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Agenda Revised

Landmarks Preservation Commission Planning and Development Services Department

Date: September 22, 2021
Time: 5:30 p.m.
Location: Virtual (see below)

Staff

Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Assistant Historic Preservation Officer
Zoe Scuderi, Historic Preservation Intern
Mary Crabtree, Administrative Assistant

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In response to social distancing recommendations in response to the COVID-19 pandemic, this meeting will be conducted virtually. ~~The meeting can be attended at <https://us02web.zoom.us/j/84794178334>, or by dialing +1 (253) 215-8782 and entering the meeting ID 847-9417-8334 when prompted.~~ **Please join remotely at <https://us02web.zoom.us/j/88592995176>, or by dialing +1 (253) 215-8782 and entering the meeting ID 885 9299 5176, when prompted.**

Microphones will be muted and cameras turned off for all participants during the meeting, except for the Commissioners and presenters. During the Public Information Session, microphones and/or cameras will be turned on for questions/comments.

The public may submit general comments in writing prior to the meeting, by 4:00 p.m., on September 22nd comment during the meeting on regular agenda items for which a hearing has not already been held. Please e-mail your comments to landmarks@cityoftacoma.org, put in the subject line "LPC Meeting 09/22/21", and clearly indicate which agenda item(s) you are addressing.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. CONSENT AGENDA

- A. Excusal of Absences
- B. Administrative Review

4. DEMOLITION REVIEW

A. 5436 S Puget Sound Ave, Piper Funeral Home Staff 15m
Historic Property Assessment

5. BOARD BRIEFINGS

A. 1311 N 6th (North Slope Historic District) Joanne Carncross, owner 15m
Front porch

6. BOARD BUSINESS/COMMUNICATION ITEMS

- A. McKinley Survey Project Update *Marshall McClintock, Historic Tacoma* 5m
- B. College Park Schedule Overview Staff 5m
- C. Events & Activities Staff 5m

7. CHAIR COMMENTS

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STAFF REPORT

September 22, 2021

DEMOLITION REVIEW

AGENDA ITEM 4A: 5436 S Puget Sound Ave, Piper Funeral Home

Staff

PROPOSAL

The City of Tacoma has received a request to demolish the building at 5436 S. Puget Sound Ave., which requires review by the Historic Preservation Office. Upon staff review, the determination was made that the building may meet the criteria for listing on the Tacoma Register of Historic Places, and the applicant was requested to complete a Historic Property Assessment Report for review by the Landmarks Preservation Commission, which is included in the packet.

ABOUT THE PROPERTY

The Piper Funeral Home was constructed in 1939. Information on the registered architect of the property could not be found. The exterior of the building has characteristics of art deco and mission revival architecture. The building was designed as a funeral home with owner/operator quarters on the second floor. The purposeful design was common for the era but created a limited use in the general marketplace and the building went vacant in 2015 after a national funeral home operator purchased the asset and retired its use. Over the years, prior to the building becoming vacant, there was substantial deferred maintenance causing problems to the structure that were not remedied by the previous owner. The property was purchased by the current owner in 2018. The property is not listed on any historic register.

Due to covenants in the purchase agreement, the building cannot be used as a funeral home. A change in use would likely result in significant loss to the integrity of the building’s interior and finishes. Testing by the owner identified asbestos in the mastic adhering the medium density fiberboard.

The Puget Sound Ave Redevelopment consists of demolishing the funeral home for the construction of 48 new residential units. There will be 18 studios, 24 one bedrooms, and 6 two-bedroom units. The total square footage for the project will be approximately 30,000 square feet. The project will provide 24 secured parking stalls and recreation/entertainment area on site for residents to use. According to the applicant, rents will meet the 12-year Multifamily tax abatement requirement and the project will be applying for that affordable housing credit. The project will cost around \$6.5 million and will create over a dozen jobs. According to the US Bureau of Economic Analysis construction has an aggregate multiplier of 3.0195 for economic activity. This area would experience a boost of over \$18 million in local economic activity, a factor that has been needed for a long time in the continuing redevelopment of South Tacoma.

PROPOSED MITIGATION

In addition to the Historic Assessment Report, as mitigation for the loss of the Piper Funeral Home building at 5436 Puget Sound Avenue S, the Puget Sound Ave redevelopment will proceed with architectural salvage, hiring a salvage company to remove intact historic features in the building prior to demolish. The proceeds from the architectural salvage will be donated a local historic preservation nonprofit or organization.

REGULATORY BACKGROUND

In October 2019, the City Council adopted a revised set of cultural resources regulations that were recommended by the Landmarks Preservation Commission and the Planning Commission. Among those recommendations was the establishment of a process for the review of demolition of certain structures.

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Tacoma Municipal Code (TMC) 13.12.570 requires that demolition that affects structures that are 50 years of age or greater at the time of permit application, and that involve demolition of 4,000 gross square feet or more on a parcel, are reviewed by the Historic Preservation Officer.

The code states:

(TMC 13.12.570.B.5) If the Historic Preservation Officer determines that the affected structures possess historic integrity of location, design, setting, materials, workmanship, feeling, and association and are likely eligible for listing on the Tacoma Register of Historic Places, or if the affected properties are already listed on the National Register of Historic Places, the applicant will be directed to prepare a Historic Property Assessment Report, which shall be prepared at the expense of the applicant by a qualified historic preservation consultant, and which shall contain:

- a. A narrative statement which assesses the historical or cultural significance of the property, in terms of the Designation Criteria listed in TMC 13.07.050; and
- b. A narrative statement which assesses the physical condition of the property and includes an architectural description; and
- c. Specific language indicating which improvements on the site are eligible for historic designation according to the Designation Criteria, including any significant interior features within publicly owned buildings; and
- d. A complete legal description; and
- e. A description of the character-defining features and architectural elements that contribute to the historic character of the property.

(TMC 13.12.570.B.6). The Historic Property Assessment Report shall be forwarded to the Landmarks Preservation Commission for its review. If the Commission finds that the affected properties should be included in the Tacoma Register of Historic Places, it shall transmit such a recommendation to the appropriate Council Committee for concurrence.

On August 23, 2021 a Director's Rule was issued that: seeks to further align planning and development permitting activities, and specifically the historic preservation demolition review process, with implementation of Tacoma's Comprehensive Plan in a way that appropriately reflects the need to balance our important historic preservation goals with the City's other policies and priorities, such as affordable housing, economic development, quality vibrant neighborhoods and business districts, an effective multi-modal transportation system, and a sustainable built and natural environment.

The Director's Rule directs the applicant to submit a Historic Assessment report, per Tacoma Municipal Code (TMC) 13.12.570.B.5, the report shall also include a feasibility analysis to be done by the applicant that addresses potential alternative approaches and/or mitigation proposals. The report should address whether alternatives that would reduce the impact to historic resources have been considered, or whether there are strategies that have been considered to mitigate such impacts. Mitigation examples may include:

- Avoidance of historic/cultural resources
- Retention of all or some of a historic structure into a new development
- Voluntary design review for compatibility of new structure into existing neighborhood context
- Interpretive/educational measures
- Off-site/on-site preservation of another historic resource
- Funding other preservation efforts, such as survey work or support for nonprofit preservation advocacy groups

The Director's Rule advises the Landmarks Preservation Commission to weigh the balance of the public benefit of protecting the subject property against the potential impacts to the development project, and to consider alternatives and mitigations in making the determination as to whether a property "should" be historically designated.

ACTION REQUESTED

The Commission's is requested to determine whether 1) whether the property is eligible for the Tacoma Register of Historic Places, and 2) whether the property "should" be listed on the Tacoma Register of Historic Places.

CRITERIA

The demolition review regulations direct the applicant to submit a Historic Assessment Report that addresses the potential eligibility of a property using the criteria for designation to the Tacoma Register of Historic Places, as an individual landmark.

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

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

If the threshold criteria are met, the property is reviewed for significance using the Designation Criteria, which include:

- A. Is associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Is associated with the lives of persons significant in our past; or
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded or may be likely to yield, information important in prehistory or history; or
- E. Abuts a property that is already listed on the Tacoma Register of Historic Places and was constructed within the period of significance of the adjacent structure; or
- F. Is already individually listed on the National Register of Historic Places; or
- G. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

ANALYSIS

The following is staff's general analysis:

1. At 82 years old the property meets the age threshold criterion of 50 years.
2. **Condition and integrity assessment.** According to NW Vernacular's report, although the building shows evidence of years of deferred maintenance, architecturally it retains a high level of exterior and interior integrity and exhibits a high level of interior finishes.
3. **Criteria:**
C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

The building does appear individually eligible under Criterion C since the building possess distinctive characteristics relative to its type (funeral home) and period (1939) of construction. The interior layout of function spaces and the second-floor residence, the building's exterior design, and the interior finish materials used (notably mahogany and medium density fiberboard) represent distinctive aspects of funeral home design and interior design immediately prior to World War II. The extent and variety of design details in the medium density fiberboard use as an interior finish material represent a method of construction unique to the building.

