



HISTORIC BUILDING INVENTORY OF LINCOLN MIXED USE CENTER TACOMA, WASHINGTON

OCTOBER 31, 2022

PREPARED FOR:

Reuben McKnight, Historic Preservation Officer
Susan Johnson, Historic Preservation Coordinator
City of Tacoma Historic Preservation Office
747 Market Street, Third Floor
Tacoma, WA 98402

PREPARED BY:

Edward Echte, Historian
Michelle Sadler, Architectural Historian
Woodruff Addition Consulting, LLC
337 Cushing Street NW
Olympia, WA 98502

This page left intentionally blank

CONTENTS

I. INTRODUCTION	1
II. OVERVIEW OF THE STUDY	3
A. RECONNAISSANCE-LEVEL SURVEYS.....	3
B. EVALUATING A PLACE’S HISTORIC SIGNIFICANCE	3
C. LINCOLN MUC SURVEY	4
III. HISTORICAL DEVELOPMENT OF THE LINCOLN DISTRICT	7
A. INTRODUCTION.....	7
B. BEGINNINGS.....	7
C. THE DEVELOPMENT OF THE LINCOLN DISTRICT	8
D. THE EVOLUTION OF THE MODERN LINCOLN DISTRICT	10
IV. REPORT RECOMMENDATIONS	13
A. NRHP ELIGIBILITY OVERVIEW.....	13
B. SUMMARY OF NRHP-ELIGIBLE PROPERTIES.....	20
1. 610 South 34th Street - Residence.....	20
2. 614 South 38th Street - Flying Boots Cafe.....	21
3. 803-809 South 38 th Street - Horsfall Building	22
4. 821 South 38 th Street - Totem Foods Store No. 7	23
5. 3726 South G Street - Lincoln Hardware Store.....	24
6. 3824 South G Street - Residence	24
7. 3823 South Park Avenue, Units A & B - Residence	25
8. 3827 South Park Avenue - Residence	26
9. 3733 South Thompson Avenue - Paine & Betteridge Medical Clinic	27
10. 3821 South Thompson Avenue - Kimberly Apartments	29
C. SUMMARY OF EVALUATION OF NRHP ELIGIBILITY, STUDY LIMITATIONS, & ADDITIONAL ANALYSIS	29
D. RECOMMENDATIONS FOR FURTHER RESEARCH	30
V. BIBLIOGRAPHY	32

APPENDIX A: Historical Images of the Lincoln Mixed Use Center

APPENDIX B: Table of Recommendations for the 100 Surveyed Buildings

APPENDIX C: Additional Material from the City of Tacoma Historic Preservation Office

This page left intentionally blank

I. INTRODUCTION

This historic building inventory project was initiated by the City of Tacoma (City) as part of an ongoing survey of the city's Mixed Use Centers (MUCs). Tacoma's MUCs have been defined by the City as zoning districts where new neighborhood-scale, commercial development is encouraged around existing business districts. The City intends to use information gathered in the current and similar studies to help inform decision-making on code development, project review, and, where appropriate, nominations of buildings and/or neighborhoods for listing on Tacoma's historic register.

The current survey focuses on the Lincoln MUC, also known as Lincoln District, a neighborhood in South Tacoma that is rich in history and living cultural traditions (Figure 1). By design, the current study is reconnaissance-level, a level of survey that is intended to provide a preliminary understanding of the built environment of the Lincoln MUC. Like most reconnaissance-level studies, this project entailed a pedestrian survey of the neighborhood to look at the historical development of the neighborhood as a whole. The study team conducted only minor archival research and evaluated the exterior historical features of selected buildings. The result of this research is a big-picture overview of the physical development of Lincoln District. Ideally it will act as a springboard for future, more in-depth research into the history of the individual buildings, people, and communities that have been a part of the Lincoln District over time.

This survey has been financed in part with Federal funds from the National Park Service, Department of the Interior administered by the Department of Archaeology and Historic Preservation (DAHP) and the City of Tacoma. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, DAHP, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or DAHP.

This program received Federal funds from the National Park Service. Regulations of the U.S. Department of Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age, or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, 1849 C Street, NW, Washington, D.C. 20240.

The WAC team wishes to thank the following people and organizations for their invaluable support on this project:

- City of Tacoma Historic Preservation Office staff, namely Susan Johnson, Paige Rooney, and Reuben McKnight for overseeing the project, providing access to City resources, and coordinating all-important public input;
- DAHP Built Environment Resources staff, most notably Michelle Thompson and Michael Houser for providing grant-related advice and feedback on historic resources; and
- Tacoma Public Library Northwest Room staff for facilitating access to their invaluable collection and the online resources they maintain.

We also want to express our gratitude to the members of the public who shared information and stories with us while we were out in the field and on social media. This input made the project all the more enjoyable and helped inform the conclusions and recommendations found in this report.

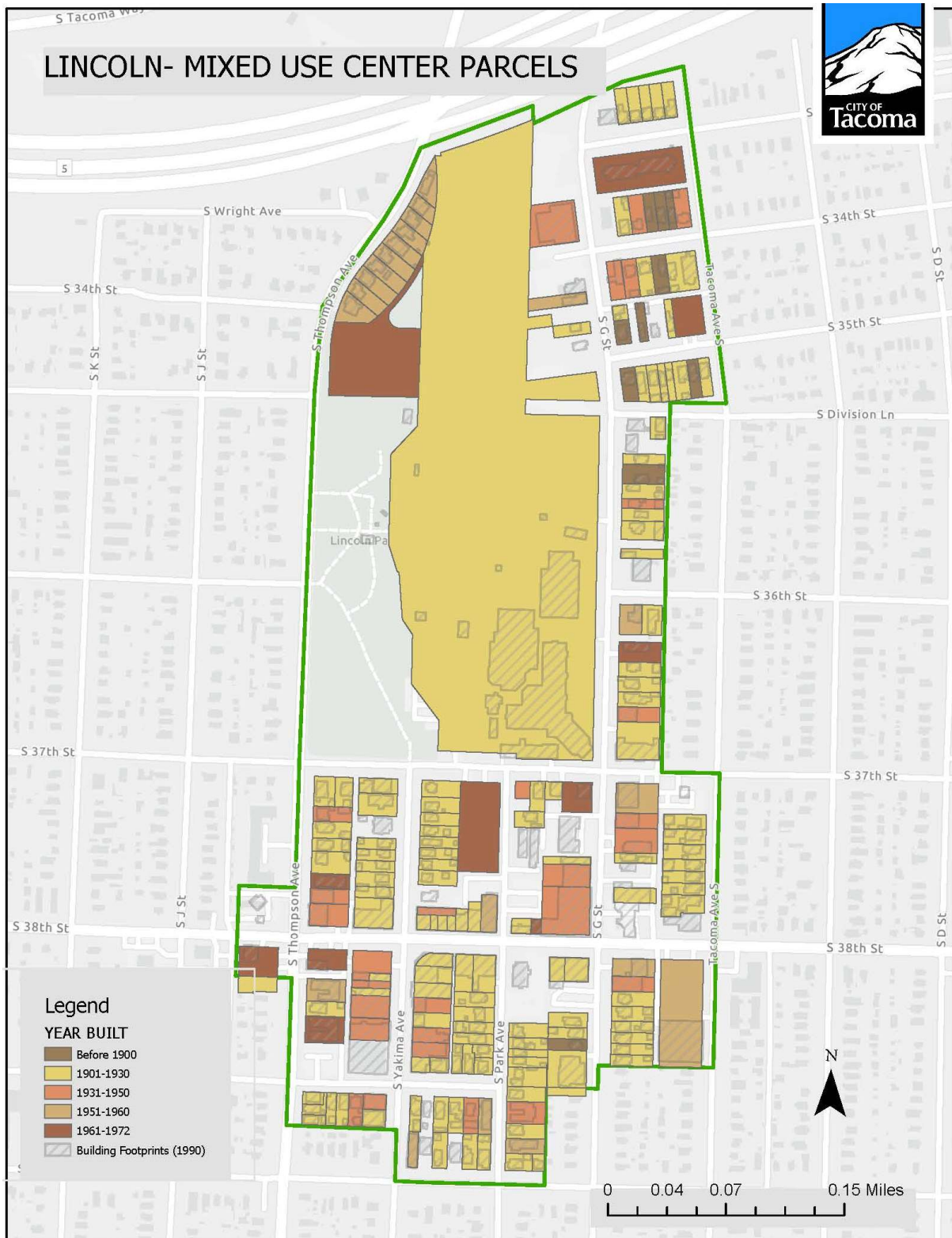


Figure 1. A map of the Lincoln Mixed Use Center with parcels labeled by the construction dates provided by the Pierce County Assessor. While some of these dates have been revised as part of this study, this image provides a snapshot on the range of ages of buildings in the study area (Courtesy of the City of Tacoma).

II. OVERVIEW OF THE STUDY

A. RECONNAISSANCE-LEVEL SURVEYS

This reconnaissance-level survey was designed and executed in accordance with survey and reporting standards defined by DAHP.¹ As noted in the introduction to this report, the scope of a reconnaissance-level survey is limited, focusing on gathering sufficient information to understand the broad patterns of development in the area. To that end, it includes a brief site inspection of potential historic resources from the public right-of-way. This field survey gathers information on the historical features of each identified building, noting any changes to such characteristics as setting, design, materials, and workmanship. Reconnaissance-level surveys generally include very limited to no historical background research on individual buildings. Their conclusions are, therefore, limited to the information that can be gleaned from visual evaluation, namely whether a building is historically important for its architecture. Reconnaissance-level surveys often form the foundation for intensive-level surveys.

B. EVALUATING A PLACE'S HISTORIC SIGNIFICANCE

Whether a place is historically important to a person or community can be based on complex factors and potentially highly subjective. Some places may be easily identified as a historic place by a broad cross-section of the public. A Tacoma example may be Union Station (1717 Pacific Avenue), built in 1911 and listed in the National Register of Historic Places (NRHP) since 1974. Countless others might not be so obviously historically significant to the casual observer, such as these Tacoma examples:

- Murray Morgan Bridge (11th Street), built in 1911 and listed in the NRHP since 1982;
- Point Defiance, in use since time immemorial, unlisted;
- St. Joseph Hospital Addition (1717 South J Street), completed in 1974 and unlisted;
- Whitney Memorial Japanese Methodist Episcopal Church (1901 Fawcett Avenue), constructed in 1929 and also unlisted.

These places are historically important to some people but others may not see them as significant. The potential for subjective evaluation of a given place is a challenge for a survey like this one. In an effort to come up with an analysis that is as objective as possible, a common approach is to use **eligibility for listing in the NRHP** as the yardstick to compare potential historic properties.

The NRHP was created under the National Historic Preservation Act of 1966.² The NRHP is the federal list of historical, archaeological, and cultural resources worthy of preservation. Places listed in the NRHP include historic buildings, structures, objects, sites, and districts. They can be of local, state, or national importance. To be eligible for listing in the NRHP, a place needs to meet certain requirements. These requirements can be helpful for evaluating potential historic properties even when, as in the case of the current survey, listing in the NRHP is not being considered.

Eligibility for listing in the NRHP is partly based on whether a place has strong historical associations or is important for its design or method of construction. The NRHP Criteria for Evaluation³ are used to

¹ https://dahp.wa.gov/sites/default/files/CR%20Update%20March%202022_0.pdf

² 16 U.S. Code 470a

³ 36 Code of Federal Regulations (CFR) 60.4

consider these associations. A critical component of NRHP eligibility is that the place must have sufficient physical character to reflect its connection to the past. In the language of the National Historic Preservation Act, the place must have integrity.⁴

The **NRHP Criteria for Evaluation** are:

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

Reconnaissance-level surveys like this one by nature **only evaluate under Criterion C**. An intensive-level survey is needed to fully assess a place's ability to satisfy the other criteria.

Reconnaissance-level surveys also provide an analysis of the place's physical integrity. The **seven elements of integrity** considered are:

- **Location:** It has not been moved to a new location;
- **Setting:** Its surroundings have not substantially changed;
- **Design:** The overall form, shape, and architectural characteristics are intact;
- **Materials:** Individual components such as siding, windows, and doors have been retained;
- **Workmanship:** The craft and construction skills of the builders are still visible;
- **Feeling:** The general sense of the place's historical function has been retained; and
- **Association:** The overall physical features that remain date back to and visually represent its historical significance.

Reconnaissance-level surveys generally cannot accurately evaluate for integrity of association, since the historical significance under Criteria A, B, and D is not uncovered at this level of survey.

