor)

County: Pierce

Historic name: Maclean Bros. grocery & H. S. Collins Meat Market

Present name: blue (Goodwill) & UPS Store

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:

26TH & PROCTOR LLC / 3803 BRIDGEPORT WAY W UNIVERSITY PLACE WA 98466

Land unit size: .11 acres

Site/Setting: urban



2520-22 N. Proctor, 2019

Lat/Long: 47.270843700000000, -122.489211899999990 [WGS84]

UTM: Zone 10T, 538636.2459 mE, 5235389.2125 mN

Township/Range/Section: 21N / 2E / 36 NE

Parcel No. 7475013520

Historical Information

Historic Function: Commerce/Trade: Store/Market

Construction Date: ca. 1900-1909 , earlier than 1910*

Original or Significant Owners:

Significant Date/Period:

Areas of Significance:

Current Function: Commerce/Trade: Specialty Store

Architect: n/a

Builder: n/a

Developer: n/a

Architectural Information

Category: building, Commercial Building

Structural: frame

Stories: 1, Bays: 5

Form or Plan: one-part commercial block, rectangular

Foundation: undetermined

General condition: Good

Basement: none

Style: 20th Century Commercial and Stick

Exterior Material(s): historic wood siding

Roof Material: replacement

Roof Type: Flat with parapet , parapet walls , brackets

Windows: replacement 1 fixed

Chimney(s):

Porch:

- Additions
 - Alterations (1974)
 - Moved
 - Other
- Ancillary structures:

Historical Summary:

Initially this building had two stores. Maclean Bros. grocery occupied 2518 from 1910 until 1923. The store at 2520 was a meat market under various proprietors from 1910 to 1918: H. S. Collins (1910-14), W. A. Washburn (1915-16), H. J. Wieder (1917), & C. Houston (1918). From 1919, 2520 was a garage, followed by a hardware and cycle shop from 1924-25. The building becomes a single store for Piggly Wiggly grocery from 1928 to 1934, and then a Safeway grocery from 1935 to 1945. In 1949, Hogan's Fine Food moved in and remained there until at least 1960. Western Auto located here from 1961-80, followed by Westgate TV from 1982-86. Ambrosia Florist was located here from 1988-97. In 1996, the building was once again divided into two storefronts with Ambrosia located in 2520 and Mail Boxes, Etc. in 2522.

Status (Current Listing or Designation)

National: indiv. district landmrk.
State/Province: indiv. district landmrk.
Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

- National
- State
- Local

Landmark potential

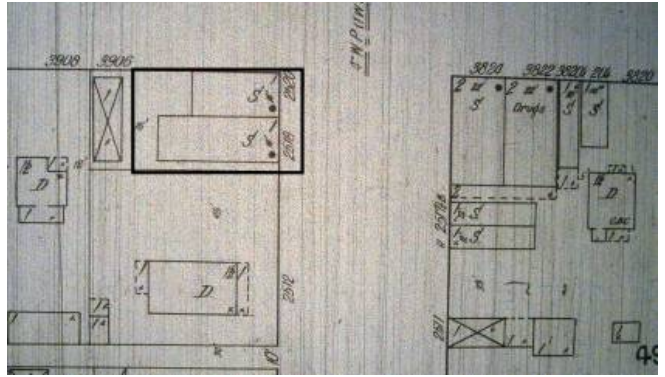
- National
- State
- Local

Eligibility: The building is one of the oldest commercial buildings in the district and shows...

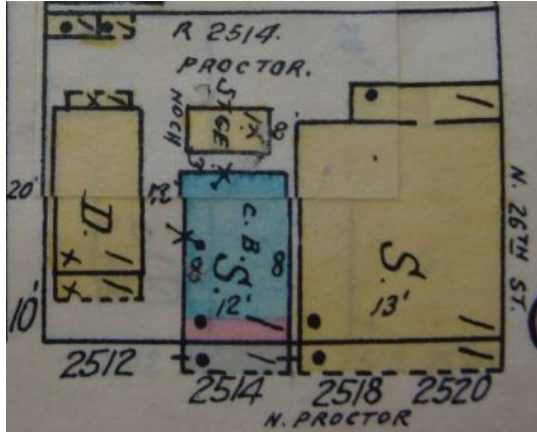
Integrity: The parapet is quite old. The canopy appears to date from 1936. The permit...



Rear 2520-22 N. Proctor, 2019



2018-20 N. Proctor highlighted, 1912, Sanborn Fire Insurance Map, p. 42



2518-2520 N. Proctor, Sanborn Fire Ins. map, 1912 corrected to 1945, p. 42



Hogan's grocery, 1949 (Tacoma News Tribune, 03/10/1949, P. 12)

Description/Remarks

This is a 1-story, 5-bay commercial building in the 20th Century Commercial style with Stick influences built before 1910. The structural system is frame. The foundation is undetermined. Exterior walls are historic wood siding. Building was resided in 1974. Either the front and north facades were not resided, or the residing followed the same pattern evident in the 1960 photo. The building has a flat with parapet roof with parapet walls and brackets. none Windows are replacement, 1-light fixed. The current storefront window configuration is of more recent origin. There is no porch but a metal, curved canopy extends across the two store fronts above the display windows. It likely dates from 1936, based on permit records. There is an addition. This building has a Stick style decorative parapet with a projecting cornice and brackets. The siding has horizontal and vertical bands. A metal, curved canopy extends across the building above the display windows. These same elements are seen in a 1960 photo.

Date source: Tacoma City Directory

Survey and Recorder

Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys:
Inventoried: 08/11/2019 6:21:28 pm Last updated: 12/10/2019 4:40:17 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No

Comments on Eligibility (continued)

... its pattern of development (A). The Maclean Bros. grocery, a early business, was located here from 1910 until 1923. Its Stick style facade is unique to the district (C).

Comments on Integrity (continued)

... record has the building resided in 1974. However, either the front and north facades were not resided or the residing replicated the pattern seen in a 1960 photo.

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
3721 N 27th St
Tacoma Washington 98407 USA
 (corner of N. 27th and N. Adams street)

County: Pierce

Historic name: Mary Nichols house

Present name:

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:
 COOPER ROBERT H & JOAN N / 2709 N ADAMS ST TACOMA WA
 98407

Land unit size: ~ 2510 SF

Site/Setting: Urban



3721 N. 27th St., 2019

Lat/Long: 47.2722370816745400, -122.4867964865081800 [WGS84]

UTM: Zone 10T, 538817.9297 mE, 5235545.2602 mN

Township/Range/Section: 21N / 2E / 25 NE

Parcel No. 7475010781

Historical Information

Historic Function: Domestic: Single Dwelling

Construction Date: ca. 1900-1909 , approximate 1909*

Original or Significant Owners: Mary Nichols

Significant Date/Period:

Areas of Significance:

Current Function: Domestic: Single Dwelling

Architect: n/a

Builder: n/a

Developer: n/a

Architectural Information

Category: building, House

Structural: frame

Stories: irregular, Bays: 2

Form or Plan: bungalow, rectangular

Foundation: poured concrete

General condition: Good

Basement: undetermined

Style: Craftsman

Exterior Material(s): replacement cementitious/hardy plank siding

Roof Material: replacement asphalt shingles

Roof Type: Multi-plane cross gable , open cornice , false beam ends

Windows: replacement vinyl 1 fixed

Chimney(s): one metal offset right rear slope

Porch: single-story single-bay central open porch

- Additions
- Alterations
- Moved
- Other

Ancillary structures:
 1 total including barn

Historical Summary:

Mary Nichols (widow of Richard) and 2 of her 10 children, Bennett and Raymond, lived in this house from 1910 until her death in 1925. Bennett and his wife Helen would continue to live here until 1942. Bennett rose from a stenographer to city purchasing agent. From 1945 to 1955, the house was home to John J., a smelter worker, & Rose M. Renner. From 1956 into the 1960s, it was home to Margaret M. & Roscoe H. Cunningham, a mechanic.

Status (Current Listing or Designation)

National: indiv. district landmrk.
 State/Province: indiv. district landmrk.
 Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

- National
- State
- Local

Landmark potential

- National
- State
- Local

Eligibility: This is an early remaining house in the Proctor business district (A), and although...