4. **Other considerations:**
 - a. Based upon recent guidance from City Council, it is staff's recommendation that the Landmarks Commission analysis of this property should consider both the historic significance of the existing structure, as well as the public benefit of designation of the structure to the historic register. In particular, whether there are alternative approaches or mitigation strategies that would be appropriate in this case, if the Commission determines that the building is historically significant.

- b. Lastly, for buildings that are planned for redevelopment, it is staff's recommendation ⁶ that a high threshold for significance and integrity should be met for the Commission to recommend formal designation consideration.

CONCLUSION AND RECOMMENDATION

1. Staff concurs that the property retains a high degree of integrity and is eligible under Criterion C.
2. Staff recommends that the Commission find that the property does meet the criteria for listing, but does not recommend listing on the Tacoma Register of Historic Places based on the following:
 - Due to design and covenants, there are limited options for reuse without a significant redesign.
 - The development will increase housing options.
 - The development will create a significant economic benefit.
 - As mitigation, the applicant has provided documentation (in the packet) and proposes architectural salvage with the proceeds going to a local historic preservation nonprofit or organization.

BOARD BRIEFINGS

AGENDA ITEM 5A: 1311 N 6th St, (North Slope Historic District)

Joanne Carncross

BACKGROUND

Built in 1900, this is a contributing structure in the North Slope Historic District. The owner would like to add a porch to the front of the home. This house appears to have not originally included any porch or deck elements. A stoop was added at a later time, likely between 1912 and 1950, according to Sanborn maps.

Porches are not uncommon in the North Slope District, and the district design guidelines note that raised porches are an important feature of the district. Staff has indicated to the applicant while the porch design itself may not conflict with the district's design guidelines, guidelines do discourage conjectural or non-historic elements. Further, the guidelines encourage designs for new porches, where an original porch is missing or unknown, to be based upon houses of a similar type and age in the surrounding district. The applicant has provided preliminary elevations and comparable examples for the Commission's feedback.

ACTION REQUESTED

No action requested. This is a briefing for feedback.

BOARD BUSINESS/COMMUNICATION ITEMS

AGENDA ITEM 6A: McKinley Survey

Marshall McClintock, Historic Tacoma

BACKGROUND

The City and Historic Tacoma are currently wrapping up the final report and inventory for the McKinley Survey project. Following the "McKinley Reveal" talk from September 2, Historic Tacoma will provide an overview of the findings of the McKinley project.

ACTION REQUESTED

This is a briefing. No action is requested.

AGENDA ITEM 6B: College Park General Items

Staff

BACKGROUND

This agenda item is intended to provide an opportunity for review of previous discussions, status update on requests, and review scheduling.

The table below is the schedule to date. The next upcoming discussion item is October 13, 2021, at which the Commission is scheduled to discuss its recommendation for the nomination package, which includes the nomination document and boundaries, and to set the public hearing date for November 10.

Staff is also working on a number of data/information requests and will be able to provide updates on those requests at the meeting.

Date	Items	Action
6/23/21	<ul style="list-style-type: none"> ● Introduction of Nomination Request ● Staff report on review schedule 	Guidance and feedback
7/21/21	<ul style="list-style-type: none"> ● Adoption/modification of review schedule ● Approve public notice of nomination. 	Approval
8/11/21	<ul style="list-style-type: none"> ● Review District Significance and Landmarks Designation Criteria ● Public Information Session (after regular Commission meeting) 	Guidance and direction
8/25/21	<ul style="list-style-type: none"> ● Review proposed district boundaries and contributing buildings inventory ● Discuss proposed guidelines (existing Wedge/NSHD Guidelines) 	Guidance and direction
9/8/21	<ul style="list-style-type: none"> ● Public Information Session (after regular Commission meeting) 	None
10/13/21	<ul style="list-style-type: none"> ● Presentation of proposed recommendations 	Guidance and direction, Approve for public distribution, Set Hearing Date.
11/10/21	<ul style="list-style-type: none"> ● Public Hearing on Recommendations 	None
12/8/21	<ul style="list-style-type: none"> ● Review of testimony ● Staff Issues/Observations 	Guidance and direction
1/12/22	<ul style="list-style-type: none"> ● Findings and Recommendations ● Final recommendation to Planning Commission 	Adoption of Findings and recommendation

ACTION REQUESTED

Discussion, guidance

AGENDA ITEM 6C: Events & Activities Update

Staff

2021 Events

1. Puyallup Tribe Traditional Place Names Video Series (TBA)
2. How Tacoma was Shaped Video Series
 - I. How Art Shaped Tacoma (October, Arts Month)
3. Broadening Horizons Heritage Café Series (Third Thursdays online):
 - I. Sea Level Rise & WA Archeology (Oct. 21th @ 6pm)
 - II. Tacoma's LGBTQ History by the Rainbow Center (January 20th, 2022 TBD)



INTENSIVE LEVEL SURVEY | AUGUST 2021

PIPER FUNERAL HOME

*5436 S Puget Sound Avenue
Tacoma, Washington*

PREPARED BY NORTHWEST VERNACULAR



Photograph Citations

All photographs and maps included in this report were created by Northwest Vernacular, Inc. unless otherwise noted.

Cover Images

Upper: Piper Funeral Home (1952), Richards Studio Collection, Richards Studio A63847-3. Courtesy Tacoma Public Library.

Lower: Piper Funeral Home (2021), Northwest Vernacular.

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1. Introduction

This historic property assessment has been prepared by Northwest Vernacular, Inc., a historic preservation consulting firm, to fulfill City of Tacoma demolition permit requirements to evaluate eligibility to the Tacoma Register of Historic Places (TRHP) prior to issuing a demolition permit. Harman Construction, LLC is the project proponent. This assessment provides a written narrative of the history and architectural context of the former Piper Funeral Home building and associated garage (historic resource) at 5436 S Puget Sound Avenue in Tacoma, Washington (parcel no. 4695000060). The historic resource is in the Edison neighborhood of South Tacoma.

The historic resource had not been previously surveyed. The project will demolish and remove the historic resource. Following research and field work, the historic resource appears **individually eligible** to the TRHP under **Designation Criterion C**. The historic resource retains a high level of exterior and interior architectural integrity and exhibits a high level of interior finishes.

1.1. METHODOLOGY

Northwest Vernacular, Inc. staff Katie Pratt and Spencer Howard conducted the background research, analysis, and field work. Spencer conducted the field work on July 20, 2021. He accessed the interior, walked around the exterior and through the surrounding site to survey and digitally photograph the building and site. Katie conducted background research to identify building development, ownership, use, and alterations. Research was conducted at the Tacoma Public Library's Northwest Room and through online genealogy resources including Heritage Quest, Family Search, and newspapers.com.

Evaluation of the significance of surveyed resources relied on the TRHP eligibility per the designation criteria and process listed in Tacoma Municipal Code (TMC) 13.07.040 and 13.07.050 and also utilized the National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation* and the Department of Archaeology and Historic Preservation's (DAHP) *Washington State Standards for Cultural Resource Reporting* (updated 1/2/2020).

Project personnel, Katie Pratt completed the background research, historical overview, eligibility recommendations, report write up, and meets the U.S. Secretary of the Interior's Professional Qualifications Standards for Architectural Historian and Historian. Spencer Howard completed the field documentation, eligibility recommendations, report write up and meets the U.S. Secretary of the Interior's Professional Qualifications Standards for Architectural Historian.

2. Legal Description

The project location is in South Tacoma along S Puget Sound Avenue and spans two Pierce County tax parcels (4695000050 and 4695000060) comprising a .57 acre site. The site is in Section 19 Township 20 Range 03 Quarter 23 within lots 14 through 22 of the Hunts Prairie plat.

The full legal description is as follows:

Lots 14 through 22, Block 1, Hunts Prairie Addition to Tacoma, W.T., according to the plat thereof recorded in volume 2 of plats, page 90, records of Pierce County, Washington;

Except the West 10 feet thereof, appropriated by the City of Tacoma, in Pierce County Superior Court Case No. 27198.

Situate in the County of Pierce, State of Washington.

3. Historic Context & Significance

The Piper Funeral Home is located in the South Tacoma neighborhood of Tacoma, within the Hunt's Prairie addition. The area was called Hunt's Prairie beginning in the mid-1800s as white settler-colonists established farms on the prairie. However, the area experienced significant change after 1890 when the Northern Pacific Railway relocated its railway shops from downtown Tacoma to the Hunt's Prairie area. The Northern Pacific constructed their shops—along with additional support buildings—along the railroad tracks. The shops opened in 1891 and South Tacoma was then annexed into Tacoma on April 17, 1891.

The influx of workers to the area and city annexation led to the creation of nearby residential neighborhoods and a commercial district along S Union Avenue (later renamed South Tacoma Way). A post office was established in 1891 at Orchard and S 58th Street. The neighborhood was initially called Edison in honor of Thomas Edison, but changed to South Tacoma in 1895. The business district emerged a couple blocks to the east of the railroad tracks along S Union Avenue.