Accordingly, for the Lincoln MUC historic building inventory, the team evaluated for NRHP eligibility under Criterion C only, using six out of the seven elements of integrity.

C. LINCOLN MUC SURVEY

The WAC team prepared the study for the Lincoln MUC historic building inventory with the City's Historic Preservation Office staff. The two-person WAC team consisted of subject specialists who meet the U.S. Secretary of the Interior's Professional Qualifications Standards for their respective fields⁵:

⁴ National Park Service Bulletin No.15, "How to Apply the National Register Criteria for Evaluation," https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf

⁵ 36 CFR Part 61; <https://www.nps.gov/articles/sec-standards-prof-quals.htm>

- **Edward Echte, MA** – Historian; and
- **Michelle Sadler, MA** – Architectural Historian.

Working closely with the City Historic Preservation Office, Ms. Sadler and Mr. Echte completed all parts of the historic building inventory. City Historic Preservation Office staff:

- Provided a map of the Lincoln MUC (Figure 1), the boundaries of which were previously determined by the City;
- Pre-selected 100 properties to be surveyed that would give the most diverse range of construction dates, uses (commercial and residential), and geographical locations around the Lincoln District; and
- Coordinated all public outreach, including organizing two public meetings and soliciting public input via social media.

City staff selected the 100 properties as representative examples of a variety of construction methods, building types, ages, and locations throughout the Lincoln MUC. Buildings less than 50 years old were excluded. Buildings with existing survey evaluations from federal and local permitting processes (specifically, Determinations of Non-Eligibility) and/or high levels of non-historic alterations were also de-prioritized, given the constraints of a reconnaissance-level survey. The 100 surveyed buildings were intentionally chosen to give the best chances of finding a potential historic district based solely on Criterion C of the NRHP.

The WAC team conducted pedestrian field surveys over several months during the Summer of 2022. Team members viewed each identified property from the public right-of-way (mainly sidewalks and alleys) taking photographs and notes. This information was used to form the basis of the study’s visual analysis of the identified buildings.

To help fit this analysis within the wider story of the Lincoln District’s development, the team also conducted targeted historical research on the neighborhood as a whole in addition to minor research to identify past businesses that have occupied Lincoln’s commercial buildings. As a reconnaissance level survey, the project team limited primary source research mainly to materials available online. The following resources were consulted to gather information on individual properties:

- City of Tacoma TMAP - Public GIS data viewer
 - Aerial imagery and historical permit records
- HistoricAerials.com
- Newspapers.com
- Pierce County Assessor Parcel Search
- Tacoma Public Library Northwest Room
 - Tacoma-Pierce County Buildings Index
 - Tacoma Public Library Image Archive
- Washington State University Digital Collections
 - Early Washington maps
- Washington State Digital Archives
- Washington State Historical Society

The results of the pedestrian survey and targeted historical research have been used to provide a brief historical context statement on the Lincoln District (Chapter 3) and offer an analysis of the

potential historical significance of the neighborhood as seen through the 100 identified properties (Chapter 4). A comprehensive list of sources is provided in the Bibliography section (Chapter 5).

The current study has resulted in this report as well as individual Historic Property Inventory entries in DAHP's Washington Information System for Architectural & Archaeological Records Data (WISAARD)⁶.

⁶ At the time of writing, the WISAARD database can be accessed via the following link:
<https://wisaard.dahp.wa.gov/>

III. HISTORICAL DEVELOPMENT OF THE LINCOLN DISTRICT

A. INTRODUCTION

Tacoma's Lincoln District is a mixed commercial/residential neighborhood located just south of Commencement Bay and downtown Tacoma on central Puget Sound in Washington State (Figure 1). Its development followed closely after Tacoma's founding, as the city's rapidly expanding industrial economy drew workers and families to the area. As the population outgrew the downtown area, the Lincoln District was one of several suburban neighborhoods real estate developers founded along streetcar lines connecting to and from downtown. This study examines 100 pre-selected buildings in the Lincoln District and includes parts of the historical land development areas known as Tacoma Land Company's First Addition to Tacoma, Tacoma Land Company's Sixth Addition to Tacoma and the First School Land Addition to Tacoma.

What follows is a historical context statement about the Lincoln District. Historical photographs that accompany the text are found in Appendix A.

B. BEGINNINGS

Prior to Euro-American settlement, the area that became today's Lincoln District was a mixed forest and prairie landscape shaped by ice age glaciation and ancient volcanic activity from nearby Mount Rainier.⁷ Local indigenous peoples, including the Puyallup, Nisqually and Steilacoom, utilized the land for millennia as part of their traditional food and resource gathering areas, cultivating edible and medicinal plants through controlled burns.⁸ Indigenous villages and homes were mainly located along the shores of Puget Sound and the rivers and streams that emptied into it.⁹

By the early 1800s, European and American fur traders were active in the area, in search of marketable resources and seeking trade with native peoples. In 1833, the Hudson Bay Company established an outpost, Nisqually House at Sequelitchew Creek, in today's Dupont, Washington.¹⁰

American settlers arrived on Puget Sound in the mid-1840s and took up claims at the southern end of Puget Sound on Budd Inlet and the Nisqually Delta. The first American settlers on Commencement Bay were Nicholas and Eliza Delin in 1852 and the Peter and Anna Judson family in 1853¹¹ (Figure A-01). The Delins' claim in part overlapped the northern portion of today's Lincoln District. Delin built a small sawmill powered by water flowing down from springs in gulches to the south.¹² Their stay was brief, however, as conflict between settlers and natives escalated in late 1855, prompting the Delins and Judsons to vacate.¹³

⁷Kamens, *Walking Tour*, 1; Morgan, *South on the Sound*, 11-12.

⁸ Morgan, *South on the Sound*, 12; Thrush, Coll-Peter, *The Lushootseed Peoples of Puget Sound Country*. Online at <https://content.lib.washington.edu/aipnw/thrush.html>; accessed 9 September 2022.

⁹ Morgan, *South on the Sound*, 12.

¹⁰ Morgan, *South on the Sound*, 21.

¹¹ Morgan, *South on the Sound*, 34.

¹² Morgan, *South on the Sound*, 34.

¹³ Morgan, *South on the Sound*, 34-35.

In 1873 the Northern Pacific Railroad chose Commencement Bay as its Pacific Terminus and completed construction from Kalama on the Columbia River, the final section of its transcontinental line. That year they also began developing “New Tacoma,” now Tacoma, along the shoreline.¹⁴ Throughout the 1870s and 1880s, Tacoma’s access to rail and seagoing commerce gave it an early advantage as a center for the region’s timber industry, mining operations, and Puyallup River valley agriculture. These opportunities caused Tacoma to expand rapidly, attracting numerous businesses and new residents.

In 1883 William W. Blackwell, a Tacoma hotelier, cleared a trail connecting downtown Tacoma with American settlers in the Fern Hill and Spanaway areas to the south. The trail passed through the future site of the Lincoln District neighborhood, opening the way for increased non-native settlement.¹⁵

In 1885 the real estate arm of the Northern Pacific Railroad cleared and platted the Tacoma Land Company’s Sixth Addition to Tacoma just south of downtown and dedicated part of the land as a public space called “South Park.” Afterward development of the area began in earnest¹⁶ (Figure A-02).

C. THE DEVELOPMENT OF THE LINCOLN DISTRICT

Tacoma expanded rapidly in the late 1880s when a number of real estate speculators financed new streetcar lines to connect downtown with outlying areas. Among these, a group of investors headed by *Tacoma Daily Ledger* owner Ransom F. Radebaugh (1846-1927), developed the Oakes Addition southeast of downtown and constructed a narrow-gauge line through the future Lincoln District to access it.¹⁷ Ascending from downtown following the path of what is now South G Street, it made a turn to the west at what is now South 38th Street, crossed a trestle over a deep gulch that extended through the area, and continued westward to the Oakes Addition¹⁸ (Figure A-03). By the 1890s, new residents began purchasing lots along this line and constructed homes and businesses.¹⁹ Among the earliest commercial enterprises within the current study area were a grocery store built by Watt McGee and a butcher shop built by Walter Griffith, both at South 38th Street and South Thompson Avenue.²⁰

In 1901 the City of Tacoma changed the name of South Park to Lincoln Park.²¹ That year the newly formed Tacoma Railway and Power Company consolidated the disparate (and unreliable) streetcar companies and regularized service across the system. The following year, the Tacoma Railway and Power Company completed a segment sometimes called the “Spanaway Cutoff”, which intersected the existing streetcar line at South 38th Street and followed South Yakima Avenue southward.²²

¹⁴ Morgan, *South on the Sound*, 49.

¹⁵ Davenport, 7.

¹⁶ Davenport, 7.

¹⁷ Clinton Reynolds, *Early History of Streetcars in Tacoma*. Unpublished Manuscript, Tacoma Public Library Northwest Room, 1920, 7.

¹⁸ David Sukola, “Tacoma and Fern Hill Street Railroad” online at <https://www.historicmidland.com/streetcar-lines/tacoma-and-fern-hill-street-railroad>; accessed 17 September 2022.

¹⁹ Davenport, 16, 45.

²⁰ Thirty-Eighth Street Business Association, “Founding and Progress of 38th Street, South” in *Pacific Coast Homeseeker Magazine*, Oct 1924, 5; Kamens, “Lincoln District Tour” 1995.

²¹ Davenport, *Tacoma’s Lincoln District*, 9; Kamens, “Lincoln District Tour” 1995.

²² “Spanaway Line Open” *Tacoma Daily Ledger*, 15 June 1901, 2; “Spanaway Cutoff Will Be In Business” *Tacoma Daily Ledger*, 3 July 1902.

To take advantage of the increasing traffic at this new junction, Henry W. Pallies (1840-1918) and Stuart Rice (1858-1938) opened a real estate office in 1902 on the southeast corner of South 38th Street and South Yakima Avenue. Operating as the Commercial Trust Company, they sold lots for homes in what they dubbed the “Lincoln Park Addition”²³ (Figure A-04). Within a short time, newly built homes lined South Yakima Ave South between South 38th Street and Lincoln Park. In a pattern established early on, most blocks in the Lincoln District were developed with alleys for the collection of waste and to provide residents access to the rear of their lots. In some cases, secondary residences and workshops were built on the alleys.

As a show of confidence in the new neighborhood, in 1905 Pallies constructed the first substantial commercial block, Pallies Hall on the southeast corner of South 38th Street and South Yakima Avenue. The new building housed several storefronts while a portion of the second floor served as a community event space²⁴ (Figure A-05). In the years prior to World War I, more commercial buildings went up near the intersection of Yakima Avenue South and South 38th Street, including the landmark Horsfall Building in 1916²⁵ (Figure A-06). By the late 1910s and afterward, additional commercial buildings were being constructed along the 3800 block of South Yakima Avenue which had become another key north-south route through the district.

To support the growing population, Lincoln High School was completed in 1914, situated on the southeast corner of Lincoln Park, adding an important anchor institution to the fast-growing neighborhood. By 1920, part of the gulch north of Lincoln High School was utilized as a rough stadium by the school’s athletic programs.²⁶

As demand for commercial and residential building sites in the Lincoln District grew, the deep gulch running roughly north-south through the neighborhood increasingly became a barrier to development and hindered travel. The Tacoma Land Company’s Sixth Addition and the First School Land Addition to Tacoma established a street grid with the primary north-south routes of South Thompson Avenue and South G Street following the western and eastern extents of Lincoln Park and the gulch. Numbered streets crossed these thoroughfares but were not connected across the gulch. The most significant of these was the commercial center of South 38th Street, which spanned the gulch on a wooden bridge. In 1915, to facilitate east-west travel through the Lincoln District, the bridge and a neighboring streetcar trestle at South 38th Street and South G Streets was removed and South 38th Street was filled to create a continuous grade through the business area²⁷ (Figure A-07).

Development of the Lincoln District accelerated after World War I with the addition of a number of new commercial buildings including the 1919 Rex Theater at 3811 South Yakima Avenue, the 1919 Model Bakery building at South 38th Street and Yakima Avenue South (Figure A-08), and the Bye Thompson Motors auto dealership at 3320 South G Street in 1923 (Figure A-09). Speculators also built a number of leasable retail spaces along both South 38th Street and the 3800 block of South Yakima Avenue through the 1920s, filling gaps beside and between more prominent commercial

²³ Tacoma Daily Ledger 13 April 1902, 17.

²⁴ *Tacoma Daily Ledger* 10 June 1905, 20.