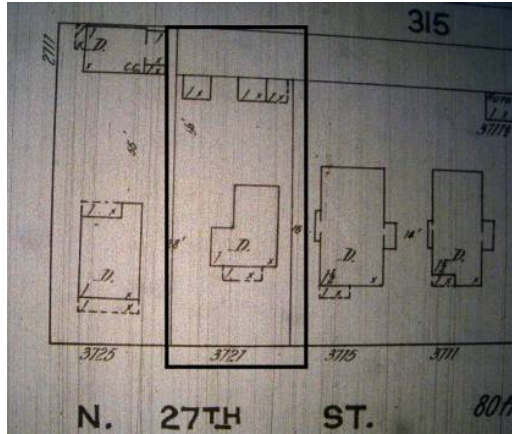
Integrity: The original cladding has been replaced with hardy plank. The front windows and frames...



3721 N. 27th St., accessory bldg., 2019



3721 N. 27th St., 1963, detail from aerial photo (Richards Studio D137300-49)



3721 N. 27th St., 1912, Sanborn Fire Ins. map, pg. 42

Description/Remarks

This is an irregular-story, 2-bay house in the Craftsman style built ca. 1909. The structural system is frame. The foundation is poured concrete. Exterior walls are replacement cementitious/hardy plank siding. The house appears to have hardy plank replacement siding. The building has a multi-plane cross gable roof clad in replacement asphalt shingles with open cornice and false beam ends and one shed-roofed dormer. The house has a 1.5 story side gable front with a centered, 1-story gabled wing at the rear. There is one offset right, rear slope, meta chimney. Metal chimney Windows are replacement vinyl, 1-light fixed. Windows on the front facade are replacements (fixed on either side of door and vinyl (?) slider in dormer. Some original windows appear to be retained on sides but with replacement frames. There is a single-story, single-bay central open porch characterized by a gabled roof clad in asphalt shingles with rectangular wood posts. A centered, front-gabled porch with barge boards and false beams. Porch posts paired, square posts and perhaps replacements. Porch floor is poured concrete reached by four, poured concrete steps. There is an addition. The centered main entry appears to be a 6-paneled, replacement door. The shed-roofed dormer and small, centered gable-roofed porch with decorative false beams indicate Craftsman style. However, the overall simplicity may indicate more recent modification.

Date source: city directory first listing 1910

Survey and Recorder		
Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys:
Inventoried: 08/14/2019 2:33:59 pm Last updated: 09/24/2019 6:02:17 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Comments on Eligibility (continued)

... altered it remains a good example of the Craftsman residential form (C)

Comments on Integrity (continued)

... have been replaced. The sashes of some windows have been replaced with vinyl (?) though the framing is intact. Some original windows toward the rear are retained.

HISTORIC RESOURCE INVENTORY FORM

Resource Address:

**3808 N 27th St
Tacoma Washington 98407 USA**

County: Pierce

Historic name: Roscoe S. Steere House

Present name: L & L Learning Center, Inc.

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:

Karen & Barry Nilsen / 6505 N 49th ST Tacoma, WA 98407

Land unit size: .14 acres

Site/Setting: Urban



3808 N. 27th St., 2019

Lat/Long: 47.2717965791110540, -122.4877909190143400 [WGS84]

UTM: Zone 10T, 538743.0340 mE, 5235495.8121 mN

Township/Range/Section: 21N / 2E / 36 NE

Parcel No. 7475012170

Historical Information

Historic Function: Domestic: Single Dwelling

Construction Date: ca. 1910-1919 , documented 1910*

Original or Significant Owners:

Significant Date/Period:

Areas of Significance:

Current Function: Vacant/Not in Use

Architect: n/a

Builder: n/a

Developer: Roscoe S. Steere

Architectural Information

Category: building, House

Structural: frame

Stories: 1.5, Bays: 2

Form or Plan: bungalow, rectangular

Foundation: poured concrete

General condition: Good

Basement: undetermined

Style: Craftsman

Exterior Material(s): historic wood siding

Roof Material: replacement asphalt shingles

Roof Type: Medium front gable , open cornice , exposed rafters and brackets

Windows: replacement aluminum vertical 3 casements

Chimney(s):

Porch: single-story single-bay open porch

- Additions
 - Alterations (unknown)
 - Moved
 - Other
- Ancillary structures:

Historical Summary:

The house was built by Roscoe S. Steere (1864-1942), who was in real estate as well as a Christian Scientist healer. He and wife Cora I. lived at 3710 N. 25th St. City directories indicate that Mary M. & Norman W. Dormer, a salesman, lived there from 1912-1915. From 1915 - 1919, Almyra L. and Eber R. Maxfield, an electrician with City Light, lived at the house. From 1920-1942, Sarah & Oden C. Carlson, a mill worker and machinist, lived there, followed from 1947 - 1954 by James A. & Winifred Berry.

Status (Current Listing or Designation)

National: indiv. district landmrk.

State/Province: indiv. district landmrk.

Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

- National
- State
- Local

Landmark potential

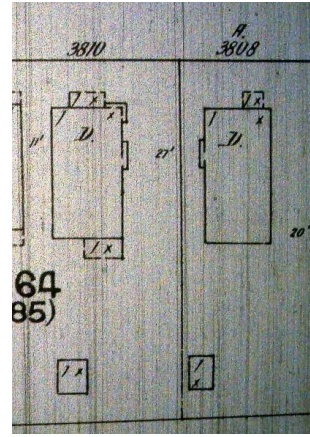
- National
- State
- Local

Eligibility: The house is an early remaining house in the Proctor district (A), and is...

Integrity: While the window sashes have been replaced, the building retains a high degree of...



3808 N. 27th St., rear facade, 2019



3808 N. 27th St., 1912, Sanborn Fire Ins. map, p. 42

Description/Remarks

This is a 1.5-story, 2-bay house in the Craftsman style built in 1910. The structural system is frame. The foundation is poured concrete. Exterior walls are historic wood siding. The building has a medium front gable roof clad in replacement asphalt shingles with open cornice and exposed rafters and brackets. Windows are replacement aluminum, vertical 3-light casements. Aluminum sliding windows have replaced the original windows on the front facade. The original window frames were removed too. There is a single-story, single-bay open porch characterized by a gabled roof clad in asphalt shingles with square wood posts on rectangular wood piers. In the east bay is a porch with low box rails on either side. It has an open, gable-front porch roof with exposed rafter tails and supported by square posts. Four wood steps lead to a wood deck. There is an addition. The open, front gabled porch appears to be original. The main door is a solid replacement door of unknown material. Gable front with barge boards and 5 large knee braces. To the east side is a porch and open, gable-front porch roof with exposed rafter tails. Similar detailing on rear facade.

Date source: Tacoma Daily Ledger, 12/04/1910, p. 40

Survey and Recorder

Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys:
Inventoried: 08/14/2019 4:17:21 pm Last updated: 09/24/2019 6:03:43 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Comments on Eligibility (continued)

... a good example of the Craftsman residential style (C).

Comments on Integrity (continued)

... integrity. Sanborn Fire maps suggest the entry porch is original.

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
3810 N 27th St
Tacoma Washington 98407 USA

County: Pierce

Historic name: Oliver F. & Olive L. Mickle house

Present name: Blooming Kids Boutique

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:
 2017 Stevenson Family LLC / 10201 74TH AVE E PUYALLUP WA 9837

Land unit size: .14 acres

Site/Setting: Urban



3810 N. 27th St., 2019

Lat/Long: 47.2718002199359700, -122.4880175754631200 [WGS84]

UTM: Zone 10T, 538725.8872 mE, 5235496.1042 mN

Township/Range/Section: 21N / 2E / 36 NE

Parcel No. 7475012180

Historical Information

Historic Function: Domestic: Single Dwelling

Construction Date: ca. 1900-1909 , documented 1909*

Original or Significant Owners: Oliver F. & Olive L. Mickle house

Significant Date/Period:

Areas of Significance:

Current Function: Commerce/Trade: Specialty Store

Architect: n/a

Builder: A. C. Bell

Developer: A. C. Bell

Architectural Information

Category: building, House

Structural: frame

Stories: 1.5, Bays: 3

Form or Plan: bungalow, rectangular

Foundation: poured concrete

General condition: Good

Basement: none

Style: Craftsman

Exterior Material(s): original wood siding

Roof Material: replacement asphalt shingles

Roof Type: Center gable , open cornice , exposed rafters and brackets

Windows: original wood 1/1 double-hung sashes

Chimney(s):

Porch: single-story single-bay enclosed porch

- Additions
 - Alterations (unknown)
 - Moved
 - Other
- Ancillary structures:
 2 total including garage

Historical Summary:

Built by contractor A. C. Bell in 1909. Bell was a prolific house builder across Tacoma at this time. Oliver F. & Olive L. Mickle, 1910-14, carman Seth W. & Mildred J. Geerish (also Gerrish & Geer), 1915-18, cashier William F. & Alice H. Diers, 1920-1935 Harold L. & Harriet T. Meis, ~1939-1940 Russell J. & Sadie Dawson, 1941-47

Status (Current Listing or Designation)

National: indiv. district landmrk.