3.1. BUILDING HISTORY AND OWNERS

The funeral home building at 5436 S Puget Sound Avenue was constructed in 1938 for the Piper Funeral Home, owned by George W. (1874-1945) and Maude S. Piper (1879-1950). The Pipers hired local contractor George N. Paige to build the mortuary and funeral home. Construction began on the \$20,000 brick veneer building in fall 1938 with an anticipated completion by January 1, 1939.

When it was completed, the new building replaced the Piper's mortuary located on South Tacoma Way (5435 S Union Avenue, later South Tacoma Way). The new building on S Puget Sound Avenue was constructed directly behind their previous mortuary. The building was also constructed with an apartment above the mortuary to house George and Maude. The building's elevator provided access to the large upstairs apartment for Maude who required the use of a wheelchair.¹ Anecdotally, there was also a "sneak peek" window high above the chapel where services were held in the funeral home that allowed Maude to follow the



Piper Funeral Home, date. Courtesy Tacoma Public Library.

1 Tacoma-Pierce County Genealogical Society, *Piper Funeral Home Records: Tacoma, Washington* (Tacoma, WA: Tacoma-Pierce County Genealogical Society, 1995), i. Note that during the field work the elevator location was not found.

services from upstairs in her kitchen.² She played the organ for the chapel and could be in their apartment until it was time for her to play during the service.³

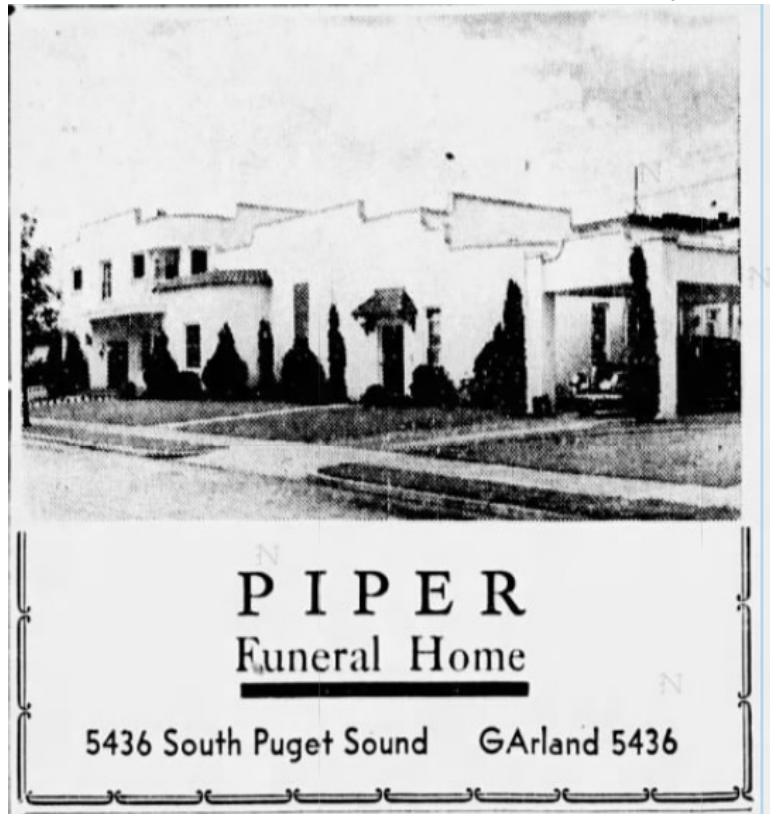
George died on July 11, 1945, and Maude died on October 12, 1950. After Maude's death, the Pipers' niece Gertrude (Allen) Olson owned and ran the funeral home. It is unclear how Gertrude was related to either George or Maude. Gertrude ran the funeral home for 23 years until her death on April 22, 1973, at the age of 78.⁴ Gertrude's daughter, Iris (Olson) Radman, and her husband, Bud, then took over running the funeral home.

Uniservice Corp. of Portland, a mortuary chain, purchased the Piper Funeral Home in early January 1980. At the time of purchase, the Uniservice paid cash and assumed long-term debt, according to its spokesman and president, Ellsworth D. Purdy.⁵ At the time of the purchase, Luis Espinosa was managing the funeral home for the Piper family estate. The funeral home was then owned by Hogan-Schroeder.

Fred D. Morley, Sr., bought the Piper Funeral Home in 1984 and renamed it Piper-Morley Funeral Home.

[George W. Piper and Maude \(Shackelford\) Piper](#)

George Washington Piper was born to William and Anna Elizabeth (Charles) Piper in Indiana on August 9, 1874. Maude Shackelford was born to George and Elizabeth (Sharp) Shackelford in Macy, Indiana, on June 4, 1879.⁶ George and Maude were married in Miami, Indiana, in 1899. In 1900, the couple continued to live in Indiana and George was employed as a barber. The Pipers relocated to Tacoma in 1909. George's younger brother, Omer Piper, also relocated to Tacoma. Omer Piper ran the nearby Oakwood Cemetery.



Piper Funeral Home, advertisement, 1941. Courtesy *Tacoma News Tribune*, July 30, 1941.

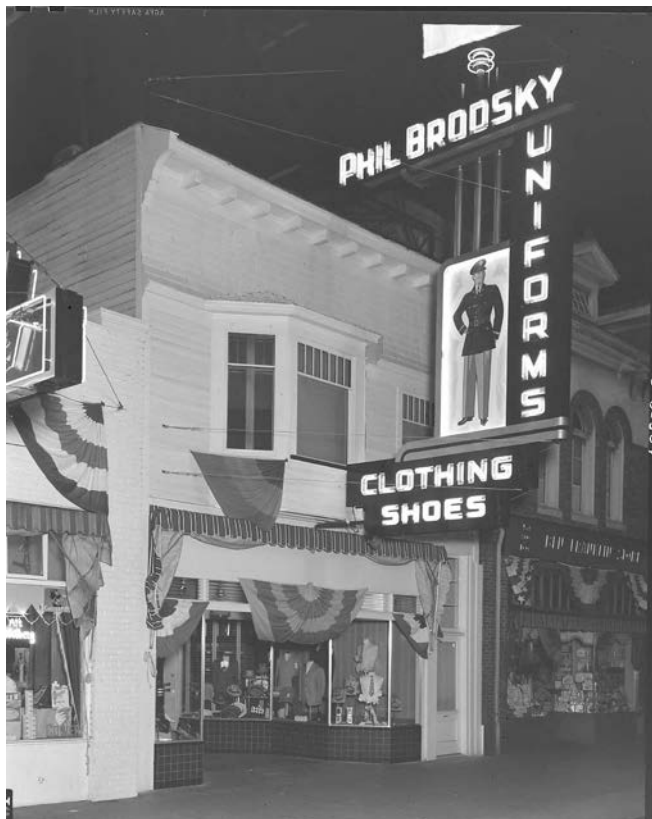
2 Such a window from the kitchen was not found; however, a grille in the east side of the small room off the north side of the north stair provided a view of the chapel prior to installation of the existing drop ceiling within the chapel.

3 Kris Anderson Reisinger, *Cemeteries of Tacoma* (Charleston, SC: Arcadia Publishing, 2011), 89.

4 "Mrs. Alvin Olson, Piper Mortuary Owner, Dies at 78," *The News Tribune*, April 24, 1973: 27. Newspapers.com.

5 "Piper Funeral Home is Sold," *The News Tribune*, January 3, 1980: 5. Newspapers.com.

6 Washington State Department of Health: Public Health Statistics Section, "Certificate of Death: Maud S. Piper," Reg. Dist. No. M-1, Registrar's No. 1466, State File No. 17758, 1950. FamilySearch.org.



Former Piper Funeral Home location at 5433 South Tacoma Way.

Night exposure of Phil Brodsky's Uniforms, 5433 South Tacoma Way, taken on June 8, 1940. Richards Studio Collection. Richards Studio A9839-3. Courtesy Tacoma Public Library.

The Pipers founded their funeral home business in 1909 and George worked as an undertaker. Their first funeral home location was at 5034 S Union Avenue and was listed as Kelly & Piper, Piper Undertaking, and later South Tacoma Undertaking.⁷ The funeral home business relocated to 5433 S Union Avenue (South Tacoma Way) by 1912.⁸ A fire gutted the property in 1914 and they briefly relocated to a garage next door at 5435 S Union Avenue.⁹ They renovated their original property at 5433 S Union Avenue and continued to advertise at that location. A brief 1926 article in *The News Tribune* mentioned the beginning of construction for a new funeral home building for the Pipers, with excavation started at the southeast corner of Puget Sound Avenue and S 54th Street. E. J. Bressman was listed as the architect with Frank McHugh and Lee Johnson let the excavation work.¹⁰ However, it does not appear that this building was ever completed.