²⁵ Historic Tacoma, “Watchlist: Horsfall Building.” online at <https://historictacoma.org/watchlist>; accessed 3 July 2022.

²⁶ Davenport, 21, 42.

²⁷ “Dirt From Regrade Used to Make New Fill” *Tacoma Daily Ledger*, 9 July 1915, 3.

buildings. This era also saw the founding of long term businesses Mrs. Frisbee's Bakery at 710 South 38th (1920-2000) and Flying Boots Cafe, (1930-present) at 614 South 38th Street.²⁸

The Great Depression and World War II slowed development of the neighborhood. Despite infusions of public money for repaving projects and other improvements, including a stone picnic shelter in Lincoln Park, the economic downturn made the 1930s and early 1940s lean years²⁹ (Figure A-10). In 1938, the Tacoma Railway and Power Co. discontinued streetcar service. A measure to improve Lincoln High School's athletic fields through construction of Lincoln Bowl Stadium that was approved by voters languished due to wartime restrictions on building materials and unavailability of labor.³⁰

To draw shoppers to the neighborhood, business leaders organized a number of public events including a Thanksgiving "Turkey Derby" and a summer pet parade.³¹ Among the few new commercial developments in this era was the construction of a Totem Foods market at South 38th and Thompson Avenue, part of a local chain in 1939. This attractive addition to the neighborhood today houses the Lincoln Pharmacy (Figure A-11).

D. THE EVOLUTION OF THE MODERN LINCOLN DISTRICT

After World War II the improved economy allowed for the completion of the Lincoln Bowl Stadium, dedicated in 1948. Increased investments by businesses also promoted a period of renewal in the Lincoln District. At South 39th and Yakima Avenue, the Lincoln Bowl bowling lanes opened in 1946 (now demolished) and the Feist family built a new storefront for their Lincoln Hardware retail business in 1947 (3726 South G Street).³² The postwar boom also allowed Ricono's Lincoln Electric to build a substantial new building at 757 South 38th Street. It featured a modern display window design to showcase furniture and appliances to serve the growing number of new residents³³ (Figure A-12). In this era, older buildings also received facelifts to keep up with current styles. Some businesses hid dated wood facades under new stucco or artificial stone. Other changes included retrofitting older homes, such as 3733 South Thompson and 3410 South G Street, with new commercial additions in Modernist designs at the sidewalk edge, reflecting architectural trends of the era.

The neighborhood's economic fortunes also started to shift by the 1960s and 1970s as Tacoma's economy followed national trends of deindustrialization. New suburban developments in what is now Tacoma's West End, in Lakewood and Federal Way, attracted homebuyers with new, modern kitchens and spacious yards.

At the same time, new barriers were developing between the Lincoln District, Downtown Tacoma, and neighborhoods to the west. Interstate 5 was constructed through the northern end of the Lincoln District in 1961. The opening of the Tacoma Mall in 1965 approximately one mile southwest of the

²⁸ Szymanski, Jim, "Traffic is Back, but How About Customers?" *The News Tribune*, 13 November 2001, D1, D6.

²⁹ Kamens, 1995.

³⁰ Curless, Erica, "Tacoma Railway & Power Company runs its streetcars for the last time, concluding with a raucous party covered by Life magazine, on June 11, 1938." Online at <https://www.historylink.org/File/20712>; retrieved 27 June 2022; Davenport, 52, 88-89.

³¹ *Tacoma News Tribune*, 17 November 1940, A-1; Kamens, 1995

³² Davenport, 75-77.

³³ Davenport, 99.

neighborhood also severed traditional connections in the area while drawing business away from Lincoln District's smaller commercial center (Figure A-13).

While the freeway and shopping center brought increased traffic through the neighborhood, consolidation of commerce in large retail centers with convenient parking left Lincoln District businesses transitioning toward specialty shops and services. By the 1960s, the former Sprouse Reitz variety store building at 3816 South Yakima Avenue housed a pool hall and the Rex Theater became a church. In some cases, older, walking-scale retail buildings were razed to make way for modern ones with large parking areas, such as the Food King Supermarket at 602 South 38th Street. New drive-in restaurants sprang up, including Arctic Circle at 820 South 38th Street and Mickey's Drive In at 858 South 38th Street. One significant landmark lost in this era was the 1919 Model Bakery building, razed in 1976³⁴ (Figure A-14).

Demographics were shifting in this era as well. Early on in its development, the Lincoln District's residents were largely of Northern and Western European heritage, many of whom were first or second generation citizens who worked in local industry, or in business or professional occupations.³⁵ By the 1970s, a new wave of Southeast Asian immigrants and refugees was arriving in Washington State. While Asian-owned businesses such as the Golden City Cafe at 3812 Yakima Avenue South (Figure A-15) existed in the area since at least the 1950s, the influx of new residents during the 1970s and 1980s formed a community that included Vietnamese, Chinese, Cambodian, and Korean residents, businesses, and community organizations. To serve this growing population, Andy Chang opened the East Asia Market in the former Lincoln Electric location at 755 South 38th Street in 1981, later relocating to the former Food King supermarket building.

Throughout the 1980s, more immigrant-owned businesses opened in the Lincoln District beginning with Minh Tran's Hair De Bon Aire, the first Vietnamese-owned business, at 3813 Yakima Avenue South in 1982.³⁶ Southeast Asian entrepreneurs opened other shops in the Lincoln District including Oanh Lam Lee's Lorinda's Hair Care at 769 S 38th St in 1986; the Ngo family's Asia Gifts and Aquarium at 763 S 38th Street and the Nguyen family's Vien Dong Restaurant at 764 South 38th Street, both opened in 1989; and An-Hing Chinese Herbs and Grocery at 767 S 38th Street in 1990³⁷ (Figure A-16).

In 1991, Lincoln District business owners embraced the shift toward Asian-owned businesses by organizing the neighborhood's first public celebration of Tet - Vietnamese Lunar New Year - and formed the Lincoln Business District Association (LBDA) the following year.³⁸ By 1995, there were more than 30 Asian-immigrant owned businesses in the district, and the LBDA held its first summer celebration block party on South Yakima Avenue, beginning an annual tradition³⁹ (Figure A-17).

³⁴ City of Tacoma Permits: 802 S Yakima Avenue.

³⁵ US Federal Census 1920 and 1930 via Heritagequest, online at <https://www.ancestryheritagequest.com/HQA>; accessed 19 July 2022; "Mapping Inequality" Tacoma: B9 Lincoln Park District and C14. Online at <https://dsl.richmond.edu/panorama/redlining/#loc=11/47.236/-122.648&city=tacoma-wa>; accessed 12 September 2022.

³⁶ Popham, Art. "Lincoln Welcomes Back One of Its Own" *The News Tribune*, 13 February 1997, B7; Clipping file: "Lincoln District" Tacoma Library Northwest Room

³⁷ Edwards, Marcelene, "Lincoln Businesses Feel Winds of Change" *The News Tribune*, 14 September 2004.

³⁸ Kamens, 1995; Doreen Marchionni, "Early Dragon: Tacomans Get A Head Start On The Year Of The Monkey With A Noisy Celebration" *The News Tribune*, 2 February 1992.

³⁹ Chavez, Paul. "Lincoln District Throws Block Party" *The News Tribune*, 20 August 1995.

In the late 1990s, the neighborhood business owners faced multiple challenges including decreasing numbers of clientele following a notorious gang-related shooting in 1998. In 2000, a ten-month construction closure of the South 38th Street freeway interchange further impacted businesses. One significant loss was the closure of Mrs. Frisbee's Bakery at 710 South 38th Street after 80 years in business.⁴⁰

Despite challenging times, the Lincoln District neighborhood continued to look ahead. In 2007 Lincoln High School was rededicated after a multi-year renovation. The aging Lincoln Bowling alley was razed to make way for a new building housing the Hong Kong Supermarket at 3828 South Yakima Avenue in 2014.⁴¹ Business owners and residents revived the public Tet celebration in 2016 after a five-year hiatus and partnered with the city in an \$8 million streetscape revitalization project, adding more pedestrian-friendly parking, lighting and crossings to the business district. The project was dedicated in 2018⁴² (Figure A-18).

In 2020, as public and private efforts to revitalize the Lincoln District continue, neighborhood restaurants and other businesses dependent on in-person sales again faced challenging times. As the world responded to the COVID-19 pandemic, long-term district retailer Lincoln Hardware at 3726 South G Street was among those small businesses unable to weather the reduced traffic and closed in 2020.⁴³ Today, the Lincoln District faces renewed pressure from developers and displacement as property values increase around Tacoma and more people consider relocating to well-established neighborhoods like the Lincoln District, attracted by walking-scale retail and services.

⁴⁰ Szymanski, Jim, "Traffic is Back but How About Customers?" *The News Tribune*, 13 November 2001; Smith-Peterson, Holly, "Next on Tacoma's Objectives: Lincoln District" *Puget Sound Business Insider*, 31 March 2014.

⁴¹ Smith-Peterson, Holly, "Next on Tacoma's Objectives: Lincoln District" *Puget Sound Business Insider*, 31 March 2014.

⁴² Driscoll, Matt. "Community Ribbon Cutting Celebrates a Reborn Lincoln District" *The News Tribune*, 18 November 2018, B1-B2.

⁴³ Dricoll, Matt. "Tacoma's Lincoln Hardware is Closing Its Doors After Decades" *The News Tribune*, 14 August 2020, A1, A8.

IV. REPORT RECOMMENDATIONS

A. NRHP ELIGIBILITY OVERVIEW

As outlined in Chapter 2, the level of survey conducted for this study was reconnaissance-level. The method of comparison used to evaluate the potential historical significance of the 100 preselected buildings in the Lincoln MUC was eligibility for listing in the NRHP under **Criterion C**, reproduced here for ease of reference:

- *The place 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.*

In addition, to be evaluated for NRHP eligibility, a resource must possess sufficient integrity to reflect its historical associations. To summarize, the six elements of integrity that were evaluated for each building were: location, setting, design, materials, workmanship, and feeling. The element of association was not evaluated for this study (see Chapter 2: Overview of the Study).

As noted earlier, these recommendations do not relate to the stories or people linked to these places, just to the physical characteristics of each building. An overview table of the study's conclusions can be found in Appendix B. To summarize, looking at physical characteristics only, WAC makes the following recommendations:

- **Ten (10)** buildings are recommended **eligible** for listing in the NRHP under Criterion C. They are described below in Section B;
- **Ninety (90)** buildings are recommended **not eligible** for listing in the NRHP under Criterion C.

Note that these recommendations are the opinions of the authors of this report and do not result in formal determinations of eligibility for listing in the NRHP, nor do they result in the listing of any of the resources on the NRHP. Determinations of eligibility for and listing in the NRHP are managed by formal processes outlined in the National Historic Preservation Act and its implementing regulations, policies and guidance⁴⁴.

The buildings recommended not eligible for listing in the NRHP were found to lack the physical integrity necessary to exemplify the distinctive characteristics of a type, period, or method of construction, represent the work of a master designer, exhibit high artistic values, or represent a collection of resources that are not individually distinctive.

The most common examples of integrity loss in the Lincoln MUC were found to be:

⁴⁴ For more information on determinations of eligibility for listing in the NRHP, which are generally tied to regulatory processes, see 36 CFR Part 63. Information on listing a property in the NRHP can be found at websites managed by the National Park Service and DAHP, currently at: <https://www.nps.gov/subjects/nationalregister/how-to-list-a-property.htm> and <https://dahp.wa.gov/historic-registers/national-register-of-historic-places>

- **Integrity of Setting** - In a number of cases, the setting was adversely affected by the demolition of one or more nearby buildings within the last 50 years. Sometimes these buildings were replaced with new buildings whose scale and/or design are incompatible with the historical environment. In other cases, a nearby building has been substantially remodeled to the point of altering the historical character and/or use of the area. Examples of buildings that have lost integrity of setting include:
 - 3589 South G Street (Figure 2) - Recent construction of high-density, three-story apartment building sited close to the sidewalk edge, contrasting with the historical pattern of the neighborhood's residential development.
 - 3808 South Yakima Avenue (Lincoln Bank) (Figure 3) - The demolition of the historic Model Bakery across next door and its replacement with a surface parking lot has adversely affected the commercial setting of the former Lincoln Bank, which was previously set within a continuous block of businesses. The surface parking lot exposes the north side of the former bank building, which was never intended to be visible.
 - 3728 South Yakima Avenue (Figure 4) - The conversion of the adjacent residence at 3724 South Yakima Avenue into a cafe has altered the historical, residential character of this house's setting by not only changing the look of its neighbor, but also adding signage, surface parking, and increased foot traffic.