State/Province: indiv. district landmrk.

Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

- National
- State
- Local

Landmark potential

- National
- State
- Local

Eligibility: As a remaining early house, it illustrates the development of the Proctor district (A)...

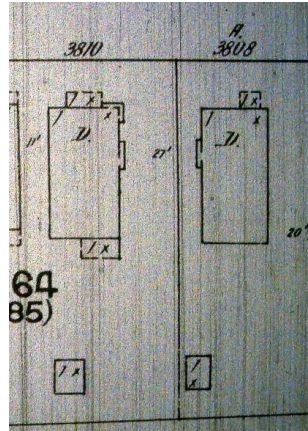
Integrity: Moderate historic changes have been made to front entry by enclosing it. Sanborn Fire...



3810 N. 27th St., north & east facades, 2019



3810 N. 27th St., rear fire damage, 08/2019



3810 N. 27th St., 1912, Sanborn Fire Ins. map, p. 42

Description/Remarks

This is a 1.5-story, 3-bay house in the Craftsman style built in 1909. The structural system is frame. The foundation is poured concrete. Exterior walls are original wood siding. The building has a center gable roof clad in replacement asphalt shingles with open cornice and exposed rafters and brackets. no chimney Windows are original wood, 1/1 double-hung sashes. There is a bay on the east side toward the rear with a triplet of narrow, double-hung windows There is a single-story, single-bay enclosed porch characterized by a gabled roof clad in asphalt shingles with square wood posts on rectangular wood piers. The centered porch has a front-gable roof with exposed beams. Porch is enclosed with horizontal glass panes set on a knee wall. There is an addition. A multi-pane door accesses the enclosed porch. The horizontal panes suggest the porch was likely enclosed in the 1940s. Front gable with barge boards and exposed roof beams. The centered porch has a front-gable roof with exposed beams. To the east side is a small corner, box bay window with gable roof.

Date source: Tacoma Daily Ledger, 02/14/1909, p. 36

Survey and Recorder		
Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys:
Inventoried: 08/14/2019 5:20:50 pm Last updated: 09/24/2019 6:39:14 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Comments on Eligibility (continued)

... It is associated with builder A. C. Bell (B). It is a good example Craftsman residential style. (C).

Comments on Integrity (continued)

... maps suggest the size and position of the porch is original.

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
3814-20 N 27th St
Tacoma Washington 98407 USA
 (associated with 2621 N. Proctor)

County: Pierce

Historic name: New Era Cleaners

Present name: Steve Curran Academy of Karate & Blue Octopus Restaurant

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:
 2017 STEPHENSON PROPERTIES LLC / 10201 74TH AVE E
 PUYALLUP WA 98373

Land unit size: .34 acres

Site/Setting: Urban



2621 N. Proctor, 2019

Lat/Long: 47.2718531797369700, -122.4881573932540800 [WGS84]

UTM: Zone 10T, 538715.2729 mE, 5235501.9202 mN

Township/Range/Section: 21N / 2E / 36 NE

Parcel No. part of 7475012240

Historical Information

Historic Function: Commerce/Trade: Commercial Building

Construction Date: ca. 1960-1969 , documented 1962*

Original or Significant Owners: Henry Sanstrom, Cleo Stephenson

Significant Date/Period:

Areas of Significance:

Current Function: Commerce/Trade: Mixed

Architect: n/a

Builder: Miller Company (1923), E. Goettling & Son (1947)

Developer: Sanstrom Company

Architectural Information

Category: building, Commercial Building

Structural: masonry

Stories: 1, Bays:

Form or Plan: commercial strip, L

Foundation: undetermined

General condition: Good

Basement:

Style: 20th Century Commercial

Exterior Material(s): original stucco/parging, replacement
 Enframed window wall

Roof Material: replacement rubberized/asphalt composite

Roof Type: Flat , parapet walls

Windows: replacement steel multi

Chimney(s):

Porch:

- Additions (1962)
 - Alterations (1947)
 - Moved
 - Other
- Ancillary structures:

Historical Summary:

Henry Sanstrom had a department store at the corner of N. 26th and N. Proctor, but in 1923 he expanded his business with a four-shop concrete, one-story commercial strip at 2615-21 N. Proctor. It would include space for Grace Sanstrom's beauty shop and millinery shop as well as spaces for Zack appliances and F.W. Thiel's Confectionery. In 1947, Cleo Stephenson's New Era Laundry opened in 2621. Over time he acquired all of the original 2615-21 building as well as 3820 N. 27th. In 1962, he expanded the laundromat was further by demolishing the original 2621 building (the laundry continued using 2015-19), which is now a parking area, and expanding the laundry into the parcels at 3814 & 3820 N. 27th. By 1971, he reduced the laundry operation and made a portion of the building at 3814 N. 27th into a separate storefront. By 1980, 3820 N. 27th was made into a separate storefront. Today New Era Cleaners occupies what was 2615-17 N. Proctor and the rear part of 1962 laundry is now a commercial strip hosting Fuzzy Wuzzy Rug Cleaners, Playback Sports, Blue Octopus (3820 N. 27th) and Steve Curran Karate (3814 N. 27th).

Status (Current Listing or Designation)

- National: indiv. district landmrk.
 State/Province: indiv. district landmrk.
 Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

- National
- State
- Local

Landmark potential

- National
- State
- Local

Eligibility: This building is not associated with any historical events or persons. It does not...

Integrity: Research has revealed little information about this particular part of the original New Era...



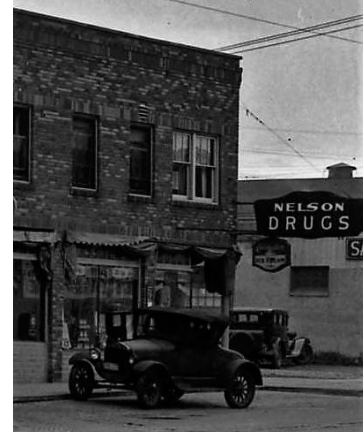
2621 N. Proctor, 2019



3820 N. 27th & 2621 N. Proctor, 2019



3814-20 N. 27th St., 2019



Portion of Sandstrom's at right, 1935 (Richards Studio 948-3)

Description/Remarks

This is a 1-story commercial building in the 20th Century Commercial style built in 1962. The structural system is masonry. The foundation is undetermined. Exterior walls are original stucco/parging and replacement enframed window wall. The front facade has five bays with the entry in the center bay. The other four bays have enframed window walls from cornice to floor. The building has a flat roof clad in replacement rubberized/asphalt composite with parapet walls. none The front facade has five bays with the entry in the center bay. The other two bays have an enframed window walls with a grid of floor to ceiling glass panels. No porch There is a single-story, side addition. New Era expanded into the building on Proctor. Not clear what of the original building retained. The primary entry is a commercial door in the center bay of the front facade.

Date source: Tacoma News Tribune, 12/19/1962, A8, A9

Survey and Recorder		
Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys:
Inventoried: 08/14/2019 6:12:13 pm Last updated: 12/10/2019 4:02:41 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Comments on Eligibility (continued)

... embody any particularly distinctive architectural features, and integrity is difficult to assess due to lack of historical information.

Comments on Integrity (continued)

... complex to allow an adequate assessment of building integrity or changes over time. 3820 N. 27th was created as a separate storefront in 1980, but no evidence has been found about what changes that might have made to the 1962 building.

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
2717 N Proctor St
Tacoma Washington 98407 USA
 (formerly 3756 N. 28th St.)

County: Pierce

Historic name: Francis Pittman house

Present name: Tacoma Yoga

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:
 William G. Evans / 3910 N 28TH #506 TACOMA WA 98407

Land unit size: .17 acres

Site/Setting: Urban



2717 N. Proctor, front facade, 2019

Lat/Long: 47.2727589990328100, -122.4885925325061700 [WGS84]

UTM: Zone 10T, 538681.6995 mE, 5235602.3692 mN

Township/Range/Section: 21N / 2E / 25 NE

Parcel No. 52000007800

Historical Information

Historic Function: Domestic: Single Dwelling

Construction Date: ca. 1900-1909 , documented 1907*

Original or Significant Owners:

Significant Date/Period:

Areas of Significance:

Current Function: Commerce/Trade: Restaurant

Architect: C. W. Jones

Builder: C. W. Jones

Developer: Francis Pittman

Architectural Information

Category: building, House

Structural: frame

Stories: 2.5, Bays: 1

Form or Plan: foursquare, rectangular

Foundation: poured concrete

General condition: Excellent

Basement: undetermined

Style: Prairie School

Exterior Material(s): original wood siding, original wood shingles

Roof Material: replacement asphalt shingles

Roof Type: Cross-hip , open cornice , exposed rafters

Windows: original wood 1/1 double-hung sashes

Chimney(s): one brick side right exterior

Porch: single-story full-span open porch

- Additions (1993)
- Alterations (1993)
- Moved
- Other

Ancillary structures:

Historical Summary:

Built by C. W. Jones in 1907 for Francis (Frank) L. & Mary M. Pittman. Pittman was district manager of Pacific Coast Merchandise Co., and they lived there until 1920. Jesse E. & Herbert S. Crothers, a painter and clerk, lived in the house from 1921 to 1945. Afterwards many families lived at this address. It became a restaurant in 1975. A major addition to the rear was made in 1993.