The Pipers moved into the new Piper Funeral Home at 5436 S Puget Sound Avenue after it was completed in late 1938 to early 1939. They both continued to live and work there until their respective deaths. While George was initially listed as the funeral director and embalmer, it appears Maude learned the profession of embalming. The 1940 U.S. Census lists both George and Maude as morticians. Their nephew, Wilson Piper, lived with them that year and was listed as a funeral director. It's unclear which funeral home he worked at. A 1952 *The News Tribune* article mentions Maude Piper in its coverage of a female embalmer, Miss Betty

Coffman. By 1952, Betty Coffman was the only female embalmer in Tacoma, but she was not the first. "The late Mrs. Maude Piper and the late Mrs. Forkenbrock were embalmers."¹¹ Mrs. Martha Lucille Forkenbrock (ca. 1887-1942) was a licensed embalmer by 1934, in both Washington and Montana; since she moved to Tacoma from Montana in 1931, it's likely she was licensed prior to 1934.¹² Her hus-

7 R. L. Polk & Co., *Tacoma City Directory* (Tacoma, WA: R. L. Polk & Co., 1909), 1077; R. L. Polk & Co., *Tacoma City Directory* (Tacoma, WA: R. L. Polk & Co., 1910), 1028.

8 R. L. Polk & Co., *Tacoma City Directory* (Tacoma, WA: R. L. Polk & Co., 1912), 643.

9 Tacoma-Pierce County Genealogical Society, *Piper Funeral Home Records: Tacoma, Washington*, i.

10 "Start Work on New Building," *The News Tribune*, March 3, 1926: 9. Newspapers.com.

11 Katharine Hunt, "Woman Embalmer Tells How She Chose Field," *The Tacoma Sunday Ledger-News Tribune*, January 27, 1952: B-5. Newspapers.com.

12 Bob Heilman, "John Forkenbrock," *The Tacoma News Tribune*, November 20, 1934: 14. Newspapers.com.

band, John Forkenbrock, was one of the owner and president of Cassedy & Allen Mortuary from 1931 until his death in 1940.¹³

George and Maude did not appear to have any children together; however Maude A. Perkins is listed as their stepdaughter in the introduction to *Piper Funeral Home Records*. Maude Steiner is listed as their niece and living with them in the 1920 U.S. Census. It is unclear if or how she was biologically related to either George or Maude Piper.

3.2. TACOMA FUNERAL HOMES

When the Piper Funeral Home at 5436 S Puget Sound Avenue was opened in 1939, there were eight funeral directors (funeral homes) listed in the city directories.¹⁴ These funeral homes were:

- Buckley-King Co., 102-108 S Tacoma Avenue (1927)
- Cassedy & Allen Co., 1224 S I Street (1922)
- Gaffney Theodore Mortuary, 1002 S Yakima Avenue (1932)



Tuell Funeral Home, 2215 6th Avenue (1927).
Courtesy Tacoma Public Library.



Cassedy & Allen Co., 1224 S I Street (1922).
Courtesy Tacoma Public Library.



Buckley-King Co., 102-108 S Tacoma Avenue
(1927). Courtesy Tacoma Public Library.



Mellinger Co., 501 S Tacoma Avenue (1908).
Courtesy Tacoma Public Library.

13 "Death Comes to President of Cassedy & Allen Firm," *The Tacoma News Tribune*, July 8, 1940: 10. Newspapers.com.

14 R. L. Polk & Co., *Tacoma City Directory* (Tacoma, WA: R. L. Polk & Co., 1939), 1155.



Lynn Mortuary, 717-719 S Tacoma Avenue (1918).
Courtesy Tacoma Public Library.



South Tacoma Undertaking Co., 5036 South Tacoma Way (1908).
Courtesy Tacoma Public Library.

It appears this was the first building in Tacoma where the Pipers ran a funeral home. It is possible the couple in this photograph is George and Maude Piper given its estimated date.



Gaffney Theodore Mortuary, 1002 S Yakima Avenue (1932).
Courtesy Tacoma Public Library.

- Lynn Mortuary, 717-719 S Tacoma Avenue (1918)
- Mellinger Co., 501 S Tacoma Avenue (1908)
- Piper Funeral Home, 5436 S Puget Sound Avenue (1939)
- South Tacoma Undertaking Co., 5036 South Tacoma Way (1908)
- Tuell Funeral Home, 2215 6th Avenue (1927)

Five of the eight funeral homes were located within approximately 2 miles of each other, just north and west of downtown. Another funeral home was located along 6th Avenue, still relatively close to downtown and Tacoma's most densely populated neighborhoods. Only two funeral homes were located in South Tacoma: Piper Funeral Home and South Tacoma Undertaking Co. These two funeral homes were located just two blocks from each other. With the exception of South Tacoma Undertaking Co., they were all large buildings immediately recognizable as funeral homes. These seven are high style examples of the architectural styles they represent. The South Tacoma Undertaking Co. building looked like a typical 2-story commercial building with a storefront on the first floor and offices or residential above.

All of the buildings, with the exception of South Tacoma Undertaking Co., are extant. Two of the buildings continue to function as funeral homes: Gaffney Mortuary at 1002 S Yakima Avenue and

Tuell-McKee Funeral Home at 2215 6th Avenue. Piper Funeral Home's former building at 5433²⁰ South Tacoma Way has been demolished.

3.3. STREAMLINE MODERNE

The Piper Funeral Home is a well-executed example of the Streamline Moderne architectural style. Streamline Moderne emerged during the Great Depression, gaining popularity during the 1930s and 1940s. A subset of the highly decorative Art Deco style, popular during the 1920s and 1930s, Streamline Moderne was sleek with an emphasis on horizontal and curved lines. Smooth surfaces and curved corners dominate the style. Windows often appear in groups or horizontal bands and may be wood, metal, or glass block. The style also utilized modern materials that were readily available and affordable. The style was popularized during the 1933 Chicago World's Fair and the 1939 New York World's Fair.

4. Architectural Description

Located in Tacoma's South Tacoma neighborhood, the funeral home is in the east half of the block near the intersection of S Tacoma Way and S56th Street. The front facade faces east towards S Puget Sound Avenue with a paved alley (26-feet wide) along the rear west side. The building is located on the back (east) side of the neighborhood's commercial core along S Tacoma Way and transitions to the residential areas extending east. A one-story post office (built ca. 1951) abuts the south edge of the property, with a two-story commercial building (built ca. 1926) on the north edge.

The site is generally level, oriented north/south lengthwise along S Puget Sound Avenue with the building (nominally 50 x 144-feet) centrally placed within the 110 by 225-foot site and the associated garage (52 x 30-foot) in the southwest corner of the site. The front facade sets back 32-feet from S Puget Sound Avenue. Circulation consists of pedestrian walkways connecting to the sidewalk and driveways, all connecting to S Puget Sound Avenue. A fence extends along the alley. The main central walkway links to the front doorway of the funeral home, with the north walkway



Piper Funeral Home, main (east) elevation, 2021.

providing secondary egress for the building's chapel, and the south walkway linking to the entrance for the private second story residence. The concrete driveways at the north and south ends of the building provide hearse access for arrivals (south end, connecting the west garage door entry for the embalming area) and departures (north end, connecting to the chapel). Most of the site is paved, including parking east of the garage. Lawn extends between the building's front foundation and the sidewalk with low evergreen shrubs (Rhododendron and similar) along the base of the building.

4.1. FUNERAL HOME

Built ca. 1939 based on Pierce County Assessor data and the estimated construction completion date, the two-story building with a partial basement has an irregular plan. The south half is two stories with single story portion extending to the north. The funerary function extends throughout the first floor and basement. The second-floor functions as a single-family residence for the funeral director.

The foundation consists of a perimeter board formed concrete grade beam foundation. Wood beams span between the concrete foundation walls, with brick piers set on concrete footings supporting the beams within the one-story north portion of the building. This same north area is a crawl space and was not excavated as a basement. The structure for the port cochere at the north end of the building consists of brick posts at the outer ends with slender, painted steel columns between.

Building structure consists of concrete walls at the first floor with platform frame construction at the second story. Running bond brick veneer clads the entire building and is painted. The outer exterior wall corners of the two-story portion and the chapel are rounded.

The roof consists of a flat roof with perimeter parapet except for two low-pitched gable roofs behind parapets above the chapel and casket area. The parapet is stepped on the front east, and two ends (north, south) with a curved transition at each step. A sheet metal coping extends the length of the par-

apet. Short red tile clad roofs with decorative fascia moldings project from the sills of the outer southeast second story window openings. A cantilevered red-tile clad hip roof projects above the chapel's east doorway with decorative metal scroll type brackets supporting the soffited roof. Red tile roofing clads the top edge of the parapet at the second story curved balcony off the residence's dining area. An added shed roof projects off the west facade of the building with wood posts carrying the roof and a beam at the outer roof edge.



Piper Funeral Home, window detail, 2021.