Figure 2. 3589 South G Street, on the left, is dwarfed by its new neighbor to the south, which is not only of a different design but is also built much closer to the street edge. This siting breaks with the pattern of residential development on this block.



Figure 3. The former Lincoln Bank (3808 South Yakima Avenue), has lost its longtime neighbor, the Model Bakery, which once occupied the space where this surface parking lot is now located (seen on the right). This change has diminished the integrity of setting.



Figure 4. 3728 South Yakima Avenue (left) is part of a string of front-gable buildings that all started out as single-family residences, possibly built by the same developer. The conversion of 3724 South Yakima Avenue has changed the character of the block.

- **Integrity of Design** - The loss of design integrity in evidence in the Lincoln MUC included such changes as enclosure or replacement of front porches with incompatible modern structures, changes in the size of window and door openings, new additions, the introduction of non-historic features, and the complete remodel of storefronts. Some of the buildings that have lost design integrity are:
 - 609 South 34th Street (Figure 5) - While this residence is well maintained, the porch has been altered from its historical Craftsman form. Its design integrity is diminished.
 - 3830 Yakima Avenue South (Vernon Apartments) (Figure 6) - This historic apartment building has been significantly modified, including the addition of a mansard-style parapet clad in red metal sheets and the introduction of window trim. These changes have altered the design that previously was characterized by the stepped parapet and unornamented window surrounds.
 - 769 South 38th Street (Figure 7) - This commercial building was recently remodeled with an all-new, metal-framed door-and-window system. This change transformed it aesthetically but also changed it from its original design of two commercial bays into one. Considering it as a historic building, it no longer possesses integrity of design.



Figure 5. 609 South 34th Street has a porch structure with a design and materials more in keeping with a 1950s house than a Craftsman bungalow.



Figure 6. The Vernon Apartments at 3830 Yakima Avenue South has had significant design alterations, including the red, metal-clad mansard-style parapet and front entrance hood.



Figure 7. 769 South 38th Street, now known as Bambo restaurant, has recently had its storefront completely replaced with a modern, metal-framed system. This modification has changed its design.

- **Integrity of Materials** - The most common examples of material loss in the Lincoln MUC include replacement of original window and door units as well as the replacement or covering of historical-period siding.
 - 3828 South Park Avenue (Figure 8) - A well-maintained house, its integrity of materials has been diminished by the replacement of the front door and all visible windows with units of incompatible materials and design.
 - 3717 South Yakima Avenue (Figure 9) - This residence has been modified in recent years with all new windows, doors, and siding made of modern materials in designs that contrast with its ca. 1904 origins.
 - 717-723 South 38th Street (Figure 10) - One of the most noticeable changes to this historic movie theater and commercial building is the replacement or covering of the original clapboard siding with incompatible T1-11 cladding.

As noted earlier, these physical alterations are sufficient to result in the buildings being recommended not eligible for listing in the NRHP under Criterion C only. Further research into their historical and cultural associations may suggest that their significance merits NRHP eligibility under Criteria A, B, or D.



Figure 8. 3828 South Park Avenue has had all of its visible windows and doors replaced.



Figure 9. 3717 South Yakima Avenue has had a number of modern alterations, including the introduction of vinyl siding, which is an incompatible material for a building dating to the start of the twentieth century.



Figure 10. 717-723 South Yakima Avenue's clapboard siding was once a character-defining feature of the building. Now it is clad in T-1-11.

B. SUMMARY OF NRHP-ELIGIBLE PROPERTIES

Using eligibility for listing in the NRHP as the common point of comparison, 10 buildings are recommended as having significance for their physical characteristics, regardless of any historical associations they may have. These buildings are described below.

1. 610 South 34th Street - Residence

This property is a single-family dwelling located in the northern end of the Lincoln District, one block off the thoroughfare of South G Street (Figure 11). Pierce County Assessor records indicate that it was constructed in 1895. Stylistically this Queen Anne residence could date to that timeframe. In the absence of extensive historical research into the building, the age of the residence is estimated at ca. 1895.



Figure 11. The front (north) and side (west) elevations of Queen Anne style 610 South 38th Street. Note its raised position above the sidewalk.

This building is recommended eligible for listing under Criterion C because, while it has suffered some loss of integrity of materials, it embodies the distinctive characteristics of the late Victorian period of construction.

The residence retains integrity of setting, design, workmanship and feeling. Its material integrity has been somewhat compromised due to the replacement of some windows with vinyl units and the addition of mock (applied) shutters. The introduction of the shutters is a reversible alteration. While the replacement of some windows is a material loss, the simplicity of design of the replacement windows - while incompatible in materials - does not detract from the overall design of the primary facade. The fact that the residence has retained its original or early garage also supports the overall integrity of design of the property as a whole.

The character-defining features of this property include:

- Raised position above sidewalk
- Mix of wood siding - patterned shingles and clapboard
- Varied roof forms
- Canted front facade with off-set front porch
- Trusses in gable, carved brackets, and other Queen Anne detailing

2. 614 South 38th Street - Flying Boots Cafe

This historic restaurant and tavern presents a challenge when it comes to committing to a date of construction (Figure 12). Records maintained by the Pierce County Assessor date the building to 1960, which is unsupported by other documentary evidence. The recommended construction date is 1955. Tacoma Public Library Tacoma Pierce County Buildings Index and historical permit records show that the Flying Boots Cafe has been in operation on this site since the early 1930s. A small building appears in this location on a 1931 aerial image. However, according to newspaper reports, there was an extensive remodel in 1955, resulting in the building as we see it today.



Figure 12. Flying Boots Café, viewed from the north side of South 38th Street.

This property is recommended eligible for listing in the NRHP under Criterion C because it possesses sufficient integrity to reflect 1950s-era construction of a restaurant with tavern on an important neighborhood thoroughfare. It has integrity of location, design, materials, workmanship, and feeling. The overall integrity is somewhat impacted by the presence of smaller, service structures on the southwest of the site, at least some of which may predate the 1955 revamp of the property. However, these do not affect the building as it is experienced by the public and the overall form is preserved. Integrity of setting is impacted by the loss or alterations of a number of nearby buildings. These setting losses are not sufficient to overshadow the general setting of a busy, neighborhood-commercial district.

The character-defining features of this property include:

- Location near corner of South 38th Street and South G Street
- Position at sidewalk edge

- Historic neon sign
- Shallow-pitch, gable roof
- Red brick siding
- Few windows and doors

3. 803-809 South 38th Street – Horsfall Building

This mixed-use, commercial building was constructed in 1916 and long been an important one on the Lincoln District landscape (Figure 15). Original owner F. H. Horsfall hired Tacoma architect Emanuel “E.J.” Bresemann and contractor M.A. Petrich. According to an article on Historylink, Bresemann was one of Washington State’s first 20 licensed architects. Well known for being a designer of schools and residences, other examples of his commercial work in Tacoma include the Manley-Thompson Ford Agency at 1302-1306 Fawcett Avenue (Property ID 706871) and the former Nalley’s Fine Foods Company Headquarters at 509 Puyallup Avenue (demolished).



Figure 13. This view of the Horsfall Building was taken from the southeast corner of South 38th Street and South Yakima Avenue, bridging the commercial districts of both streets.

Historically the building played host to community events in its Liberty Dance Hall, which included public meetings and other social functions. Past businesses included Haering’s Groceterium, Hogan’s Fine Foods, Ricono’s Bargain Annex, and Hartman’s Furniture. Today it houses Big Vac Janitorial. According to Historic Tacoma, a local preservation advocacy group, the Horsfall Building is now partially vacant and its future is uncertain due to multiple unaddressed maintenance issues.

This property is recommended eligible for listing in the NRHP under Criterion C because it embodies the distinctive characteristics of a 1910s-era mixed-use building in a neighborhood commercial district.

The Horsfall Building possesses integrity of location, design, materials, workmanship, and feeling. While the commercial-district setting is still intact, the significant loss of the similarly-scaled Model Bakery across the street has diminished its setting. Its design has had a few alterations, most notably to a number of storefront bays and transom windows that have been boarded over; these changes do not diminish the overall integrity of design.

The character-defining features of this property include:

- Prominent corner position on historically-important intersection in neighborhood commercial district
- Two stories
- Long frontage along sidewalk
- Brick and iron facade
- Plate-glass storefronts
- Potentially historic signage

4. 821 South 38th Street – Totem Foods Store No. 7

Today serving as Lincoln Pharmacy, this commercial building started out as a branch of the Tacoma-based Totem Foods grocery store chain in 1939 (Figure 15), another example being located at 2501 North Alder Street in Tacoma. Other businesses located here in the past are Safeway and Failor’s Prescription Pharmacy. Its striking character contains some of the hallmarks of French Eclectic style, such as the corner towers, varied roof profiles, and wood-shingle roof.



Figure 14. Today’s Lincoln Pharmacy, originally Totem Foods, as seen from the south side of South 38th Street.

Former Totem Foods Store No. 7 is recommended eligible for listing in the NRHP under Criterion C embodies the characteristics of a branded grocery store chain dating to the late 1930s. It possesses integrity of location, setting, design, materials, workmanship, and feeling. While integrity of design has been compromised by the infill of multiple openings and the installation of modern, metal-framed, door-and-window systems, the overall integrity of design is sufficiently intact to reflect its historical design.

The character-defining features of this property include:

- Prominent corner location
- Position on sidewalk edge
- Multiple roof planes including corner towers
- Wood roof shingles
- Brick cladding, including infilling historic-period windows
- Modern storefront windows

5. 3726 South G Street - Lincoln Hardware Store

The commercial property at 3726 South G Street was constructed in 1947 for Lincoln Hardware, a use that remained until its recent closure (Figure 15). The 1950 update to the 1912 Sanborn Fire Insurance map shows a one-story reinforced concrete building in this location, confirming the 1947 build date recorded by the Pierce County Assessor. Today it is vacant but Google imagery shows the hardware store in use as recently as May 2019.



Figure 15. Lincoln Hardware’s historical features appear to have been maintained behind the boards that have shuttered the building since its recent closure.

Former Lincoln Hardware is recommended eligible for listing in the NRHP under Criterion C because it embodies the distinctive characteristics of the post-World War II period of commercial design. Despite the windows and doors being boarded over following recent closure of the business, sufficient evidence suggests that the units are still in place. The building possesses integrity of location, setting, design, materials, workmanship, and feeling.

The character-defining features of this property include:

- Position at sidewalk edge in close proximity to neighbors
- One story
- Flat roof
- Neon “Lincoln Hardware” sign
- Ratio of window/door openings to solid surface areas
- Stucco and glazed-tile cladding

6. 3824 South G Street - Residence

Pierce County Assessor records indicate that this single-family, Craftsman residence was constructed in 1925 (Figure 16). It is recommended eligible for listing in the NRHP under Criterion C because it embodies the distinctive characteristics of 1920s residential architecture. The addition of asbestos siding in 1966 was a common alteration and unlikely to have removed the original cladding. The only identifiable change is the replacement of the front door with a mock-paneled unit. On balance, this does not sufficiently alter the material integrity to eliminate it from consideration for listing in the NRHP

under Criterion C. The residence possesses integrity of location, setting, design, materials, workmanship, and feeling.



Figure 16. This house at 3824 South G Street has retained almost all original exterior features that characterize it as a Craftsman residence.

The character-defining features of this property include:

- Extended, side-gable roof with gable dormer
- Gable-end joinery details
- Full-length porch with original features
- Wood-framed, double-hung windows

7. 3823 South Park Avenue, Units A & B - Residence

This property consists of a primary residence, a secondary residence, and a garage (Figure 17). Pierce County Assessor records indicate that the primary residence was constructed in 1915, the secondary residence in 1940, and the garage in 1948. A house with the same footprint as the primary residence is shown on the 1912 Sanborn Fire Insurance map. As a result, the estimated construction date of the house is ca. 1910. The shared driveway with 3819 South Park Avenue as well as similar characteristics suggest that the two residences may have been built by the same developer. Only the primary residence could be surveyed from the public right-of-way; the other buildings are not part of this analysis.



Figure 17. 3823 South Park Avenue is another Craftsman style house that has retained most of its important historical features.