Status (Current Listing or Designation)

National: indiv. district landmrk.

State/Province: indiv. district landmrk.

Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

- National
- State
- Local

Landmark potential

- National
- State
- Local

Eligibility: Associated with early Proctor development (A) and a fine example of Four Square house...

Integrity: Largely sympathetic additions have been made to the rear of the house over the...



2717 N. Proctor, west facade, 2019



2717 N. Proctor, east facade, 2019



2717 N. Proctor, southwest rear facade, 2019



2717 N. Proctor, southeast rear facade, 2019

Description/Remarks

This is a 2.5-story, 1-bay house in the Prairie School style built in 1907. The structural system is frame. The foundation is poured concrete. Exterior walls are original wood siding and original wood shingles. Lapped wood siding on first floor with wood shingles on second floor. The building has a cross-hip roof clad in replacement asphalt shingles with open cornice and exposed rafters and two hip-roofed dormers. A large, sympathetic two-story addition was made to the rear of the house in 1993 to accommodate the store and restaurant. There is one side right, exterior, brick chimney. Windows are original wood, 1/1 double-hung sashes. There are a mix of windows, some fixed and some double hung. There is a single-story, full-span open porch characterized by a hip roof clad in asphalt shingles with battered wood posts on rectangular wood piers. The porch has been sensitively enclosed with glass (?) panels between the porch posts. The step railings are recent additions. There is a two-story, rear, frame addition. A large, two-story, hipped-roof addition was made to the rear of the house. The entry door has been replaced, and a second entry to upstairs has been added. This house is an example of the hipped-roof, symmetrical with front entry sub-type (Four Square) of the Prairie School style (McAlester, 2015). The shallow hipped roof with wide eave overhanging the cornice is repeated on the full-width porch and dormers.

Date source: Tacoma Daily Ledger, 02/24/1907, p. 18, 06/30/1907, p. 16 (photo)

Survey and Recorder		
Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys:
Inventoried: 08/14/2019 7:00:47 pm Last updated: 09/24/2019 6:38:26 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Comments on Eligibility (continued)

... (C) despite the large rear addition.

Comments on Integrity (continued)

... years to accommodate the restaurant. Despite these additions, the house retains remarkable integrity.

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
3752 N 28th St
Tacoma Washington 98407 USA
 (Preiously 3754 N. 28th)

County: Pierce

Historic name: Frederick Joseph & Mary E. Hopping

Present name:

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:
 KUESTER ERLING & PIJANOWSKI CHERLYN ETAL / 4022 N 27TH ST
 TACOMA WA 98407

Land unit size: .07 acres

Site/Setting: Urban



3752 N. 28th St.

Lat/Long: 47.2727829923288100, -122.4884183027130000 [WGS84]

UTM: Zone 10T, 538694.8603 mE, 5235605.1221 mN

Township/Range/Section: 21N / 2E / 25 NE

Parcel No. 5200000770

Historical Information

Historic Function: Domestic: Single Dwelling

Construction Date: ca. 1900-1909 , documented 1907*

Original or Significant Owners: Frederick Joseph & Mary E. Hopping

Significant Date/Period:

Areas of Significance:

Current Function: Domestic: Single Dwelling

Architect: Daniel P. Hopping

Builder: Daniel P. Hopping

Developer: William P. Hopping, Sr.

Architectural Information

Category: building, House

Structural: frame

Stories: 1, Bays:

Form or Plan: rectangular, rectangular

Foundation: poured concrete

General condition: Good

Basement:

Style: Classic cottage

Exterior Material(s): original wood siding

Roof Material: replacement asphalt shingles

Roof Type: Medium hip , box cornice

Windows: original wood 1/1 cottage windows

Chimney(s): one metal rear center

Porch: single-story full-span open porch

- Additions
 - Alterations
 - Moved
 - Other
- Ancillary structures:
 1 total including garage

Historical Summary:

Designed by early Tacoma architect and contractor, Daniel P. Hopping (1832-1908), who also built the first Mason Methodist Church (N, 32nd & N. Proctor). His other son, William P. Hopping (1862-1932), was a major early Tacoma businessman. He worked for A. C. Mason during the 1890s, and then started his own fire insurance and real estate company. He would go on to be a founder and director of Tacoma Savings & Loan Assn. and a director of Puget Sound Bank & Trust. Frederick, also Daniel's son, lived at 3752 N. 28th with his wife Mary from 1909 to 1942. Fred worked as a shipping clerk for the wholesale West Coast Grocery.

Status (Current Listing or Designation)

National: indiv. district landmrk.

State/Province: indiv. district landmrk.

Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

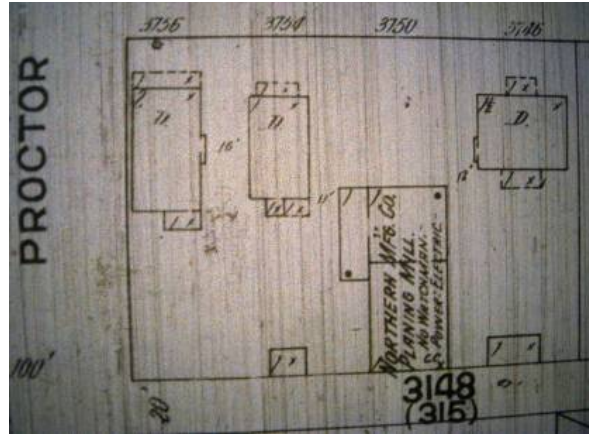
- National
- State
- Local

Landmark potential

- National
- State
- Local

Eligibility: Associated with early Proctor (A) and Daniel and William Hopping (B), and the house...

Integrity: House retains a high degree of integrity.



3754 (3752) N. 28th, 1912, Sanborn Fire Ins. map, p. 42

Description/Remarks

This is a 1-story house in the Classic cottage style built in 1907. The structural system is frame. The foundation is poured concrete. Exterior walls are original wood siding. The building has a medium hip roof clad in replacement asphalt shingles with box cornice and two hip-roofed dormers. There is one rear center, metal chimney. Windows are original wood, 1/1 cottage windows. There is a single-story, full-span open porch characterized by a hip roof clad in asphalt shingles with classical posts. The full porch with shallow hipped roof is supported by full Tuscan columns. There is an addition. The entry is to the right side and consists of an original half glazed, three panel door. A large cottage window is to the right. The Classic Cottage is basically a one-story version of the Foursquare. It features an hipped roof with central dormer, and front porch, often full-width, with thick porch posts or simplified Doric columns supporting the porch roof. Popular between 1910 and 1930, the style was most commonly used in residential architecture. Ornamentation is generally limited to window surrounds.

Date source: Tacoma Daily Ledger, 05/19/1907, p. 17

Survey and Recorder		
Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys:
Inventoried: 08/15/2019 2:59:52 pm Last updated: 12/16/2019 7:05:59 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Comments on Eligibility (continued)

... is a good example of the classic cottage (C).