Windows occur primarily at the second story for the residence and with less frequency and often glass block relites for the first story funerary spaces. Window openings feature row lock brick subsills set at a slight angle with soldier course flat headers carried on steel lintels. Openings have narrow painted wood brick moldings and sills. Most window openings have added exterior anodized aluminum storm windows. Mitered mahogany casings with a decorative profile, stools, and aprons. Sash are Fir and painted on the exterior with stained wood interiors. The exceptions are the kitchen, bathrooms, and the sunroom, where the casings and interior sash are painted. First story windows have added interior security grilles and drapes. Metal awnings project from some first and second story windows. Wood cladding infills two window openings on the south facade at the hearse unloading location adjacent the embalming room.

- Original, double hung, 2:2, first and second story, wood windows. First story bathroom windows have textured glass.
- Original paired 3-lite casement windows, as single and triple groupings, second story, wood windows and as a relite at the second story.
- Original 3-lite casement window, as a single window flanking the northernmost west doorway.
- Original 3 lite hopper window, as a single window at the second story space, north of the north stair.
- Original textured glass block window, on the east wall of the chapel that has been covered over on the interior.
- Replacement anodized aluminum fixed lite sash at the outer two second story curved window locations and at the basement light well window.

Entrances provide public, service, and private functions. All entrances feature brick moldings with flat rowlock brick headers and steel lintels.

Public entrances are located on the central and north end of the front east facade.

- The main entrance is recessed with a projecting flat metal canopy with rounded outer corners and "Piper Funeral Home" along the outer face of the canopy. Entrance configuration consists of the main central doorway opening to the lobby, flanked by windows with single door entrances to smaller adjunct spaces at the canted outer walls of the recessed entrance. The main doors are replacement wood doors with paired upper lites and recessed lower panels. Single outer doors are original mahogany doors with a tall round arched lite with privacy curtains and exterior metal screen doors. A decorative wall sconce is located adjacent the south single doorway. Wall sconces originally flanked the recessed opening, with only the north scroll type wall sconce remaining.

A remnant connection for a central ceiling light fixture remains. The entrance landing and single step curve at the outer corners matching the canopy. Brickwork consists of a chevron pattern at the landing with rowlock edging at the landing and step and two metal railings. A decoratively scored concrete walkway with brick rowlock edging connects the entrance with the sidewalk along S Puget Sound Avenue.



Piper Funeral Home, main entrance, 2021.

- The east chapel entrance consists of a single mahogany door with a round arched recessed panel and an exterior metal screen door. A decorative wall scone is located adjacent the doorway. A red clay tile clad hip roof carried on metal scroll type brackets projects over the half-found brick landing and step. Brickwork consists of a chevron pattern at the landing with rowlock edging at the landing and step. A decoratively scored concrete walkway with brick rowlock edging connects the entrance with the sidewalk along S Puget Sound Avenue.
- The north chapel entrance consists of a pair of mahogany doors each with a single round arched recessed panel. A decorative wall scone is located adjacent the doorway. The doorway has an exterior concrete landing and step that transition to the port cochere, which provides a covered space for moving caskets into the hearse for transport for burial. The porch cochere is rectangular in plan and longer to accommodate a hearse. Outer brick posts with inner steel columns support the flat roof and stepped parapet. Painted tongue and groove boards enclose the soffit.

Service entrances are located on the rear west facade.

- The west garage door provides access to the first-floor space for hearse access adjacent the embalming room. An overhead metal garage door provides access. This space was originally intended to allow the hearse to drive through, with a former garage doorway on the east facade that was infilled (prior to 1957 based on a USGS aerial) with horizontal wood cladding.
- West personnel doorways (four) into the corridor adjunct the embalming area, the casket area, the chapel, and the basement. Each of the first story doorways has an exterior concrete landing and step with a metal railing. A round arched wood door with a recessed panel and an exterior metal screen door provide access. A wall scone is located adjacent each doorway. All are wide doorways allowing the movement caskets through the doorways. The doorway to the chapel has an added universal access ramp. The basement entrance is set within an open areaway and consists of a wood panel door.

Private entrances are on the south end of the front east facade and the central portion of the west facade.

- The east front entrance consists of a mahogany door with a round arched recessed panel and an exterior metal screen door. A small round arched lite is set within the upper portion of the door. Mitered mahogany casings with a decorative profile trim doorway on the interior. The doorway is deeply recessed with an exterior brick landing and multiple steps. Brickwork consists of a chevron pattern at the landing with rowlock edging at the landing and step. A decoratively scored concrete

walkway with brick rowlock edging connects the entrance with the sidewalk along S Puget Sound Avenue.

- The central west personnel doorway functions as the back entrance for the residence. The north stairway descends to the doorway with the stairwell lit from the casement window adjacent the doorway.

Interior layout consists of the first floor and basement funeral home functions with the funeral director's residence on the second floor.

Vertical circulation serves an important functional and visual role. All stairwells are clad with medium density fiberboard with decorative incised patterns.

- The south direct flight stair links the front east private entrance with the living room of the second-floor residence. Added carpet covers the tread and risers, but the mahogany stringers and round wall railing remain visible with a short metal railing extension at the bottom circle end step. A metal railing with decorative bar and scroll work wraps the outer south and east edge of the stairwell.

- The central L-shaped stair provides a formal entry for the funeral director descending from their residence and landing at the first floor at the transition between the lobby and the chapel. Added carpet covers the fir tread and mahogany risers, but the mahogany open stringer panels and circle end starting step remain visible. A metal railing with decorative bar and scroll work, matching the railing at the south stair, wraps the outer edge of the open stairwell.



Central L-shaped stair, 2021.

- The north direct flight stair provided a secondary exit for the second-floor residence and leads to the back of the building, exiting at the central west personnel doorway. Added carpet covers the tread and risers, but the mahogany stringers and round wall railing remain visible with a narrow wood cap along the top of the medium density fiberboard wainscot. A small door in the north wall of the stairwell opens to the attic space above the north portion of the building.
- The basement direct flight stair connects to service spaces in the basement. Added carpet covers the tread and risers, with wood stringers and round wall railing visible. A mahogany door with a tall round arched panel closes this stairwell off from the first-floor hallway.

The basement provided office, service, and mechanical spaces for the building with a central double loaded north/south hallway. Medium density fiberboard clads the walls and ceilings with stained wood panel doors providing access to the spaces. The hallway and office have wall to wall carpeting, with concrete floors in the other spaces. Ceiling mounted light fixtures provided lighting. The garbage chutes emptied in a dedicated garbage room. Access doors at the north end open to the crawl space below the north end of the building.

First floor provided reception, chapel, casket staging, embalming, and office spaces. Layout is organized around the large lobby off the main east entrance. Large mahogany doors with round arched



Chapel, 2021.



Lobby, 2021.

panels at the north end of the lobby open to the chapel, leading mourners directly from the entrance to the chapel. A fireplace is at the south end of the lobby. A corridor extends west from the north end of the lobby providing connection to the casket staging area and smaller meeting rooms. Offices and smaller support spaces occupy the curved portions at the outer northeast and southeast corners of the lobby, with offices and a toilet room south of the lobby. A smaller service hallway extends west from the lobby providing access to the embalming area and the basement stairway. The chapel consists of large open volume with an added textured drop ceiling. A dais occupies the north end with flanking doorways with decorative wood screen doors providing access to the staff space behind. Replacement pews form two rows with two chandeliers and walls sconces for lighting. Added partitions subdivide the casket staging area into multiple smaller rooms.

Finishes consist of wall to wall carpeting with painted medium density fiberboard wall and ceiling finishes (glued to gypsum wall boards) with mahogany baseboards and fiberboard cornice and frieze elements. The bathroom has a vinyl composition tile floor and a tile wainscot with painted upper wall and ceiling finish. Doorways are cased with mahogany and typically have mahogany doors with round arched panels. Ceiling mounted light fixtures provide lighting. The embalming area consists of tile flooring and wainscot with painted gypsum board upper walls and ceiling.

The second floor functioned as the residence for the funeral director and their family. Layout is organized around a central family room, with three bedrooms and associated two bathrooms along the back west side of the floor, the kitchen and dining areas in the northeast corner, and a large sunroom in the southeast corner. The family room features a central fireplace on the north wall with a round arched recessed niche above and tall pointed arched niches on the sides. Elliptical arched doorways to either side provide access to the kitchen and dining areas (east) and the hallway connecting to the central and north stairs (west). The south stairway opens to the living room with a leaded 10 lite door on the south opening to the sunroom. The kitchen features the sink and work areas along the outer east wall with views of the neighborhood and a curved breakfast nook built into the curved northeast outer wall corner. A doorway provides access



Living room upstairs, 2021.



Kitchen upstairs, 2021.

to the small exterior balcony. Bedrooms along the west side of the floor are separated by shared bathrooms. Each bedroom has a walk-in, cedar lined closet. The north bathroom has a walk-in shower, with a bathtub and glass wall enclosure in the south bathroom. A leaded lite door provides access from the south bedroom to the sunroom.