This residence is recommended eligible for listing in the NRHP under Criterion C because it embodies the distinctive characteristics of 1910s residential architecture. While its integrity of materials is somewhat diminished by the loss of original windows to create a picture window and replacement of the front door with an incompatible mock-panel unit, the residence possesses integrity of location, setting, design, materials, workmanship, and feeling. On balance, material losses do not not substantively affect the house's eligibility for listing in the NRHP under Criterion C.

The character-defining features of this property include:

- Location next to a residence of similar design that suggests both were built by the same speculative developer
- Front gable roof
- Front porch with Craftsman-style joinery and river-rock features
- Decorative wood siding

8. 3827 South Park Avenue - Residence

Pierce County Assessor records indicate that this single-family dwelling was constructed in 1910 (Figure 18). It appears in the 1912 Sanborn map in its current location and configuration. The shared side porch with 3829 South Park Avenue, also constructed in 1910, suggests that they were constructed by the same developer. WAC recommends that 3829 South Park Avenue does not possess sufficient integrity for NRHP eligibility.



Figure 18. 3827 South Park Avenue was designed as one of a pair with 3829 South Park Avenue. The two residences even share a side porch that appears on the 1912 Sanborn Fire Insurance map.

This residence is recommended eligible for listing in the NRHP under Criterion C because it embodies the distinctive characteristics of 1910s residential architecture. It retains integrity of location, setting, design, workmanship, and feeling. Its integrity of materials is diminished by the replacement of some windows with vinyl units. Integrity of design is minimally affected by the addition of a side privacy screen on the porch, presumably a reversible alteration. On balance, these losses do not not substantively affect the house's eligibility for listing in the NRHP under Criterion C.

The character-defining features of this property include:

- Location next to a residence of similar design with shared side porch between them
- Hip roof with hip dormer
- Tongue and groove siding
- Inset front porch

9. 3733 South Thompson Avenue - Paine & Betteridge Medical Clinic

This property currently serves as a medical office (Figure 19). According to the Tacoma Public Library's Tacoma-Pierce County Buildings Index, it was constructed in 1904 as a single-family residence on the parcel immediately to the south, which is corroborated by the 1912 Sanborn Map. It was likely relocated to its present location ca. 1939 when a retail store was built on its original site. City of Tacoma permit records indicate that it was converted for use as medical offices in 1955. A 1955 aerial photograph shows that the addition wrapped around the original house as it does today.



Figure 19. Both the original residence and the 1955 addition that created this medical office at 3733 South Thompson Avenue are visible in this photograph taken from the opposite side of the street.

The Buildings Index notes that the architects were Lea, Pearson & Richards and the builder was James J. Barnes Construction Company. According to Docomomo US/WEWA, the architects were a prominent Tacoma firm recognized by the Southwest Washington Chapter of the AIA as one of the longest-running practices on the Puget Sound. Other Tacoma projects by the firm include Whitman Elementary School (1120 South 39th Street), Tacoma Public Library's Swasey Branch (7001 6th Avenue), and Central Lutheran Church (409 North Tacoma Avenue). The Paine & Betteridge Medical Clinic project was featured in the July 1958 issue of *Pacific Architect and Builder* alongside another Lea, Pearson & Richards clinic project whose address is unknown.

This property is recommended eligible for listing in the NRHP under Criterion C for representing the work of Lea, Pearson & Richards, notably an unusual conversion of an existing residence in response to their clients' desire for integrated but separate apartments. The building also embodies the distinctive characteristics of mid-century commercial design.

As a converted property, on the whole the building retains integrity of location, design, materials, workmanship, and feeling. Because the large apartment complex across the street was constructed less than 50 years ago (ca. 1973 per an aerial photograph), its integrity of setting has been compromised. A few other notable changes, such as the addition of steel security bars enclosing the front entrance and replacement of several second-floor windows towards the rear of the property, do not substantially reduce the overall integrity of the building.

The character-defining features of this property include:

- Juxtaposition of commercial Modernism added to a much-altered, historical residence
- Slightly raised position from the sidewalk
- Single-story, commercial addition that wraps around the original house

- Depressed gable roof with exposed beams
- Mixture of glass, T1-11 siding, and concrete block materials on front elevation

10. 3821 South Thompson Avenue - Kimberly Apartments

This property is a two-story apartment building (Figure 20). Pierce County Assessor records indicate that it was constructed in 1961. Historical permit records show that it was built as a 16-unit complex.



Figure 20. Difficult to photograph in full because of street trees, Kimberly Apartments at 3821 South Thompson Avenue has a character-defining courtyard that provides access to all of the apartments.

The Kimberly Apartments are recommended eligible for listing in the NRHP under Criterion C for exemplifying 1960s C-Court apartment design. This building possesses integrity of location, setting, design, materials, workmanship, and feeling.

The character-defining features of this property are:

- C-Court apartment design
- Second-floor balconies accessed from courtyard stairways
- Shallow-pitched, hip roof with deep eaves
- Brick cladding
- Concrete-block privacy screen

C. SUMMARY OF EVALUATION OF NRHP ELIGIBILITY, STUDY LIMITATIONS, & ADDITIONAL ANALYSIS

These 10 buildings are recommended as significant for having sufficient physical integrity to reflect design characteristics or methods of construction that could make them eligible for listing in the NRHP. These conclusions do not imply that WAC recommends that the buildings be put forward for

listing in the NRHP. Nor do these recommendations result in a formal determination of eligibility for listing in the NRHP. Rather, this analysis is used as the industry standard for evaluating the potential significance of historic resources to add objectivity to what can be the subjective perception of importance.

In addition, the recommendation that the other 90 buildings are not eligible for listing does not mean that they are not important to the people who live in, work in, and visit them. The constraints of this reconnaissance-level survey limited the evaluation to visual character alone rather than historical research and oral interviews to determine a fuller, more balanced view of the historical and cultural significance of each building. An intensive-level survey would be needed for this level of analysis.

WAC also found that this study did not provide sufficient information to effectively evaluate the potential for there being enough densities of buildings with integrity and historical significance to merit there being one or more historic districts in the Lincoln District. This study was limited to 100 buildings rather than all parcels in the study area. To make defensible recommendations on historic districts, all parcels would need to be surveyed at the reconnaissance level to determine if they have the potential to contribute to the significance of a historic district. A more comprehensive study would, therefore, be required. For input from the City Historic Preservation Office on the potential for one or more historic districts being located within the Lincoln MUC, see Appendix C.

Finally, to use a common yardstick as a point of comparison, this project only used NRHP eligibility to evaluate the potential visual significance of the identified buildings. Regardless of the recommendations included in this report, all buildings in the Lincoln MUC could be evaluated for listing in the Tacoma Register of Historic Places (TRHP) and Washington Heritage Register, each of which has similar though distinct criteria for listing. Further comment on the TRHP from the City Historic Preservation Office can be found in Appendix C. Members of the public who are interested in learning more about the benefits of being listed in the local, state, or national register are encouraged to contact the City's Historic Preservation Office.

D. RECOMMENDATIONS FOR FURTHER RESEARCH

During the course of this reconnaissance-level survey, the project team noted a number of areas and issues that WAC recommends would be of interest for further investigation and documentation. These include but are not limited to the following:

- An intensive-level survey and evaluation of neighborhood properties would allow for a much more holistic analysis of their significance. This would provide the opportunity to apply all NRHP criteria to consider each property's potential for association with larger historical issues or trends. For example, during World War II, the Horsfall Building (803-809 South 38th Street) housed the Women's Emergency Motor Corps, a civilian effort to train women to drive and maintain Tacoma's emergency vehicles in support of the war effort. This historical significance could not be captured within the constraints of this reconnaissance-level survey. An intensive-level survey would also make possible the consideration of whether one or more historic districts may be located in the Lincoln MUC.
- The team noted that a number of auxiliary dwelling units dating to the early development of the neighborhood are still extant. Examples include 3714-3716 Tacoma Avenue South and 3819 South G Street. In addition, there are a number of single-family dwellings that have been

converted to multi-family housing, such as 3719 South Thompson Avenue. Given the current interest in increasing density in existing urban neighborhoods, an examination of these examples of densification and their dispersal across the Lincoln District may reveal connections with larger social and economic historical issues that shaped Tacoma and the region as well as point to ways to welcome new neighbors to the Lincoln District with historically compatible infill and conversion.

- Another area of inquiry that may be fruitful is an examination of properties that have transitioned from residential to commercial or vice versa. The intermixing of commercial and residential appears to be a long-established characteristic of the Lincoln District. Examples include the Betteridge Medical Clinic (3733 South Thompson) and Hope Chest Bridal Shop (3410 S G Street); both residences were repurposed during the postwar era.
- The project team also suggests tracing changes in patterns and rates of owner-occupied versus renter-occupied dwellings over time and how those changes may be reflected in population demographics, especially since the 1950s. Such an examination may help illuminate some of the factors that attracted Southeast Asians to the Lincoln District as newly arrived immigrants to the US and facilitated their efforts to start businesses within a short time after their arrival.
- In addition to economic analyses, we recommend gathering of diverse individual perspectives on the Lincoln District's development over time through oral histories in order to gain a fuller understanding of factors that attracted the Lincoln District's past and current population. Examination of organizational histories (churches, schools, fraternal orders, etc.) that have existed in the Lincoln District throughout its history would also likely unearth stories that reveal more historically significant properties.
- Finally, there are properties within the current survey area that may benefit from survey or resurvey. Limitations of the study meant that some older buildings were left out of the study, such as the commercial building at 3737 South Yakima Avenue, 3915 South Yakima Avenue, and many residences. Others were not resurveyed because they had had prior evaluations under federal and local permitting processes. Examples include the residence at 3723 South Thompson Avenue and 763 South 38th Street, currently Asia Gift and Aquarium. They would also benefit from reconsideration of their potential historical significance outside of regulatory processes.

V. BIBLIOGRAPHY

City of Tacoma

2022 tacomaMAP (tMap) v2021.1.1 Date: January 21, 2021; online at <https://tmap.cityoftacoma.org/>; accessed 11 August 2022.

City of Tacoma Planning Commission

1991 South 38th Street Design Plan [Draft].
Tacoma, Washington. print.

Covert, Nancy

2009 Bresemann, E.J., Historylink.org Essay 9156

Online at <https://www.historylink.org/File/9156>; accessed 20 September 2022.

Curless, Erica

2019 Tacoma Railway & Power Company runs its streetcars for the last time, concluding with a raucous party covered by Life magazine, on June 11, 1938.

Online at <https://www.historylink.org/File/20712>; retrieved 27 June 2022.

Davenport, Kimberly M.

2018 Tacoma's Lincoln District.

Charleston, South Carolina: Arcadia Publishing, Print.

Docomomo US/WEWA

2022 Architect Biography for Charles W. Lea, Jr., prepared by Caroline Swope and Michael Houser; online at <https://www.docomomo-wewa.org/architect/lea-charles-w-jr/>; accessed 27 August 2022.

Eysaman & Company

2005 Reconnaissance Level Survey Update of South Tacoma & the South End

Report on file with the Washington Department of Archaeology and Historic Preservation.

Google, Inc.

2022 Google Maps

Online at <https://www.google.com/maps/>; accessed 3 August 2022.

Heritagequest Online

1920 US Federal Census: Tacoma Ward 4, Precinct 299.

1930 US Federal Census: Tacoma.

Online at <https://www.ancestryheritagequest.com/HQA>; accessed 19 July 2022.

Historic Aerials

2022 Tacoma, Washington

online at <https://historicaerials.com/viewer>; accessed 10 August 2022.

Historic Tacoma

2022 Watchlist: F. H. Horsfall Building

online at <https://historictacoma.org/watchlist>; accessed 3 July 2022.

Kamens, Brian
1995 Lincoln District Tour
Unpublished Manuscript, Clipping File: "Lincoln Neighborhood" Tacoma Public Library, Northwest Room.

Mapping Inequality Project
2022 Tacoma: B9 Lincoln Park District and Tacoma: C14.
Online at <https://dsl.richmond.edu/panorama/redlining/#loc=11/47.236/-122.648&city=tacoma-wa>;
accessed 12 September 2022.

Morgan, Murray, and Rosa Morgan
1984 South on the Sound: An Illustrated History of Tacoma and Pierce County
Windsor Publications, Print.

Newspapers.com
1889-2022 *Tacoma Daily Ledger*
1889-2022 *Tacoma News Tribune*
Online at <https://www.newspapers.com/>; accessed June-September 2022.

Proquest, Inc.
2022 Sanborn Fire Insurance Map for Tacoma: 1912-1950
via Timberland Regional Library at
<https://trl.idm.oclc.org/login?url=https://digitalsanbornmaps.proquest.com>; accessed 3 March 2022.