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
4022 N 28th St
Tacoma Washington 98407 USA
 (Corner of N. 28th & N. Monroe)

County: Pierce

Historic name: Mason Methodist Church Parsonage

Present name: Mason Methodist Church parsonage

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:
 MASON UNITED METH CHURCH / 2710 N MADISON ST TACOMA WA
 98407

Land unit size: .41 acres

Site/Setting: Urban



4022 N. 28th St., 2019

Lat/Long: 47.2728227145417400, -122.4914718541061200 [WGS84]

UTM: Zone 10T, 538463.8684 mE, 5235608.0261 mN

Township/Range/Section: 21N / 2E / 25 NE

Parcel No. 4180000192

Historical Information

Historic Function: Domestic: Single Dwelling

Construction Date: ca. 1920-1929 , documented 1924*

Original or Significant Owners:

Significant Date/Period:

Areas of Significance:

Current Function: Domestic: Single Dwelling

Architect: likely Frederick Heath

Builder: n/a

Developer: Mason Methodist Church

Architectural Information

Category: building, House

Structural: frame

Stories: 2, Bays: 3

Form or Plan: English Cottage Revival, rectangular

Foundation: poured concrete

General condition: Good

Basement: undetermined

Style: Tudor Revival

Exterior Material(s): original stucco

Roof Material: replacement asphalt shingles

Roof Type: Multi-plane cross gable , box cornice , eave returns

Windows: replacement vinyl multi double-hung sashes

Chimney(s): one brick offset right side slope

Porch: single-story single-bay enclosed porch

- Additions
 - Alterations (1988)
 - Moved
 - Other
- Ancillary structures:
 1 total including garage

Historical Summary:

The Mason Methodist parsonage was built 14 years after the Tudor Revival church (now demolished) was built next door, which Frederick Heath designed. It is likely that this house in the same style was designed by that firm as well.

Status (Current Listing or Designation)

National: indiv. district landmrk.

State/Province: indiv. district landmrk.

Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

- National
- State
- Local

Landmark potential

- National
- State
- Local

Eligibility: Associated with early Proctor and the earlier church (A). likely designed by Frederick Heath...

Integrity: Although window sashes have been replaced, the house retains a high degree of integrity.



4022 N. 28th St., 2019

Description/Remarks

This is a 2-story, 3-bay house in the Tudor Revival style built in 1924. The structural system is frame. The foundation is poured concrete. Exterior walls are original stucco. The building has a multi-plane cross gable roof clad in replacement asphalt shingles with box cornice and eave returns and three hip-roofed dormers. This complex roof has a dominant front gable with two asymmetrically placed cross-gables of different sizes with hipped roofs. A portion of one hipped cross gable extends down and over the recessed entry. There is one offset right, side slope, brick chimney. Windows are replacement vinyl, multi-light double-hung sashes. The original window sashes have been replaced with vinyl windows with faux divided lights. As expected for the style of house the style of window varies greatly from double-hung to transoms to hopper style. There is a single-story, single-bay enclosed porch characterized by an integrated (under the main) roof clad in asphalt shingles. The porch is recessed under the roof to the side of the dominant front gable. The porch entry has stucco walls and a segmented arch. There is an addition. The main door is inside the small enclosed porch. It has vertical panels and six small lights in the upper third. This house is asymmetrical with two cross gables with a single dominate mid-facade front gable, recessed doorway, steeply pitched complex roof, decorative half-timbering with stucco walls, and segmented arch entry. Since Frederick Heath designed the 1911 Tudor Revival sanctuary next door, it's likely he also designed the parsonage at that time or later.

Date source: Tacoma Daily Ledger, 11/02/1924

Survey and Recorder		
Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys:
Inventoried: 08/15/2019 6:33:51 pm Last updated: 12/18/2019 2:48:39 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Comments on Eligibility (continued)

... (B). Excellent example of Tudor Revival (C). Eligibility would be enhanced if the architect could be determined.

HISTORIC RESOURCE INVENTORY FORM

Resource Address:

**2710 N Madison St
Tacoma Washington 98407 USA**

(Corner of N. Madison & N. 27th)

County: Pierce

Historic name: Mason Methodist Episcopal Church

Present name: Mason United Methodist Church

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:

MASON METHODIST CHURCH / 2724 N MADISON ST TACOMA WA 98407

Land unit size: .93 acres

Site/Setting: Urban



Mason United Methodist Church, 2010 (Swope, DAHP 85347)

Lat/Long: 47.2722525430705360, -122.4907628337295500 [WGS84]

UTM: Zone 10T, 538517.9106 mE, 5235545.0120 mN

Township/Range/Section: 21N / 2E / 36 NE

Parcel No. 7475010631

Historical Information

Historic Function: Religion: Church/Chapel

Construction Date: ca. 1960-1969 , documented 1960*

Original or Significant Owners: Mason United Methodist Church

Significant Date/Period:

Areas of Significance:

Current Function: Religion: Church/Chapel

Architect: Durham, Anderson & Freed

Builder: Concrete Construction Company

Developer: Mason United Methodist Church

Architectural Information

Category: building, Church

Structural: frame

Stories: 4, Bays: 3

Form or Plan: gable front, rectangular

Foundation: poured concrete

General condition: Excellent

Basement: partial

Style: New Formalism

Exterior Material(s): original stucco

Roof Material: replacement rubberized/asphalt composite

Roof Type: Low front gable , box cornice

Windows: original stained multi fixed

Chimney(s):

Porch: single-story full-span open porch

- Additions
 - Alterations
 - Moved
 - Other
- Ancillary structures:

Historical Summary:

Mason Methodist Church is named in honor of Tacoma and North End developer, A. C. Mason. The 1910 church (demolished in 1970) sat at the corner of N. 28th and N. Madison. In 1956, the congregation began the fund drive for a new sanctuary and church school. In 1959, they hired the Seattle firm of Durham, Anderson & Freed (1954-80), noted for their churches. Large stained glass windows by noted French glass artist Gabriel Loire are along the south interior facade. Robert Durham, the first Seattle architect to become President of the American Institute of Architects.

Status (Current Listing or Designation)

National: indiv. district landmrk.

State/Province: indiv. district landmrk.

Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

- National
- State
- Local

Landmark potential

- National
- State
- Local

Eligibility: Associated with the modernist developments in the Proctor District (A), and designed by Durham,...

Integrity: High level of integrity.



Gabriel Loire windows, 2010 (Swope, DAHP 407228)



Sanctuary interior, 1973 (Richards Studio, D164182-1)

Description/Remarks

This is a 4-story, 3-bay church in the New Formalism style built in 1960. The structural system is frame. The foundation is poured concrete. Exterior walls are original stucco. The building has a low front gable roof clad in replacement rubberized/asphalt composite with box cornice. no chimneys Windows are original stained, multi-light fixed. There is a single-story, full-span open porch characterized by an integrated (under the main) roof. Inset porch There is an addition. The sanctuary has a structural grid that emphasizes the vertical with carefully proportioned cast stone panels and square columns separated by glazing. The inset entry below creates a a negative podium over which the facade floats with a huge stylized cross. The very shallow pitched roof. These are common features of New Formalism.

Date source: Tacoma News Tribune, 03/16/1959, p. 13; 06/04/1960, p. 4

Survey and Recorder		
Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys: Tacoma Sacred Places 2010 (DAHP Project: 2010-09-00115)
Inventoried: 08/15/2019 7:38:33 pm Last updated: 12/16/2019 7:38:55 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Comments on Eligibility (continued)

... Anderson & Freed (B). It is a good example of New Formalist architecture (C).

HISTORIC RESOURCE INVENTORY FORM

Resource Address:

**3916 N 26th St
Tacoma Washington 98407 USA**

(corner of N. 26th and N. Madison)

County: Pierce

Historic name: United Mutual Savings Bank

Present name: U. S. Bank

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:

WEST ONE BANK WASHINGTON / LAKE0012 2800 E LAKE ST
MINNEAPOLIS MN 55406

Land unit size: .43 acres

Site/Setting: Urban



3916 N. 26th St., NW facade, 2019

Lat/Long: 47.2708774798711960, -122.4900111220901500 [WGS84]

UTM: Zone 10T, 538575.7680 mE, 5235392.5709 mN

Township/Range/Section: 21N / 2E / 36 NE

Parcel No. 7475013550

Historical Information

Historic Function: Commerce/Trade: Bank

Construction Date: ca. 1960-1969 , documented 1963*

Original or Significant Owners: United Mutual Savings Bank

Significant Date/Period:

Areas of Significance:

Current Function: Commerce/Trade: Bank

Architect: James M. Harris, William Reed & Benjamin Wilson

Builder: Rushford Construction Co.

Developer: United Mutual Savings Bank

Architectural Information

Category: building, Bank

Structural: frame

Stories: 2, Bays: multiple

Form or Plan: modern/irregular, circular

Foundation: poured concrete

General condition: Excellent

Basement: none

Style: New Formalism and Modern Movement

Exterior Material(s): replacement vinyl siding, original Enframed window wall

Roof Material: replacement rubberized/asphalt composite

Roof Type: Flat , flush eaves

Windows: original steel 1/1 fixed

Chimney(s):

Porch: single-story Projecting canopied walkway portico

- Additions
 - Alterations (unknown)
 - Moved
 - Other
- Ancillary structures:

Historical Summary:

Designed by local architecture firm Harris, Reed & Wilson, this is a classic example of the 1960's trend in round, usually suburban bank buildings. Senior partner James M. Harris had worked as a draftsman for noted Tacoma architect Robert Billsbrough Price. In 1960, he left Price and the next year started a partnership with William Reed. They were briefly joined by Benjamin Wilson. Later Theo Litzenberger joined the firm.