Finishes consist of added wall to wall carpeting (over oak flooring) with painted medium density fiberboard wall and ceiling finishes (glued to gypsum wall boards) with mahogany baseboards and fiberboard cornice and frieze elements. The bathrooms and kitchen have tile wainscots with painted upper wall and ceiling finish. The north bathroom retains its tile floor, with added vinyl flooring in the south

bathroom and kitchen. Doorways are cased with mahogany and typically have mahogany doors with round arched panels. Ceiling mounted light fixtures provide lighting. Windows and trim elements are painted in the bathrooms and kitchen.

The cladding remains intact with slight plan, window, and interior alterations. Alterations include:

- Added wall to wall carpeting at each floor.
- Adding the shed roof on the west facade and associated lattice enclosure.
- Closing off the east garage door and south first story windows, and removing the driveway.
- Replacement of the curved second story windows with aluminum sash, and added sun shades at multiple window locations.
- Adding a drop ceiling in the chapel, the replacement pews, and covering over the glass block window
- Adding the new main entrance doors.
- Subdividing the casket staging area with fixed and moveable partitions.
- Adding fluorescent tube lighting fixtures.

4.2. GARAGE

The five-car garage is a secondary supporting structure to the main building. The building has a rectangular footprint with a short, stepped wing wall projecting off the northeast corner. A concrete foundation supports the painted concrete block structure. A low pitched gable roof set behind a parapet (stepped at the east end) shelters the interior space and is carried on east/west beams. The front north facade consists of painted steel posts at each garage bay supporting the steel lintel carrying the concrete block parapet.

Replacement overhead garage doors occupy the three central bays. The original vertical folding



Garage, 2021.

3-leaf garage doors remain in the east and west bays. They consist of 4 lites over two lower panels and are painted on the exterior and stained on the interior. The west doors plywood added to the exterior to fix the door in the closed position. Built in cabinets for storage are in the southeast corner of the building.

The cladding and plan remain intact with moderate garage door alterations. Alterations include:

- Replacement of the center three garage doors with metal roll up doors.
- Adding plywood to the west garage door.

4.3. CHARACTER-DEFINING FEATURES

Character-defining features and spaces tie to the building's original construction and specific intended use.

- Stairs, north, central, south including stairwell finish, tread, risers, stringers, and railings.
- Finishes, medium density fiberboard (multiple forms, scoring patterns, and trim elements), mahogany casings and trim (caps, baseboards, corner moldings), tile wainscots, tile floors, and cedar lining at closets.
- Window types (double hung and casement including variations), and materials (sash, casings, fir, mahogany).
- Doors, interior and exterior, types (wood panel with round arched panel; leaded lite; upper lite; and full panel lite), casings, materials (mahogany).
- Fireplace, and associated round arched and pointed arched niches.
- Chapel space, volume and dais.
- Entrances, public, private, and service functions, including doors, exterior landings, and canopies.
- Embalming space, function, and materials.

5. Eligibility Analysis

5.1. TRHP ELIGIBILITY

The building **does** appear individually eligible for Tacoma Register of Historic Places listing under **Designation Criterion C**. The building is over 50 years of age and retains integrity of location, setting, feeling, and association, design, and workmanship.

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

The building does not appear individually eligible under Designation Criterion A as research did not identify that the building is associated with events or a pattern of events significant to the historical development of Tacoma or the neighborhood. The property is associated with the funeral home industry in Tacoma and the growth and success of the Piper's business and the provisions of these services in South Tacoma; however, the business did not have a significant impact on the neighborhood's development.

B. It is associated with the lives of persons significant in our past.

The building does not appear individually eligible under Designation Criterion B, as it is not associated with an important person in history. George and Maude Piper were the original funeral directors associated with the property. Maude Piper was apparently an early female embalmer in Tacoma, but more research would need to be conducted to determine the significance of her role within the funeral home, the industry, the city, and the relation to this building versus the Pipers' previous business locations.

C. It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.

The building does appear individually eligible under Designation Criterion C since the building possess distinctive characteristics relative to its type (funeral home) and period (1939) of construction. The interior layout of function spaces and the second-floor residence, the building's exterior design, and the interior finish materials used (notably mahogany and medium density fiberboard) represent distinctive aspects of funeral home design and interior design immediately prior to World War II. The extent and variety of design details in the medium density fiberboard use as an interior finish material represent a method of construction unique to the building. Research and field work did not identify aspects of the building that possess high artistic value. Research did not identify the architect. George N. Paige was identified as the builder of the building, but no information was uncovered about his life or other work.

D. It has yielded or may be likely to yield information important in prehistory or history.

The building does not appear individually eligible under Designation Criterion D, as it does not have important information that can contribute to our understanding of human history.

E. It abuts a property that is already listed on the Tacoma Register of Historic Places and was constructed within the period of significance of the adjacent structure.

The building does not appear individually eligible under Designation Criterion E as it does not abut a property that is already listed on the Tacoma Register of Historic Places.

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

The building does not appear individually eligible under Designation Criterion F as its mid-block location on a secondary street inhibits its ability to be an established and familiar visual feature of the neighborhood or City. It also has similar massing, height, and material color as neighboring buildings.

6. Brief Adaptive Reuse Feasibility & Analysis

The building at 5436 Puget Sound Avenue S was purpose-built as a funeral home with a large apartment upstairs. Due to covenants in the purchase agreement, the building cannot be used as a funeral home. A change in use would likely result in significant loss to the integrity of the building's interior and finishes. Testing by the owner identified asbestos in the mastic adhering the medium density fiber-board.

The Puget Sound Ave Redevelopment consists of demolishing the funeral home for the construction of 48 new residential units. There will be 18 studios, 24 one bedrooms, and 6 two-bedroom units. The total square footage for the project will be approximately 30,000 squarefeet. The project will provide 24 secured parking stalls and recreation/entertainment area on site for residents to use. Rents will meet the 12-year tax abatement requirement and the project will be applying for that affordable housing credit. The project will cost around \$6.5 million and will create over a dozen jobs. According to the US Bureau of Economic Analysis construction has an aggregate multiplier of 3.0195 for economic activity. This area would experience a boost of over \$18 million in local economic activity, a factor that has been needed for a long time in the continuing redevelopment of South Tacoma.

6.1. COMPARISONS

The TRHP-listed Union Club (539 Broadway) in Tacoma is a mixed-use building that contains studio space, coworking space, office space, galleries, and an event hall in a 15,000 square foot building. The building was constructed in 1888 as a social and business club. It was purchased in 2016 in a state of disrepair and rehabilitated to its current use by SURGE Tacoma. The rehabilitation qualified for the special tax valuation program and its expenditures were approved in 2018.

The Seattle landmark Bleitz Funeral Home (3136 Florentia Street) in Seattle was rehabilitated in 2020 in conjunction with construction of a new building connected to the original building. However, this building had its interior largely altered so the adaptive reuse project had a blank slate on the interior to make changes. The former funeral home now offers 9,724 square feet of office space.

6.2. MITIGATION

As mitigation for the loss of the Piper Funeral Home building at 5436 Puget Sound Avenue S, the Puget Sound Ave Redevelopment will proceed with architectural salvage, hiring a salvage company to remove intact historic features in the building prior to demolish. The proceeds from the architectural salvage will be donated a local historic preservation nonprofit or organization.