Puyallup Tribe of Indians
2022 "Puyallup Tribe: The Story of Our People"
online at <http://puyallup-tribe.com/ourtribe/>; accessed 27 June 2022.

Reynolds, Clinton
1920 The Early History of Street Cars in Tacoma.
unpublished manuscript, Tacoma Public Library, 1920, print.

Sukola, David.
2022 Tacoma and Fern Hill Street Railroad
<https://www.historicmidland.com/streetcar-lines/tacoma-and-fern-hill-street-railroad>; accessed 16
September 2022.

Tacoma Public Library
2022a "Tacoma-Pierce County Buildings Index"
online at <https://cdm17061.contentdm.oclc.org/digital/collection/p17061coll1>; accessed 23 July 2022.
2022b Tacoma Public Library Image Archive
Online at <https://cdm17061.contentdm.oclc.org/digital/collection/p17061coll21>; Accessed 12 August
2022.

Thirty-Eighth Street Business Association
1924 Founding and Progress of 38th Street, South
in *Pacific Coast Homeseeker Magazine*, October 1924, 5.

Thrush, Coll-Peter

1998 The Lushootseed Peoples of Puget Sound Country

Online at <https://content.lib.washington.edu/aipnw/thrush.html>; accessed 9 September 2022.

Wilma, David and Walt Crowley

2022 Tacoma — Thumbnail History

online at <https://www.historylink.org/File/5055>; accessed 25 June 2022.

APPENDIX A:
HISTORICAL IMAGES OF THE LINCOLN DISTRICT MIXED USE
CENTER

This page left intentionally blank

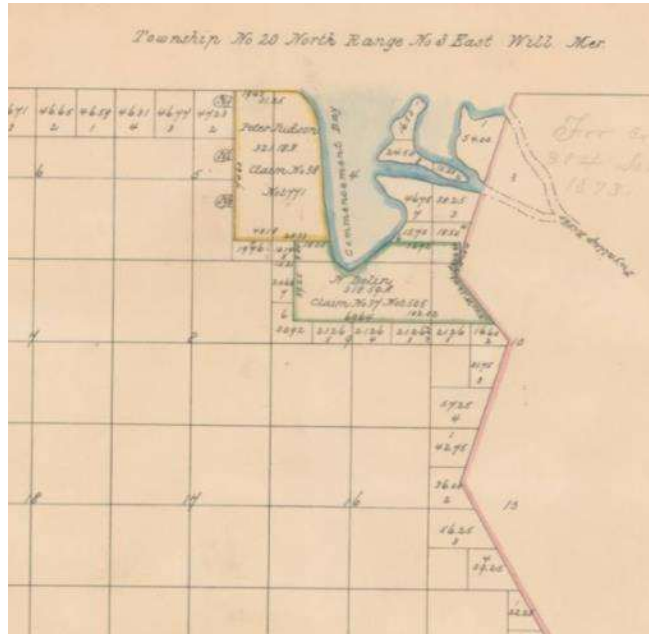


Figure A-01: Detail: 1873 General Land Office Map of Township 20 North, 3 East, Willamette Meridian

Source: US Department of The Interior Bureau of Land Management: Land Status & Cadastral Survey Records. Online at <https://www.blm.gov/or/landrecords/survey/ySrvy1.php>; accessed 11 September 2022.

THE

Tacoma Land Co.

IS NOW OFFERING FOR SALE

Lots in Its Sixth Addition

AT PRICES RANGING FROM

\$200 TO \$500.

And on easy terms to those wishing to improve. This Addition lies

On the Line of Tacoma & Fern Hill Street R. R.

Isaac W. Anderson General Manager

Room 11, Northern Pacific Railroad Headquarters Building,

TACOMA W. T.

Figure A-02: Tacoma Land Co. Real Estate Advertisement, 1889.
Source: *Tacoma Daily Ledger*, 28 August 1889.

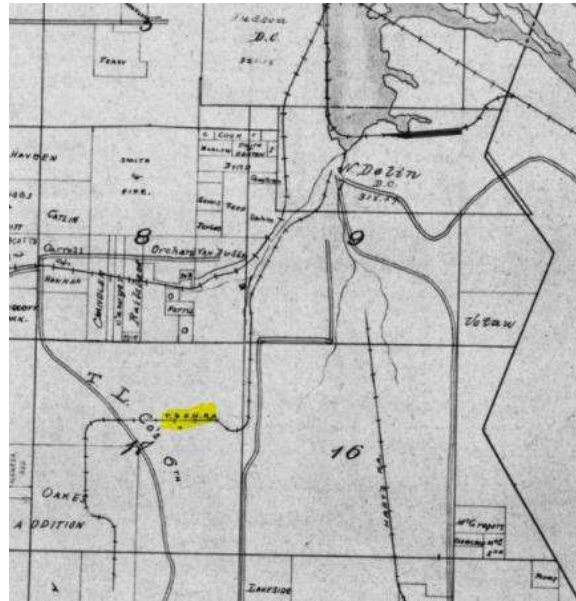


Figure A-03: Detail view: Sections 8, 9, 16 and 17 with Oakes Addition railway route through future Lincoln District, name highlighted in yellow.

Source: Washington State University Libraries Digital Collections. Online at <https://content.libraries.wsu.edu/digital/collection/maps/id/952/rec/204>; accessed 27 September 2022.

**Do You Want
A
Home?**

We are offering a limited number of very fine

Lots

At prices away below value and

**Easy
Terms**

on South Yakima and Thirty-eighth St.

Good street car service.
Good water service.
Good light service.
Good garden soil.
Good neighbors.

We have an office at Thirty-eighth and Yakima and a man to show you the property every day. Houses are going up all around and we have made many a man happy and will do the same for you if you will give us a chance.

COMMERCIAL TRUST CO.
922 A St., opposite Tacoma Hotel.
Tel. Main 250.

PALLIES & RICE
Tel. Black 2113.

Figure A-04: Pallies and Rice Commercial Trust Co. Advertisement, 1902.

Source: *Tacoma Daily Ledger*, 26 April 1902.



Figure 05: Pallies Hall, Looking southeast from the northwest corner of South 38th and Yakima Avenue, 1914.

Washington State Historical Society photo, Catalog #1957.64.GL117.

**Brick and Tile Business Block at South
38th Street and Yakima Avenue Costs \$15,000**

The largest and most modern business block of the South Side erected in some years is now nearing completion at South 38th street and Yakima avenue. It is a two-story building of brick and tile construction, which will have cost \$15,000 when completed. E. H. Horsfall, 919½ South Yakima avenue, is the owner and E. J. Bresseman the architect. M. A. Petrich is the contractor. The building is 60 by 130 feet on a site 100 by 130 feet. It will have a steel and glass marquee extending over the front on the 38th street side and 22 feet over the Yakima avenue frontage. The first floor contains six stores, while the upstairs has a lodge room 40 by 60 feet and a number of offices. The building has a part basement.

Figure A-06: View of the recently completed Horsfall Building, 1916.

Source: *Tacoma Daily Ledger*, 28 May 1916.

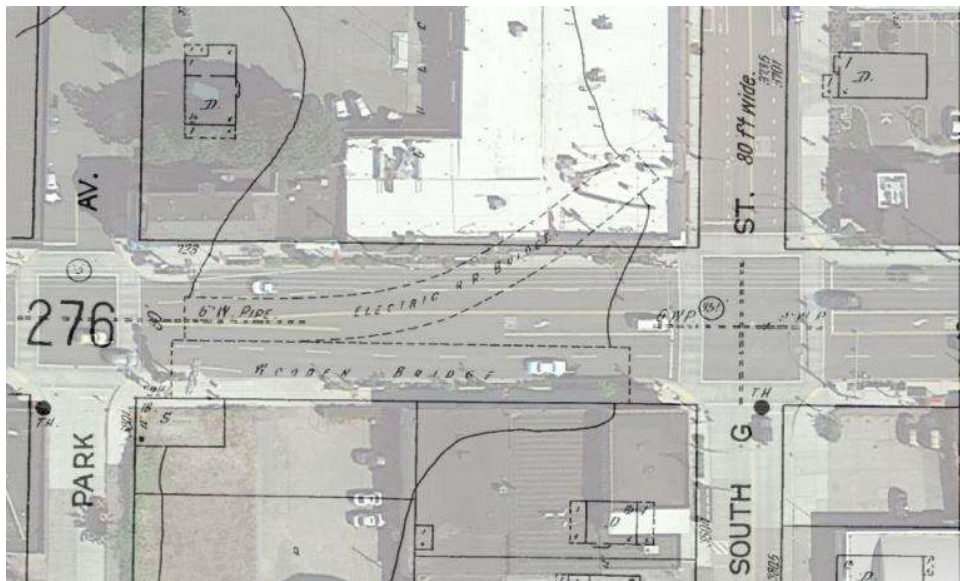


Figure A-07: 1912 Sanborn Fire Insurance map overlay on recent satellite image showing the location of the curved wooden streetcar trestle crossing the gulch. This portion of South 38th was filled and graded in 1915.

Source: 1912 Sanborn Fire Insurance Map, Tacoma Washington, Vol. 3, page 277.



Figure A-08: Local press report of the construction of the Model Bakery and the Rex Theater in the Lincoln District, 1919.

Source: "Model Bakery Builds Fine Modern Plant in South End"
Tacoma News Tribune, 12 July 1919.



Figure A-09: Bye Thompson Ford Dealership at 3320 South G Street, 1924.
Source: Tacoma Public Library Northwest Room Image Archive, Image #BU-10012.



Figure A-10: Completed repaving at South 38th Street from Yakima Avenue, looking Northeast, 1941.
Source: Tacoma Public Library Northwest Room Image Archive, Image #Richards Studio D10872-7.



Figure A-11: Totem Foods Store #7 Grand Opening at South 38th and Thompson Avenue, 1939.

Source: "Totem Opens New Store" *Tacoma News Tribune*, 17 November 1939.



Figure A-12: Ricono's Lincoln Electric at 755 South 38th, shortly after it opened in late 1952.

Source: Tacoma Public Library Northwest Room Image Archive, Image #Richards Studio A71807-3.



Figure A-13: 1961 aerial photo of the Lincoln District, looking north from above South 40th St. The gulch north of South 38th Street is cleared of brush and ready to receive fill from nearby freeway construction.

Source: Tacoma Public Library Northwest Room Image Archive,
Image #Richards Studio D129752-1.



Figure A-14: 1970 (ca.) aerial photo of South 38th, looking west from Yakima Avenue. The Horsfall Building, Totem Foods Building, Arctic Circle Drive-In and Mickey's Drive In are visible. The landmark Model Bakery Building at 802 Yakima Avenue South (lower left) was razed in 1976.

Source: Tacoma Public Library Northwest Room Image Archive,
Image #General Photograph Collection G9.1-136.



Figure A-15: The Golden City Cafe opened in the former post office building at 3812 Yakima Avenue in 1951.

Source: Tacoma Public Library Northwest Room Image Archive, Image #Richards Studio A59377-1.



Figure A-16: Signage along South 38th Street, 2004.

Source: Marcelene Edwards, "Lincoln Businesses Feel Winds of Change" *The News Tribune*, 14 September 2004.



Figure A-17: Public Tet Celebration in the Lincoln District, 2003.

Source: "Sound and Fury Signifying Plenty" *The News Tribune*, 2 February 2003.






Figure A-18: Ribbon Cutting on Yakima Avenue for the Lincoln District streetscape dedication, 2018.




Source: Matt Driscoll, "Community Ribbon Cutting Celebrates a Reborn Lincoln District" *The News Tribune*, 18 November 2018.