Status (Current Listing or Designation)

National: indiv. district landmrk.

State/Province: indiv. district landmrk.

Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

- National
- State
- Local

Landmark potential

- National
- State
- Local

Eligibility: Associated with development of Proctor (A) and architect James M. Harris (B). Fine example...

Integrity: Although the original cladding is covered and the entry slightly modified, the the building...



3916 N. 26th St., SW facade, 2019



United Mutual Savings Bank, 1963, (Richards Studio D138716-10)



United Mutual Bank, 1963, Detail of aerial photo of Proctor Dist. (Richards Studio D137300-49)

Description/Remarks

This is a 2-story, multiple-bay bank in the New Formalism style with Modern Movement influences built in 1963. The structural system is frame. The foundation is poured concrete. Exterior walls are replacement vinyl siding and original enframed window wall. It's unclear the replacement siding is on the second floor. The long horizontal strips bending around the circular structure suggest a very flexible vinyl. The building has a flat roof clad in replacement rubberized/asphalt composite with flush eaves. none Windows are original steel, 1/1 fixed. The lower story has window walls. The upper story has vertical windows. There is a single-story, projecting canopied walkway portico characterized by a flat roof clad in rubberized/asphalt composite with square metal posts. There is a long, flat roofed canopy that extends from the entry into the parking lot supported by square columns. There is an addition. The entry is a replacement. Rather than part of the lower story wall, it is now a projecting glass vestibule with double glass doors. This two-story round building has a mushroom-like shape since the lower floor's circumference is smaller and consists of enframed window walls provides a podium for the larger, more opaque upper floor. Typical of New Formalism, uses stylized columns and a geometric structure emphasized by vertical windows, wood panels and vertical beams. The appearance is changed since the vertical wood panels and smooth surfaces of the second floor have been covered with an unidentified horizontal flexible siding.

Date source: Tacoma News Tribune, 06/28/1963, p. 14, 15

Survey and Recorder		
Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys:
Inventoried: 08/16/2019 2:57:37 pm Last updated: 12/10/2019 4:00:09 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No

Comments on Eligibility (continued)

... of New Formalist commercial architecture (C)

Comments on Integrity (continued)

... retains a high level of integrity.

HISTORIC RESOURCE INVENTORY FORM

Resource Address:

**3750 N 28th St
Tacoma Washington 98407 USA**

County: Pierce

Historic name: Cleo H. & Viola N. Stephenson house

Present name:

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:

MINTER I LLC / 2533 FREMONT ST TACOMA WA 98406

Land unit size: .14 acres

Site/Setting: Urban



3750 N. 28th St., 2019

Lat/Long: 47.2727643174936000, -122.4882550779098600 [WGS84]

UTM: Zone 10T, 538707.2198 mE, 5235603.1277 mN

Township/Range/Section: 21N / 2E / 25 NE

Parcel No. 5200000760

Historical Information

Historic Function: Domestic: Single Dwelling

Construction Date: ca. 1940-1949 , approximate 1941*

Original or Significant Owners: Cleo H. Stephenson (1910-2002)

Significant Date/Period:

Areas of Significance:

Current Function: Domestic: Single Dwelling

Architect: n/a

Builder: n/a

Developer: n/a

Architectural Information

Category: building, House

Structural: frame

Stories: 1.5, Bays: 3

Form or Plan: Minimal Traditional, rectangular

Foundation: poured concrete

General condition: Good

Basement: none

Style: Minimal Traditional

Exterior Material(s): historic wood siding

Roof Material: modern asphalt shingles

Roof Type: Medium side gable , flush eaves

Windows: replacement vinyl multi fixed

Chimney(s): one brick side left exterior

Porch: single-bay deck

- Additions
 - Alterations (1964)
 - Moved
 - Other
- Ancillary structures:
1 total including garage

Historical Summary:

Cleo and Viola Stephenson (1910-2002) lived in this house from 1941 to 1951 with Viola continuing until 1954. Cleo H. Stephenson was the owner of New Era Equipment Co. (2914 Cushman Ave.) as well as three New Era Cleaners, one of which is still located at 2621 N. Proctor.

Status (Current Listing or Designation)

National: indiv. district landmrk.

State/Province: indiv. district landmrk.

Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

- National
- State
- Local

Landmark potential

- National
- State
- Local

Eligibility: Associated with later development of Proctor (A), Tacoma businessman Cleo Stephenson (B), and is...

Integrity: The original windows sashes have been replaced with vinyl windows though the window frames...



Cleo Stephenson's New Era Equipment, 2914 S. Cushman, 1960s, (Richards Studio D156211-1)



Stephenson's New Era Laundry, 1962, 2621 N. Proctor, Tacoma News Tribune, 04/13/1962, A8

Description/Remarks

This is a 1.5-story, 3-bay house in the Minimal Traditional style built ca. 1941. The structural system is frame. The foundation is poured concrete. Exterior walls are historic wood siding. Permits indicate the house was resided in 1964. The building has a medium side gable roof clad in modern asphalt shingles with flush eaves and two gabled dormers. There is one side left, exterior, brick chimney. Windows are replacement vinyl, multi-light fixed. The large picture windows (often with large divided lights) may be original or date from the 1964 residing. A some point all the original window sashes were replaced with vinyl windows with faux-divided lights. There is a single-bay deck. The porch is centered and consists of an uncovered, raised concrete pad. There is an addition. The center entry has an 8-paneled door that is slightly recessed into the front wall. The 1.5 story, side gabled house is a classic example of the popular 1930s-40s minimal traditional sub-style (commonly called Cape Cod). There is little decoration, and the roof eaves have virtually no overhang. The shutters are likely a latter addition. Large picture windows with large panes were common with this style.

Date source: Tacoma City Directory, Pierce County Assessor-Treasurer

Survey and Recorder		
Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys:
Inventoried: 08/16/2019 6:24:01 pm Last updated: 09/24/2019 6:17:57 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Comments on Eligibility (continued)

... a good example of Minimal Traditional residence (C).

Comments on Integrity (continued)

... appear to remain in tact.

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
3819 N 25th St
Tacoma Washington 98407 USA

County: Pierce

Historic name: Marion H. & Fannie Gamble house

Present name: North End Pet Hospital

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:
 STORE MASTER FUNDING X LLC / NVA SCMLA II INC 29229
 CANWOOD ST STE 100 AGOURA HILLS CA 91301

Land unit size: .1 acres

Site/Setting: Urban



3819 N. 25th St., 2019

Lat/Long: 47.2704067000000000, -122.4883595000000000 [WGS84]

UTM: Zone 10T, 538701.0403 mE, 5235341.0707 mN

Township/Range/Section: 21N / 2E / 36 NE

Parcel No. 7475013740

Historical Information

Historic Function: Domestic: Single Dwelling

Construction Date: ca. 1920-1929 , documented 1922*

Original or Significant Owners: Marion J. Gamble

Significant Date/Period:

Areas of Significance:

Current Function: Commerce/Trade: Professional

Architect:

Builder: C. Hobbs

Developer: Marion J. Gamble

Architectural Information

Category: building, House

Structural: frame

Stories: 1, Bays: 3

Form or Plan: rectangular, rectangular

Foundation: poured concrete

General condition: Good

Basement: partial

Style: Colonial Revival

Exterior Material(s): wood siding

Roof Material: replacement asphalt shingles

Roof Type: Hip with center gable , closed cornice

Windows: fixed

Chimney(s):

Porch: single-story single-bay enclosed porch

- Additions (1985)
 - Alterations (1985)
 - Moved
 - Other
- Ancillary structures:

Historical Summary:

Marion H. Gamble (1896-1973) was a foreman (and eventually station superintendent) for the U.S. Post Office. He built this house in 1922 and would live here until at least 1960. His first wife was Fannie (1897-1953), and his second was Mary E. (1906-1976). Marion Gamble does not appear to be related to Ray Gamble of 2705-11 N. Proctor.

Status (Current Listing or Designation)

- National: indiv. district landmrk.
 State/Province: indiv. district landmrk.
 Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

- National
- State
- Local

Landmark potential

- National
- State
- Local

Eligibility: This house does not meet any of the criteria.

Integrity: The house has been substantially changed to accommodate its current use with new facade...