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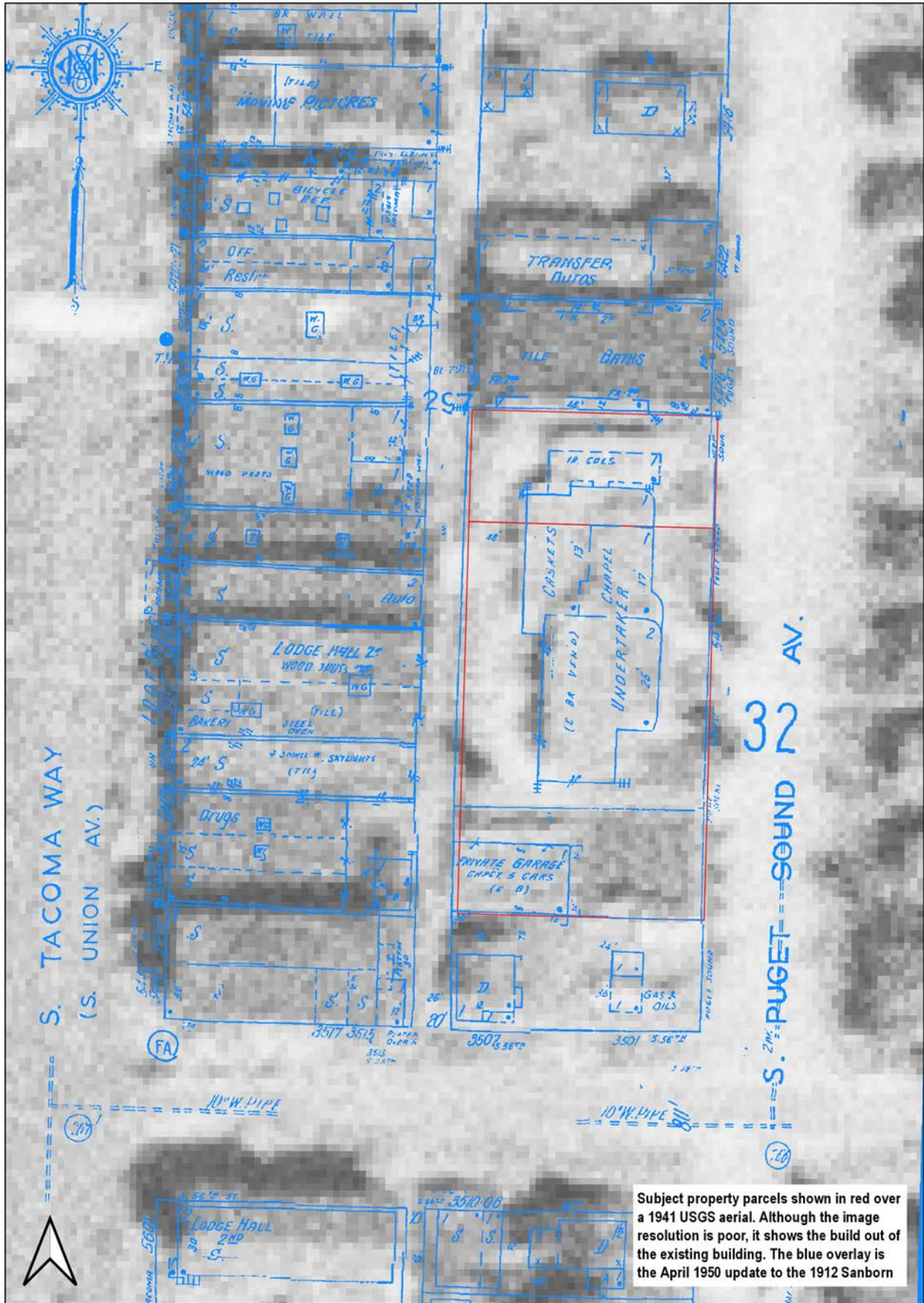
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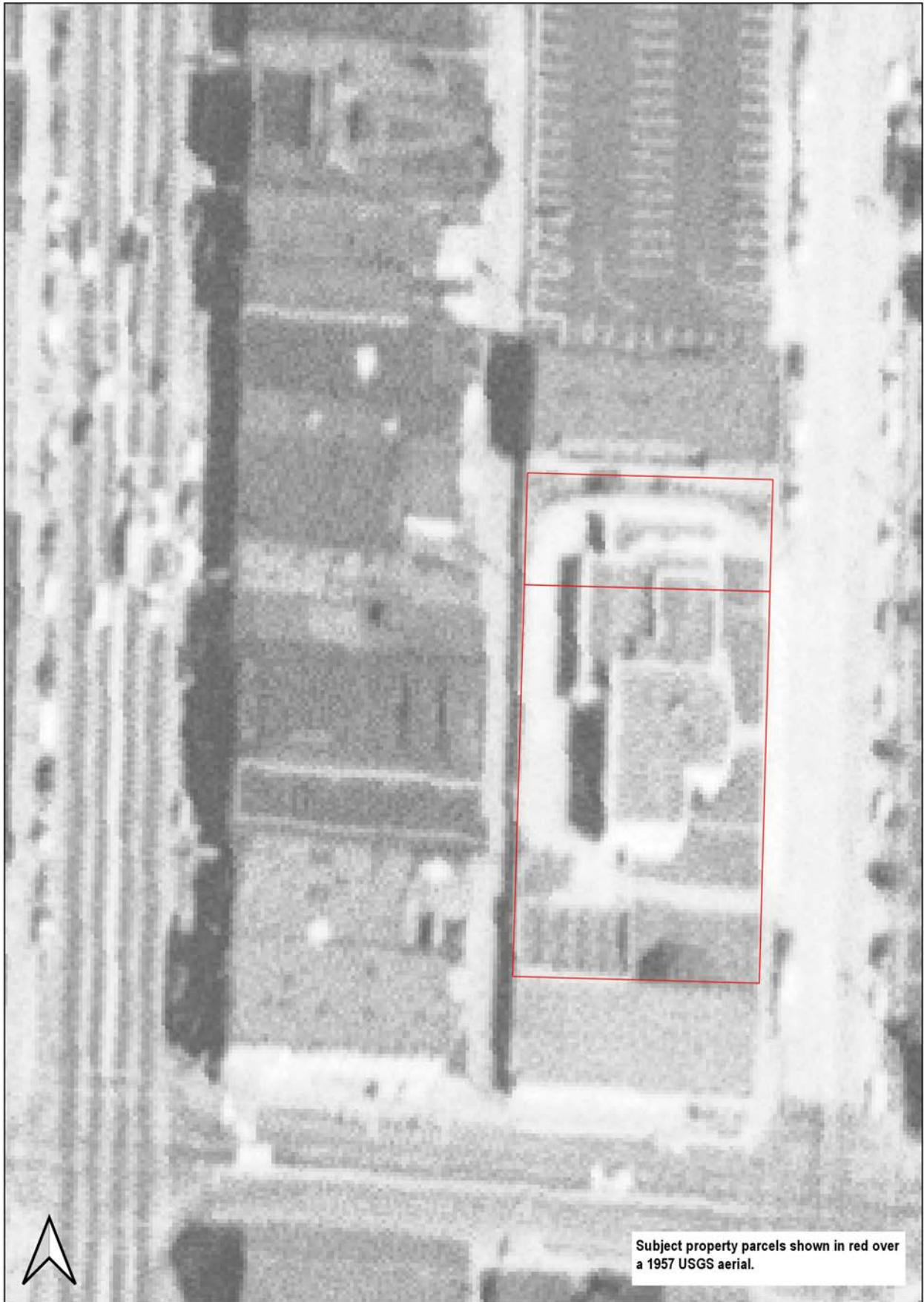
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Map 1. Site.



Map 2. 1941 Aerial.



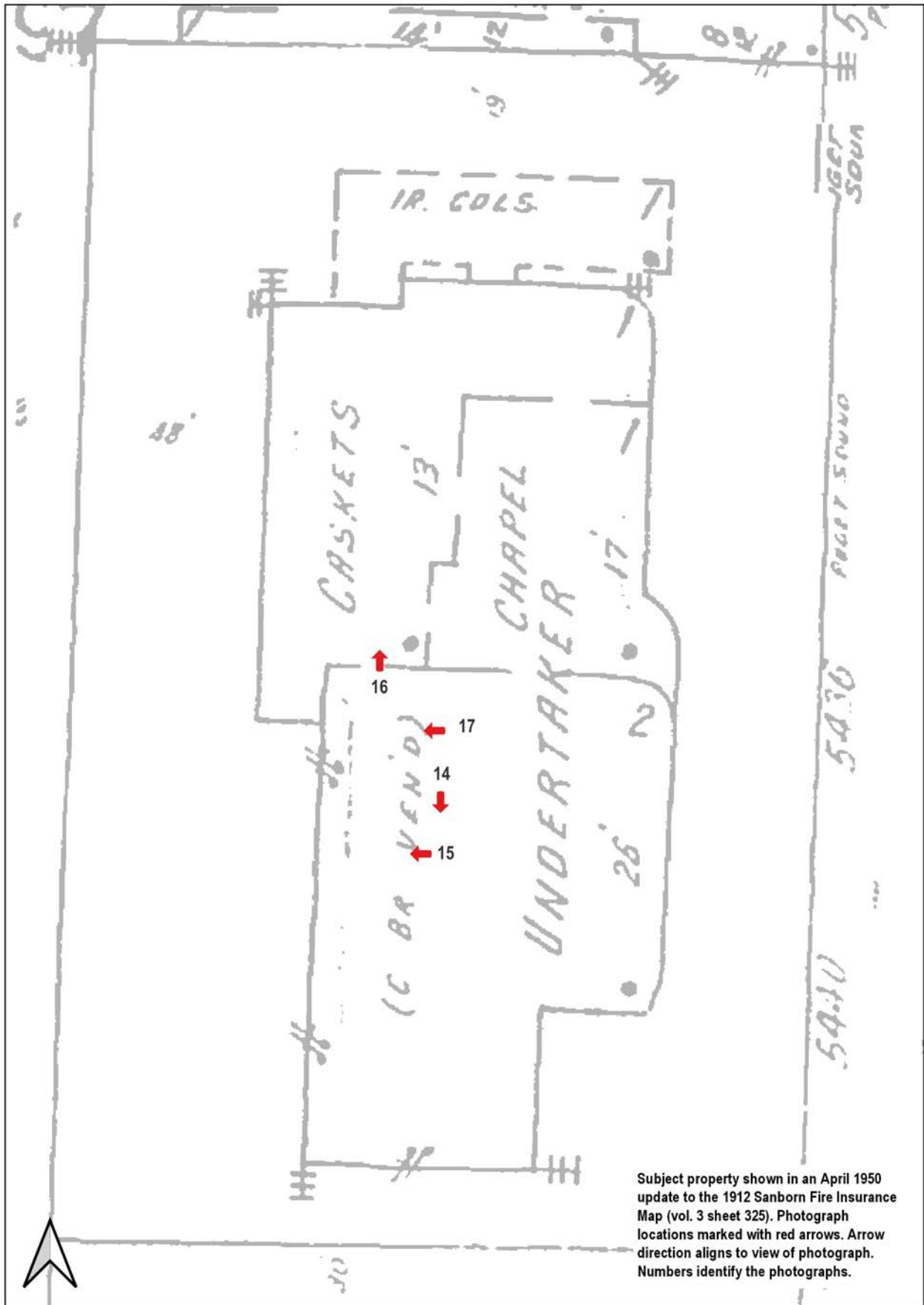
Map 3. 1957 Aerial.