APPENDIX B:




**TABLE OF RECOMMENDATIONS FOR THE 100 SURVEYED
BUILDINGS**




This page left intentionally blank




Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
601 S 34th St	536351	1944	-Single story -Raised basement -Shallow-pitch hip roof profile -Clinker brick cladding -Detached garage of same style	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for design or construction significance	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
605 S 34th St	524480	1910 (ca)	-Varied roof profile -One story -Multiple additions -Vinyl siding -Vinyl windows	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for design or construction significance	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
609 S 34th St	524521	1925 (ca) 1952 (ca)	-Single story -Gable roof -Asbestos siding -Concrete-block foundation	<input checked="" type="checkbox"/> Setting <input type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for design or construction significance	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	




Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
610 S 34th St	536341	1895 (ca)	-Raised position above sidewalk -Mix of wood siding - patterned shingles and clapboard -Varied roof forms -Canted front facade with off-set front porch -Trusses in gable, carved brackets and other Queen Anne detailing	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Embodies the distinctive characteristics of the late Victorian period of construction	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
613 S 34th St	728262	1943	-One story -Cross-gable roof	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity to qualify for its design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
616 S 34th St	512321	1925	-Raised position above sidewalk -Symmetrical front facade -Jerkinhead roof form -Clapboard siding -Eclectic historicist (revival) details on front porch	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity to qualify for design or construction significance	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	




Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
620 S 34th St	507717	1933	-Raised position above sidewalk -Symmetrical front facade -Prominent, steeply-pitched entrance porch -Jerkinhead roof -Clapboard siding	<input checked="" type="checkbox"/> Setting <input type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
608 S 35th St	536311	1907	-Raised position above sidewalk -Complex hip roof forms -Front porch with Italianate and Alpine details -Incompatible, non-historic windows	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
622 S 35th St	503573	1900 (ca)	-Prominent, corner location - Raised position above sidewalk -Varying roof planes -Dominant, non-historic front deck -Modern window and siding materials -Detached garage at street level	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	




Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
623 S 35th St	506764	1910 (ca)	-Prominent, corner location -Raised position above sidewalk -Varying roof planes -Decorative wood-framed windows -Detached garage at street level	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
816 S 37th St	502318	1914	-Prominent location on corner lot -Flared gable roof Full-length porch with Craftsman detailing -Knee braces and fascia boards with carved ends -Fiber-cement siding -Vinyl windows	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity to achieve significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
602 S 38th St Food King	536213	1959	-Position set back from the road by a surface parking lot -Horizontal orientation -Shallow-pitch, gable front roof -Projecting glu-lam beams -Brick-veneer cladding -Modern entrance enclosure with archways that is incompatible with Modernist design	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	




Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
614 S 38th St Flying Boots Cafe	536198	1955	-Location near corner of South 38th Street and South G Street -Position at sidewalk edge -Historic neon sign -Shallow-pitch, gable roof -Red brick siding -Few windows and doors	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Possesses sufficient integrity to reflect 1950s-era construction of a restaurant with tavern on an urban thoroughfare	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
702-708 S 38th St Jurek Store and Annex	536208	1914 1923	-Corner location in neighborhood commercial district -Appearance of two different buildings -Built to sidewalk edge -Modern storefronts -706-708 has shared design with adjacent property (710) -Painted brick	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
710 S 38th St Jurek Annex II, Mrs. Frisbee's Bakery	536205	1924	-Single story -Position at sidewalk edge -Shared design with adjacent property (706-708) -Incompatible, modern storefront -Painted brick	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	





Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
715 S 38th St 38th Street Club Tavern	536187	1966	-Mid-block location -Built to sidewalk edge -Single story -Retained legacy sign on low fin -Modern window system providing visual permeability into the interior	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
717-723 S 38th St	536199	1914 (ca)	-Two stories -Gable roof with false front -Canted corner entrance -Predominance of T1-11 cladding -Low proportion of display windows for a neighborhood commercial building -Incompatible upstairs windows	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
750 S 38th St Paramount Public Market	536182	1922	-Corner location Position on sidewalk edge -Two stories -Altered storefronts -Incompatible mix of cladding materials	<input checked="" type="checkbox"/> Setting <input type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	





Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
755 S 38th St Ricono's Lincoln Electric	536210	1952	-Corner location -Two stories -Lanolite cast stone -Remnants of early sign and lighting fixtures -Modern storefront and projecting sign	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
756 S 38th St	536201	1913 (ca)	-Position at sidewalk edge -Single story with flat roof -Two units of different visual aesthetic -Incompatible mix of materials	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
757-759 S 38th St Martin J. Surara Building	536206	1923	-Mid-block location in high-density commercial area -Two stories with two commercial bays -Simulated stone cladding -Storefront to 759 South 38th Street historical in appearance -Storefront to 757 South 38th Street has been modernized with dominant sign	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	




Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
764 S 38th St Pallies Hall	536209	1905	-Prominent corner position -Canted corner -Two stories with multiple first-floor commercial tenants -Non-historic mix of storefront styles -Historic, simulated-stone cladding -Wood-framed windows on second floor	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
767 S 38th St	536185	1925	-Mid-block position on densely developed neighborhood commercial district -Built to sidewalk edge -Single story -Painted brick cladding -Inset entrance -Plate-glass display windows providing visual penetration into store	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
769-769 1/2 S 38th St	536188	1923 (ca)	-Mid-block location in a dense, neighborhood commercial district -Single story with two commercial bays -Historic storefront at 769 South 38th Street, with plate glass windows, inset entrance, and Roman brick cladding -New storefront to 769½ South 38th Street Incompatible mix of siding	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	




Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
771-773 S 38th St	536183	1919 (ca)	-Mid-block location in a dense, neighborhood commercial district -Single story with one business (restaurant) -Modernized front facade: unrecognizable as a historic building -High proportion of glazing	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
775 S 38th St Harry K. Todd Block	536195	1910	-Prominent corner location -Part of a continuous commercial frontage -Relatively large, single-occupancy business in a neighborhood-commercial district -One story with parapet -Stucco cladding -Contemporary mural	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
803-809 S 38th St Horsfall Building	536212	1916	-Prominent corner position on historically-important intersection in neighborhood commercial district -Two stories Long frontage along sidewalk -Brick and iron facade -Plate-glass storefronts -Potentially historic signage	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Embodies the distinctive characteristics of a 1910s-era mixed-use building in a neighborhood commercial district	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	




Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
820 S 38th St Arctic Circle Drive-In	536186	1967	-Corner location -Close proximity to competitor business (Jubilee Hamburger Restaurant at 858 South 38th Street) -Small-scale building surrounded by paved lot -Prominent street sign -Flat roof with mock-mansard parapet -Walls predominantly brick and glass	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
821 S 38th St Totem Foods Store No. 7	31807	1939	-Prominent corner location -Position on sidewalk edge -Multiple roof planes including corner towers -Wood roof shingles -Brick cladding -Modern storefront windows and doors	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Embodies the distinctive characteristics of a branded grocery store chain dating to the late 1930s	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
858 S 38th St Mickey's Drive-In	536190	1966	-Corner location -Close proximity to competitor business (Burger Ranch at 820 South 38th Street) -Small-scale building surrounded by paved lot -Prominent roof sign -Flat roof with mock-mansard parapet -Continuous band of picture windows	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	




Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
751 S 39th St	536131	1928	-Position on corner lot -Steeply-pitched, jerkinhead roof -Stucco siding -Mix of incompatible window replacements -Shared two-car garage with neighbor	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
755 S 39th St	536157	1905	-Moderate-pitch, front-gable roof -Patterned shingle and clapboard siding -Full-length front porch -Vinyl windows	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
758 S 39th St	536158	1908	-Pyramidal roof -Pedimented door -Cedar cladding -Mix of window materials and styles -Attached secondary residence	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
764 S 39th St	536146	1902	-Square profile with flared hip roof -Flared hip dormers -Full-length porch with columns -Wood-framed sliding sash windows -Vinyl siding	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significant design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	




Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
808 S 39th St	536148	1941	-Low-pitch, hip roof with projections -Clinker brick -Corner windows -Basement garage	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
812 S 39th St	514350	1923	-Front gable roof Inset porch with square columns and posts -Decorative mix of wood cladding materials -Incompatible window and door units	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity significance in design or construction method	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
816 S 39th St	536143	1922	-Front gable roof -Offset porch with wood and brick posts -Mix of wood cladding materials -Knee braces -Incompatible window replacements	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or construction method	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
751 S 40th St	506220	1918	-Location on corner lot with detached garage -Low-pitch, cross-gable roof -Offset front porch with wood and river rock materials -True-divided-light, wood-framed windows -River rock chimney	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for design or construction significance	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	




Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
3320 S G St Bye Thompson Motor Sales	728263	1923	-Two stories -Mission-style parapet -Stucco cladding -Preponderance of windows -Engaged tower-like structures	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3401 S G St Mike Kalahan's Service Station	728264	1941	-Single story -Concrete-block construction -Bullnose concrete-block corners and curved glass-block entranceway -Non-historic service canopy	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3410 S G St Hope Chest Bridal Shop	728265	1905; 1956	-Juxtaposition of commercial Modernism added to a much-altered, historical residence -Single-story, commercial addition -Nearly-flat, shed roof -Mix of materials on the storefront, including stone, concrete block, and wood beams	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	




Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
3415 S G St	728266	1917	-Corner lot with visible side elevation on the north -Position on the transition from commercial to residential development -Gable-front roof with gable porch projection -Offset, inset porch -Combed shingle siding	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3577 S G St	533421	1900 (ca); 1997	-Raised position above the sidewalk -Large lot with mature tree -Complex, cross-gable roof form -Decorative wood cladding -Wood-framed windows	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3585 S G St	728412	1907	-Raised position above sidewalk -One-and-one-half stories tall -Front-gable roof with returns -Recently replaced siding, windows, and doors	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	





Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
3589 S G St	533423	1905 (ca); 1932	-Raised position above sidewalk -Retention of historic-period, alley-side workshop -Two-and-one-half story height -Italianate details, including decorative brackets, corner pilasters, and porch columns -Clapboard cladding	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3619 S G St Al's Barber-shop	728270	1912 (ca); 1934	-Residence with on-site, one-room commercial building -Residence set back from sidewalk -Residence characterized by historic joinery -Commercial building characterized by modern materials, notably mansard-style projecting eaves, brick cladding, and replacement doors and windows	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3627 S G St Clarence H. Schorer Auto Repair	728411	1945	-Location close to sidewalk edge -One story in height -Flat roof -Concrete block construction with rounded corners	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	





Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
3709 S G St Lincoln Zesto Ice Cream	728271	1949	-Single story -Slightly set-back position on the street -Non-historic mansard parapet -Concrete block construction	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for design or construction significance	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3715 S G St Lincoln Service Station	728272	1949	-Single story Set-back position within parking lot -Canted customer entrance with zig-zag window projections -Flat roof with deep eaves -Mix of cladding materials	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for design or construction significance	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3722 S G St L.A. Hughes Store	728273	1915	-Location on sidewalk edge -Narrow street frontage -Predominance of signage -Degrading cladding	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity to reflect design or construction significance	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	




Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
3726 S G St Lincoln Hardware	728274	1947	-Position on the block: built at sidewalk edge in close proximity to neighbors -One story Flat roof Neon "Lincoln Hardware" sign -Ratio of window/door openings to solid surface areas -Stucco and glazed-tile cladding	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Embodies the distinctive characteristics of the post-World War II period of commercial design	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
3727 S G St Reliable Parts	728275	1928	-Single story Location at sidewalk edge -Buff brickwork -Two separate design programs for the core of the building and northern section -Stepped parapet of core of the building -Plate glass storefront windows	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity to reflect design or construction significance	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3819 S G St	728276	1925	-A primary and secondary residence on one lot -Raised position of the primary residence above the sidewalk -Front gable roofs with joinery embellishments -Picture windows on the primary residence -Cross-braced garage doors on the secondary residence	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	



Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
3824 S G St	728277	1925	-Extended, side-gable roof with gable dormer -Gable-end joinery details -Full-length porch with original features -Wood-framed, double-hung windows	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Embodies the distinctive characteristics of 1920s residential architecture	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
3825 S G St	728278	1915	-Gable roof forms with fascia boards and knee braces -Historic-period garage with alley access -Degrading original joinery -Incompatible door and window replacements	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3828 S G St	728279	1905 (ca) 1922 (ca)	-Steeply-pitched, cross-gable roof -Decorative shingles -Decorative feature windows -Inappropriate T1-11 cladding and vinyl windows	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	




Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
3805 S G St The Shuffle-board	728843	1948 1969	-Single story, filling whole lot -Position at sidewalk edge -Bow-truss roof -Mix of materials on the front elevation -Boarded over storefront	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3816 S Park Ave	514891	1907	-Side-gable roof with cross to front -Stone foundation -Aluminium siding -Incompatible, replacement door and windows	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3819 S Park Ave	509987	1910 (ca)	-Location next to a residence of similar design that suggests both were built by the same speculative developer -Front gable roof Wood-framed windows -New carport -Altered siding and porch structure	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or workmanship	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	




Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
3823 S Park Ave	728280	1910 (ca)	-Location next to a residence of similar design that suggests both were built by the same speculative developer -Front gable roof Front porch with Craftsman-style joinery and river-rock features -Decorative wood siding	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Embodies the distinctive characteristics of 1910s residential architecture	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
3824 S Park Ave	512985	1914	-Cross-gable roof -Decorative wood siding -Full-length porch -Incompatible replacement windows and doors	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3827 S Park Ave	510939	1910	-Location next to a residence of similar design with shared side porch between them -Hip roof with hip dormer -Tongue and groove siding -Inset front porch	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Embodies the distinctive characteristics of 1910s residential architecture	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
3828 S Park Ave	512602	1928	-Jerkinhead roof -Small front porch -Stucco cladding -Incompatible window and door replacements -Shared two-car garage with neighbor	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	




Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
3829 S Park Ave	509650	1910	-Location next to a residence of similar design with shared side porch between them -Hip roof with hip dormer -Clapboard siding -Dominant, incompatible front porch	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3841 S Park Ave Linnington Court Apartments	501799	1950	-One-story, C-court footprint -Multi-family residence -Brick cladding -Incompatible replacement doors and windows	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance of design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3853 S Park Ave	531408	1954	-Jettied, cross-gable roof -Front-to-back duplex with central garages -Brick chimney, siding, and planter boxes -Multi-light, wood-framed feature windows -Glass-block bay window	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3857 S Park Ave	506223	1925	-Position on corner lot -Variety of roof forms -Decorative wood siding and roof joinery -Mix of window styles, including some original wood-framed units -Incompatible front porch supports and railings	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	




Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
3902 S Park Ave	531413	1951	-Multi-family building -Corner lot between street and alley -Horizontal form Varying roof forms -Roman brick siding	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3714-3716 Tacoma Ave S	530246	1921	-Two residences on one parcel, one facing the street, the other the alley -Craftsman style Cladding patterns -Decorative details on main residence at 3714 Tacoma Avenue South -Simplicity of design for secondary residence at 3716 Tacoma Avenue South	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity to reflect significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3711 S Thompson Ave	519351	1950	-Raised position above sidewalk -Modest scale -Prominent front-gable projection -Roman brick siding -Picture windows	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	




Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
3715 S Thompson Ave	515743	1920	-Primary and secondary residence on single lot -Raised position above sidewalk -Primary residence with front-gable roof with front-gable projections -Craftsman-style primary residence with decorative wood siding, roof joinery, and porch details -Secondary residence with no discernible architectural style	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3719 S Thompson Ave	513100	1916 1957 1958	-Residence with detached garage accessed via the alley -Gambrel roof -Prominent 2-story addition between gambrel-roof projections -Asbestos siding -Vinyl windows	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	




Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
3733 S Thompson Ave Paine & Betteridge Medical Clinic	530214	1906 1931 1955	-Juxtaposition of commercial Modernism added to a much-altered, historical residence -Slightly raised position from the sidewalk -Single-story, commercial addition that wraps around the original house -Depressed gable roof with exposed beams -Mixture of glass, T1-11 siding, and concrete block materials on front elevation	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Represents the work of Lea, Pearson & Richards (unusual conversion & incorporation of existing residence) and embodies the distinctive characteristics of mid-century commercial design	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
3809 S Thompson Ave Cabana Court Apartments	515978	1951 1953	-Partial C-Court form with exterior doors facing the courtyard -Two stories -Brick cladding -Depressed hip roof -Vinyl window replacements	<input type="checkbox"/> Setting <input type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3821 S Thompson Ave Kimberly Apartments	502988	1961	-Prominent, corner location -Raised position above sidewalk -Varying roof planes -Decorative wood-framed windows	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Exemplifies 1960s C-Court apartment design	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	




Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
3707 S Yakima Ave	523955	1908	-Front gable roof with fascia boards and knee braces -Wood siding in different styles -One-over-one, wood-framed windows -Modern porch structure	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3709 S Yakima Ave	511985	1905 (ca)	-Bellcast roof -Location adjacent to another ca. 1905 house with bellcast roof -Grooveless T1-11 cladding -Vinyl windows	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3713 S Yakima Ave	524962	1905 (ca)	-Bellcast hip roof -Location adjacent to another ca. 1905 house with bellcast roof -Combed-cedar shingle siding -Mature front garden	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	




Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
3717 S Yakima Ave	527304	1904 (ca)	-Front gable roof -New porch structure -Vinyl siding imitating shingles and clapboard -Incompatible windows and doors	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3719 S Yakima Ave	511157	1905 (ca)	-Steeply-pitched, front-gable, bellcast roof -Full-length porch with extended shed roof -Decorative mixture of wood cladding -Vinyl windows and incompatible replacement door	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3720 S Yakima Ave	527302	1905 (ca)	-Single-family residence with commercial parking to the rear -Part of a row of houses with front-gable roofs -Dominant, modern front porch -Replacement siding, windows, and door	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	




Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
3723 S Yakima Ave	511728	1905 (ca)	-Front gable roof -Mix of styles suggesting multiple phases of construction -Shingle siding -Incompatible windows and doors	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3724 S Yakima Ave	529560	1903	-Former house converted into a cafe (Cafe La Vie) -Part of a row of houses with front-gable roofs -Modern awnings -Snaking, concrete access ramp -Extensive modern signage	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design, setting, materials, workmanship and feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3727 S Yakima Ave	529608	1906 (ca)	-Steeply-pitched, front gable roof -Front stoop with steps running parallel to the house -Asbestos siding -Detached garage to the rear of the property	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in materials or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	


Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
3728 S Yakima Ave	526435	1906	-Raised position above sidewalk -Part of a row of houses with front-gable roofs -Full-length front porch -Asbestos siding -Incompatible windows and front door	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in materials and method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3730 S Yakima Ave	509875	1921	-Raised position above sidewalk -Depressed gable roof planes -Brick chimney and porch posts -Dominant, overscaled dormer -Incompatible replacement siding, windows, and door	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design and method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3802 S Yakima Ave Model Bakery Annex	529671	1947	-Alley access only -Built to alley edge -Flat roof with low parapet -Two stories Concrete block construction -Altered door openings	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
3803 S Yakima Ave	728844	1920 (ca)	-Continuous frontage with neighboring commercial properties -Engineered wood surface treatment -Modern windows and storefront designs presenting a horizontal orientation rather than vertical commercial bays -Modern stairwell and balcony providing access to rear of second-floor unit(s) via the alley	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3808 S Yakima Ave Lincoln Bank	529662	1925	-One-story, three-bay street frontage -Position between commercial business and surface parking lot -T-1-11 and plywood siding -Metal-framed front door system -Minimal visual penetration into the interior	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3810 S Yakima Ave Preston-Strobel Realtors & Daisy Beauty Shop	529663	1945	-One-story commercial building with two retail units -Location mid-block within continuous retail frontages -Inset, mirrored entrances -Display windows with frameless, canted corners	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
3811 S Yakima Ave Rex Theater	529687	1919	-Two-story theater with decorative parapet -Painted brick cladding -Historic, wood windows in a state of some disrepair -Boarded-over first floor -Non-historic, internally-lit marquee	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3812 S Yakima Ave Post Office, Golden City Cafe	529672	1932	-One-story commercial building -Location mid-block within continuous retail frontages -Brick cladding -Flat roof with stepped parapet -Three-bay vertical division with two bays dominated by large display window	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3813-3815 S Yakima Ave	529667	1946	-Mid-block position with narrow side alley to south -Built to sidewalk edge -Single-story, three-bay commercial building -Mirrored layout of storefronts -Red-brick cladding Inset entrances	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
3816 S Yakima Ave Sprouse-Reitz Co Variety Store	529693	1947	-Position along two alleys filling the parcel -Bow truss roof -Curtain wall display window system -Full-length awning sign	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3817-3819 S Yakima Ave	529653	1923 (ca)	-One-story, two-bay commercial building -Pedestrian alleys on north and south sides -Dominant, metal-clad parapet hood -Entrances set flush with the facade -Disused land at rear of the building	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3820 S Yakima Ave Fashion Cleaners	529692	1946	-Position along two alleys filling the parcel -Single story Mostly glazed storefront -Dominant, oversized mansard awning -Profusion of signage	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
3823 S Yakima Ave Woody's Appliance Center	529682	1905 1946 1948	-Mixed-use property -One-story commercial building on street frontage with historical house and apartment annex accessed via rear alley -Commercial building with two entrances, flat roof and brick siding -Wood-framed house has multiple gables -Concrete-block apartments accessed via exterior stairs	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3825-3827 S Yakima Ave Tacoma Hardware Co.	529684	1946 1947	-One-story, two-bay commercial property -Recently modernized facade with metal cladding and modern window-and-door systems -Alley access to rear of property including garage entrance	<input type="checkbox"/> Setting <input type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3831 S Yakima Ave Vernon Apartments	529686	1925	-Corner location -Two stories -Stucco cladding -Dominant, mock-mansard parapet clad in red, metal sheets -Altered windows	<input type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Address / Historical Business Name	WISAARD Property ID	Built Date	Character-Defining Features	NRHP Integrity Analysis	WAC Recommends NRHP-Eligible under Criterion C (Federal Register)?	City HPO Recommends TRHP-Eligible under Criterion C (Local Register)?	Photograph
3910 S Yakima Ave Hutchinson Apartments	511066	1926	-Two-and-a-half-story, apartment building on corner lot on mostly residential block -Daylight basement -Flat roof with parapet -Red brick cladding -Second-story fanlight window that echoes the arched entrance vestibule	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fails to possess sufficient integrity for significance in design or method of construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

APPENDIX C:

ADDITIONAL MATERIAL FROM THE CITY OF TACOMA HISTORIC
PRESERVATION OFFICE

This page left intentionally blank

This appendix presents additional information and analysis outside the scope of the reconnaissance-level survey of the Lincoln Mixed Use Center (MUC) but are applicable to the surveyed buildings. The information below was prepared by City of Tacoma Historic Preservation Office (City) staff in conjunction with Woodruff Addition Consulting, LLC. Members of the public interested in further information on the topics described below should contact the City of Tacoma Historic Preservation Officer (HPO)**.

POTENTIAL HISTORIC DISTRICTS IN THE LINCOLN MUC

Upon reviewing the results of this survey, the City of Tacoma HPO preliminarily concludes that there are no potential NRHP-eligible or TRHP-eligible historic districts inside the Lincoln MUC purely from the standpoint of Criterion C. However, this evaluation does not preclude the possibility of one or more historic districts being eligible or listed under other criteria. A more intensive-level study would be required to make such determinations.

POTENTIAL ELIGIBILITY FOR LISTING IN THE LOCAL HISTORIC REGISTER

The City of Tacoma HPO has provided a preliminary assessment of individual eligibility of each of the surveyed properties for listing in the Tacoma Register of Historic Places (TRHP), shown in Appendix B. As with the evaluation under the National Register of Historic Places (NRHP), this analysis was based solely on the visual exterior character of each surveyed building in the Lincoln MUC under Criterion C of the TRHP. Criterion C of the TRHP is similar to that of the NRHP, in that it considers physical characteristics of design and construction. As with NRHP eligibility, the other potential TRHP criteria for nominating a historic property for listing in the TRHP – namely historical associations – cannot be evaluated within the scope of a reconnaissance-level survey.

This preliminary assessment of eligibility for listing in the TRHP under Criterion C is not a final decision. Tacoma Landmarks Preservation Commission (Landmarks Commission) has a formal legislative process to determine eligibility of nominated properties. Any recommendations in this report do not reflect the opinion of the Landmarks Commission and carry no weight towards listing a property on the TRHP.

CONSERVATION DISTRICTS

Apart from individual Landmark listings or Historic Districts (also known as Historic Special Review Districts), the City Council of Tacoma can also create Conservation Districts. These are defined in the Tacoma Municipal Code (TMC), Title 13: Land Use, 13.07.070 Landmarks and Historic Special Review Districts Definitions. By such, a Conservation District means “an area designated for the preservation and protection of historic resources and overall characteristics of traditional development patterns, and that meets the criteria for such designation as described in Section 13.07.040.C of this code.”

The criteria for evaluating a potential Conservation District are as follows:

Per TMC 13.07.040.C.2., 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:

** The Internet address for the City of Tacoma Historic Preservation Office at the time of writing is:
<https://www.cityoftacoma.org/cms/one.aspx?pageId=67700>

- 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

Determination of eligibility for a potential Conservation District is a legislative process which begins with review by the Tacoma Landmarks Preservation Commission, which then forwards nominations to the Planning Commission for evaluation. Successful nominations are then reviewed by City Council for final approval or disapproval.