Rear facade, 3819 N. 25th St., 2019

Description/Remarks

This is a 1-story, 3-bay house in the Colonial Revival style built in 1922. The structural system is frame. The foundation is poured concrete. Exterior walls are wood siding. The building has a hip with center gable roof clad in replacement asphalt shingles with closed cornice. The center gable entry is a likely addition none Windows are fixed. There is a single-story, single-bay enclosed porch characterized by a gabled roof clad in asphalt shingles. The centered porch is an enclosed vestibule with front facing gable with fish scale shingles in the pediment. There is a front, frame addition. Adding gable entry and vestibule and rear gabled addition The entry is a single leaf, fully glazed door with full re-lites on either side. This narrow hipped-roofed house has a centered front gable entry added to the front and a gable addition to rear. It has been modified substantially to accommodate its commercial use, but the centered, broken pediment entry suggests Colonial Revival.

Date source: Tacoma Daily Ledger, 07/30/1922, p. E5

Survey and Recorder		
Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys:
Inventoried: 08/18/2019 3:49:12 pm Last updated: 12/16/2019 7:16:48 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Comments on Integrity (continued)

... additions and window reconfiguration and replacement.

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
2702-04 N Proctor St
Tacoma Washington 98407 USA
 (Corner of N. Proctor and N. 27th)

County: Pierce

Historic name: Davies Building

Present name: Pacific Northwest Shop

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:
 DAVIES BLDG LLC / WILLIAM & ANN EVANS 3910 N 28TH #506
 TACOMA WA 98407

Land unit size: .09 acres

Site/Setting: Urban



2702-04 N. Proctor, 2019

Lat/Long: 47.2721779601542300, -122.4891681404755000 [WGS84]

UTM: Zone 10T, 538638.5848 mE, 5235537.5123 mN

Township/Range/Section: 21N / 2E / 36 NE

Parcel No. 7475010650

Historical Information

Historic Function: Commerce/Trade: Store/Market

Construction Date: ca. 1920-1929 , documented 1924*

Original or Significant Owners:

Significant Date/Period:

Areas of Significance:

Current Function: Commerce/Trade: Specialty Store

Architect:

Builder: John Wallin

Developer: James Davies

Architectural Information

Category: building, Commercial Building

Structural: masonry

Stories: 2, Bays: 3

Form or Plan: two-part commercial block, rectangular

Foundation: poured concrete

General condition: Excellent

Basement: partial

Style: 20th Century Commercial

Exterior Material(s): original brick

Roof Material: replacement rubberized/asphalt composite

Roof Type: Flat , flush eaves

Windows: historic 1/1 double-hung sashes

Chimney(s):

Porch:

- Additions
 - Alterations (1980s)
 - Moved
 - Other
- Ancillary structures:

Historical Summary:

Built by James Davies, this two storefront commercial building with offices above was initially home to Crescent Grocery and Emory Baker haberdashery downstairs with a dentist and doctor offices above. Noted Tacoma builder John Wallin was the contractor. In 1980 it became home to the Pacific Northwest Shop and Harp & Shamrock Store.

Status (Current Listing or Designation)

National: indiv. district landmrk.

State/Province: indiv. district landmrk.

Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

- National
- State
- Local

Landmark potential

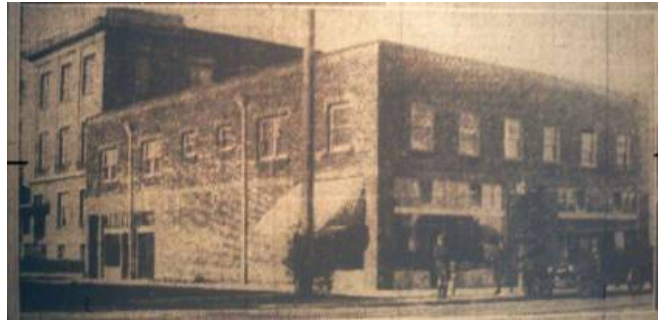
- National
- State
- Local

Eligibility: Associated with development of Proctor (A) and noted Tacoma contractor John Wallin (B). The...

Integrity: Retains high level of integrity.



2702-04 N. Proctor, 2019



Davies Building, 1925 (Tacoma Daily Ledger, 01/04/1924, p. E8)



Davies Building, 1920s (Gallacci & Evans, 2007, p. 27)



Davies Building, 1977 (BU-1057)

Description/Remarks

This is a 2-story, 3-bay commercial building in the 20th Century Commercial style built in 1924. The structural system is masonry. The foundation is poured concrete. Exterior walls are original brick. The building has a flat roof clad in replacement rubberized/asphalt composite with flush eaves. none Windows are historic, 1/1 double-hung sashes. The storefronts have large display windows with original transoms above. The double-hung windows on the 2nd floor appear to be original or at least matching the original from early photos. none There is an addition. The storefront entries are recessed with two-leaf, fully glazed doors. The center apartment entry is recessed a two leaf door surmounted with a large, 8-pane transom. Like other 20th Cent. Commercial style buildings, the Davies building is a brick building with very little ornamentation. A string course of headers creates a band across the tops of the first floor windows and entries, and a second forms the cornice. Headers also form the sills and lintels of the 2nd floor windows.

Date source: Tacoma Daily Ledger, 10/26/1924, B3

Survey and Recorder

Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys:
Inventoried: 08/18/2019 7:13:36 pm Last updated: 09/24/2019 6:37:46 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No

Comments on Eligibility (continued)

... building is an excellent example of early 20th century commercial architecture.

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
2701-07 N Proctor St
Tacoma Washington 98407 USA

County: Pierce

Historic name: Gamble Building

Present name: Knapps Restaurant

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:
 GAMBLE BUILDING LLC / C/O CAPITAL MGMT ADVISORS CO 738
 BROADWAY STE 301 TACOMA WA 98402

Land unit size: .27 acres

Site/Setting: Urban



2701-07 N. Proctor, 2019

Lat/Long: 47.2723433983577400, -122.4886676527786400 [WGS84]

UTM: Zone 10T, 538676.3203 mE, 5235556.1457 mN

Township/Range/Section: 21N / 2E / 36 NE

Parcel No. 7475010690

Historical Information

Historic Function: Commerce/Trade: Commercial Building

Construction Date: ca. 1920-1929 , documented 1929*

Original or Significant Owners:

Significant Date/Period:

Areas of Significance:

Current Function: Commerce/Trade: Commercial Building

Architect: n/a

Builder: C. F. Davidson

Developer: Ray Gamble

Architectural Information

Category: building, Commercial Building

Structural: masonry

Stories: 2, Bays: 10

Form or Plan: two-part commercial block, rectangular

Foundation: poured concrete

General condition: Excellent

Basement: none

Style: 20th Century Commercial

Exterior Material(s): original brick

Roof Material: replacement rubberized/asphalt composite

Roof Type: Flat with parapet , parapet walls

Windows: replacement vinyl 1/1 double-hung sashes

Chimney(s):

Porch:

- Additions
- Alterations
- Moved
- Other

Ancillary structures:

Historical Summary:

Built by Ray Gamble (1886-1972). Gamble invented a way to turn sawdust into a cellulose buffer and accelerant for explosives, sold his patent to Dupont and become wealthy selling sawdust to the Dupont explosives factory near Camp Lewis. Knapps Restaurant began as a deli run by Ned & Corinne Knapp in 1938. Other businesses at the building over the years included Nelson Drugs, Frederick Dean Drugs, E. Brown Fuel, Sowers Jewelry, and Stegin's clothing. The eight Gamble Apts. are upstairs.

Status (Current Listing or Designation)

National: indiv. district landmrk.

State/Province: indiv. district landmrk.

Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

- National
- State
- Local

Landmark potential

- National
- State
- Local

Eligibility: Associated with early Proctor (A) and Ray Gamble (B). It is an excellent example...

Integrity: Despite the replacement of the window sashes, the building retains a high level of...



2701-07 N. Proctor, 2019



2701-07 N. Proctor, rear, 2019



2701-07 N. Proctor, rear, 2019



Gamble Building, 1930 (Boland, B22748)

Description/Remarks

This is a 2-story, 10-bay commercial building in the 20th Century Commercial style built in 1929. The structural system is masonry. The foundation is poured concrete. Exterior walls are original brick. The building has a flat with parapet roof clad in replacement rubberized/asphalt composite with parapet walls. none Windows are replacement vinyl, 1/1 double-hung sashes. The 2nd floor windows appear to be replacements but conform to the originals in period photos. The large display windows and transoms on the first floor sit on brick bulkheads, but appear to have been replaced by more contemporary window systems. none There is an addition. Each storefront has its own entry, usually a recessed, one-leaf, fully glazed door. There is a corner entry at N. 27th corner. The apartments have a recessed entry centered on the front facade. This long building of multi-color brick has a decorative centered, clipped pediment with diamond on the parapet but otherwise has little ornamentation. A soldier string course runs horizontally around the building above the storefront transoms. Another crosses the tops of the second floor windows. A third, topped by a header string course, decorates the parapet, which has a metal coping.

Date source: Tacoma Daily Ledger, 09/22/1929, p. D8

Survey and Recorder

Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys:
Inventoried: 08/18/2019 7:47:56 pm Last updated: 12/16/2019 3:16:35 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No

Comments on Eligibility (continued)

... of early 29th century commercial building (c)

Comments on Integrity (continued)

... integrity.

HISTORIC RESOURCE INVENTORY FORM

Resource Address:

3914 N 27th St

Tacoma Washington 98407 USA

(Corner of N. 27th and N. Madison streets)

County: Pierce

Historic name: Mason Manor Apartments

Present name: Mason Manor Apartments

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:

C W BRASIER LLC / 9403 SW QUARTERMASTER DR VASHON WA 98070-7081

Land unit size: .49 acres

Site/Setting: Urban



Mason Manor, north facade, 2019

Lat/Long: 47.271735600000000, -122.489873100000100 [WGS84]

UTM: Zone 10T, 538585.5843 mE, 5235488.0032 mN

Township/Range/Section: 21N / 2E / 36 NE

Parcel No. 7475012022

Historical Information

Historic Function: Domestic: Apartment Building

Construction Date: ca. 1960-1969 , documented 1964*

Original or Significant Owners: Oscar H. Brasier

Significant Date/Period:

Areas of Significance:

Current Function: Domestic: Apartment Building

Architect: unknown

Builder: Gerhard Kirkebo & Son, Inc.

Developer: Oscar H. Brasier

Architectural Information

Category: building, Apartment Building

Structural: frame

Stories: 3, Bays: multiple

Form or Plan: apartment/multi-unit complex, rectangular

Foundation: poured concrete

General condition: Good

Basement: none

Style: New Formalism and Mid-Century Modern

Exterior Material(s): replacement vinyl siding, original brick

Roof Material:

Roof Type: Flat , closed cornice , false beam ends

Windows: replacement vinyl

Chimney(s):

Porch:

- Additions
 - Alterations
 - Moved
 - Other
- Ancillary structures:

Historical Summary:

This three-story, 16-unit garden apartment complex built in 1964 was the first apartment house built in the Proctor District. Earlier several commercial buildings, such as the Davies and Gamble buildings, had apartments on their second floor. Oscar H. Brasier (1885-1968), the builder, was founder of American Federal Savings & Loan and was a director of Pierce County Savings & Loan. Since noted Northwest architect Marshall W. Perrow worked on Pierce County Savings & Loan buildings, Brasier may have asked him to design this building.

Status (Current Listing or Designation)

National: indiv. district landmrk.

State/Province: indiv. district landmrk.

Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

- National
- State
- Local

Landmark potential

- National
- State
- Local

Eligibility: This building shows the introduction of mid-century modern architecture and large multi-family dwellings in...

Integrity: The original shingle cladding has been replaced by what appears to be vinyl siding,...



mason Manor, NW facade, 2019



Mason Manor, east facade, 2019



Mason Manor, rear, 2019



Mason Manor, front, 1964 (Tacoma News Tribune, 02/07/1964, p. 9)

Description/Remarks

This is a 3-story, multiple-bay apartment building in the New Formalism style with Mid-Century Modern influences built in 1964. The structural system is frame. The foundation is poured concrete. Exterior walls are replacement vinyl siding and original brick. The ground floor is clad with multi-colored brick. Early photos show the upper stories clad in dark-stained wood shingles with vertical wood (?) trellises. The balconies appear to be stucco balconies. The building has a flat roof with closed cornice and false beam ends. none On the front facade, full-length patio doors and fixed picture windows make up most of the fenestration. Along the sides are a picture window plus double-hung window combination. The rear has large, vertical sliding windows. none There is an addition. This 16 unit building highlights the clean lines and little ornamentation of the New Formalist variation of mid-century modern buildings. The overall horizontal emphasis was broken and given a Northwest flavor with dark-stained shingle cladding on the upper stories and vertical wood (?) trellises between balconies overlooking the patio and lawn area. Currently vinyl (?) siding now provides upper story cladding and the trellises have been removed.

Date source: Tacoma News Tribune, 02/07/1964, p. 9, 12 (illus.) Other sources: Determining the architect of this building would greatly enhance its eligibility. It may be...

Survey and Recorder

Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys:
Inventoried: 08/19/2019 4:18:32 pm Last updated: 12/16/2019 7:48:04 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Comments on Eligibility (continued)

... Proctor (A). It is a good example of New Formalism (C). The eligibility would increase greatly if the architect could be determined.

Comments on Integrity (continued)

... and the vertical trellises have been removed. Otherwise, the building retains significant integrity.

Sources (continued)

... the work of architect Marshall Perrow.

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
2521-25 N Proctor St
Tacoma Washington 98407 USA
 (formerly 3822-24 N. 26th)

County: Pierce

Historic name: Michael D. Coleman Building

Present name: Umpqua Bank & Culpepper Books

Local place name: Proctor

Visible from public right of way: Yes

Ownership: Private

Owner/Address:
 X2 BROSE PROCTOR LLC & RUNRIG HOLDINGS LLC / C/O BRAD
 BUCKHALTER 1201 PACIFIC AVE SLIP 2100 TACOMA WA 98402

Land unit size: .17 acres

Site/Setting: urban



2521-25 N. Proctor St., 2018 (Google)

Lat/Long: 47.2708720196502300, -122.4886173331352100 [WGS84]

UTM: Zone 10T, 538681.1985 mE, 5235392.6544 mN

Township/Range/Section: 21N / 2E / 36 NE

Parcel No. 7475013670

Historical Information

Historic Function: Commerce/Trade: Store/Market

Construction Date: ca. 1900-1909 , documented 1908*

Original or Significant Owners:

Significant Date/Period:

Areas of Significance:

Current Function: Commerce/Trade: Bank

Architect: Vere Barton

Builder: J. D. McCabe

Developer: Michael D. Coleman

Architectural Information

Category: building, Commercial Building

Structural: frame

Stories: 2, Bays:

Form or Plan: two-part commercial block, rectangular

Foundation: undetermined

General condition: Good

Basement:

Style: 20th Century Commercial

Exterior Material(s):

Roof Material:

Roof Type: Flat

Windows:

Chimney(s):

Porch:

- Additions
 - Alterations (1964)
 - Moved
 - Other
- Ancillary structures:

Historical Summary:

Built by Michael Coleman in 1908, this is the first commercial building built in the Proctor Business District.

Status (Current Listing or Designation)

National: indiv. district landmrk.

State/Province: indiv. district landmrk.

Local: indiv. district landmrk.

Evaluation (Preparer's Assessment of Eligibility)

Recommendation

- Individually eligible
- Eligible as contributing resource
- Not eligible / non-contributing
- Not determined

Level of potential eligibility

- National
- State
- Local

Landmark potential

- National
- State
- Local

Eligibility: While associated with early Proctor and Michael Coleman, the building was substantially altered in...

Integrity: Little remaining integrity besides location.



Coleman Building, 1920s, 3822-24 N. 26th (now 2521-25 N. Proctor) (Gallacci & Evans, 2007, p. 23)



2521-25 N. Proctor St., 1964 (Tacoma News Tribune, 12/06/1964, p. B 16)

Description/Remarks

This is a 2-story commercial building in the 20th Century Commercial style built in 1908. The structural system is frame. The foundation is undetermined. The building has a flat roof. There is an addition. The building under a major, unsympathetic remodel in 1964 in which it lost all of its original facade. Since then the facade had undergone numerous modifications.

Date source: Tacoma Daily Ledger, 09/13/1908, p. 23

Survey and Recorder		
Project: Proctor District Survey	Sequence/Key no.:	Survey Date: 2019
Prepared By: Kathleen Brooker, Marshall McClintock, and Steven Treffers	Report Title/Name:	Previous Surveys:
Inventoried: 08/21/2019 6:38:23 pm Last updated: 12/11/2019 7:51:50 pm by Steve Treffers /	Level of Survey: <input type="checkbox"/> Reconnaissance <input checked="" type="checkbox"/> Intensive	Additional Research Recommended? <input type="checkbox"/> Yes <input type="checkbox"/> No

Comments on Eligibility (continued)

... 1964 and several times since. None of the original facades remain.