Map 4. 1972 Aerial.

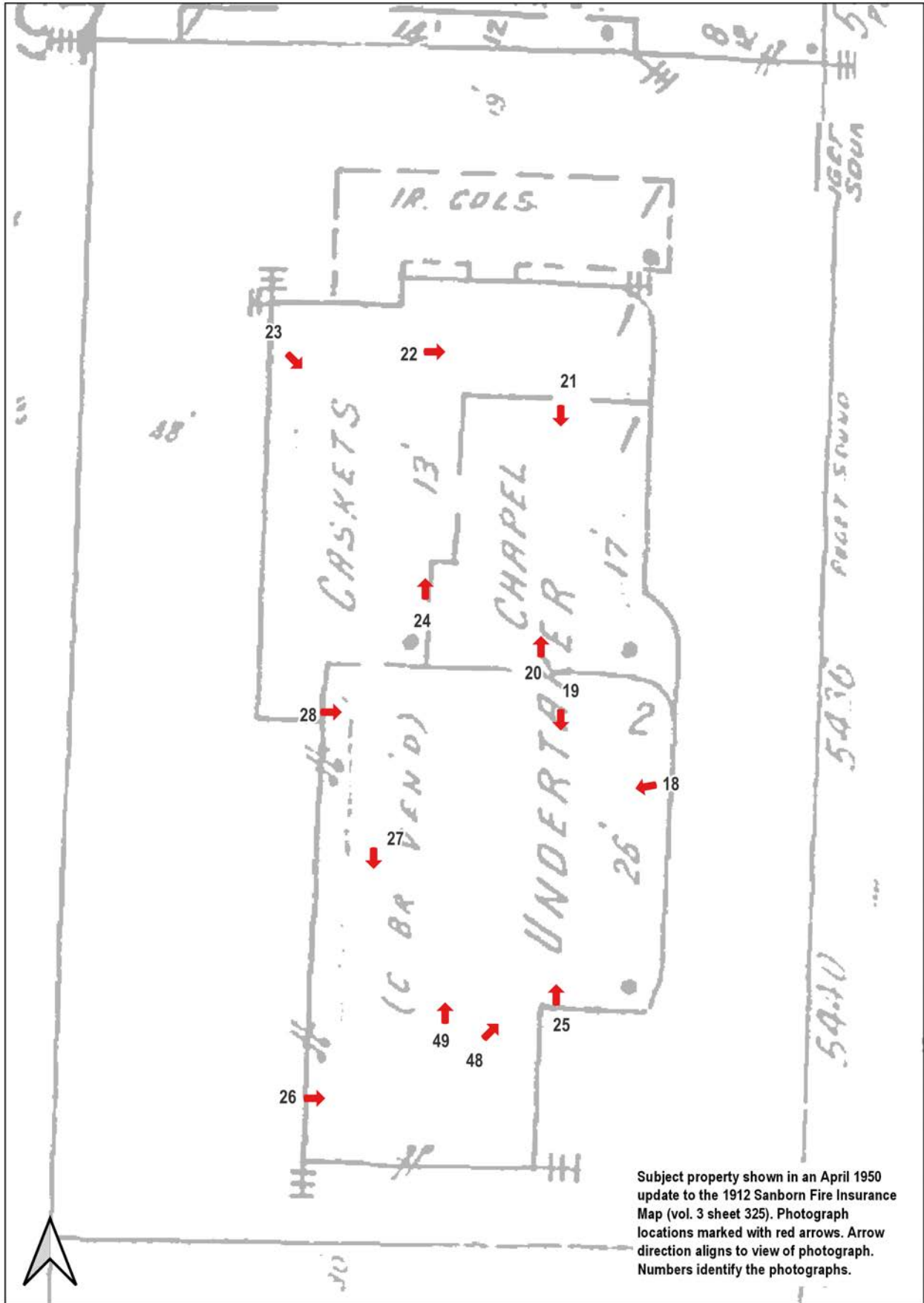


Map 5. Photograph Key, Site.

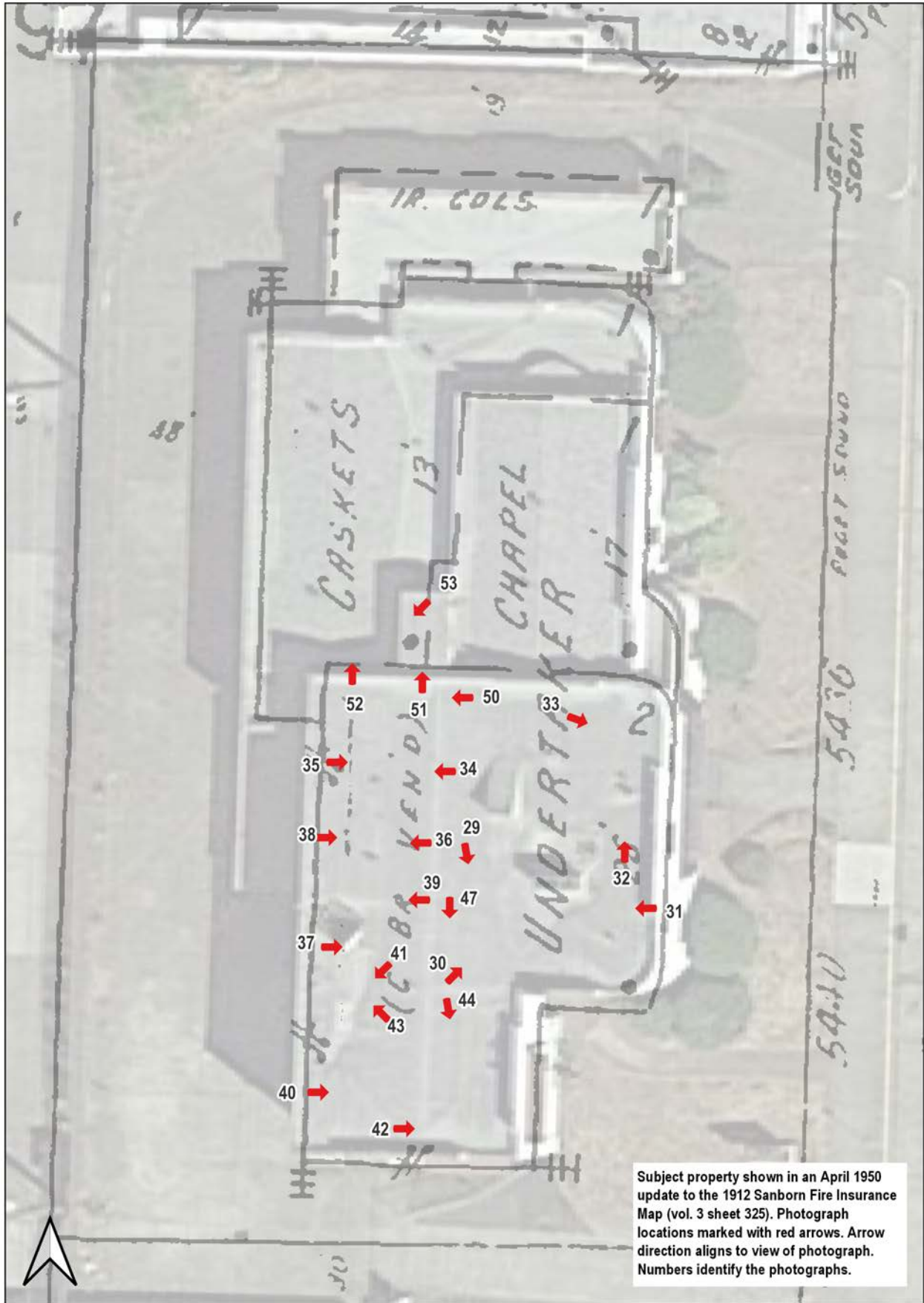


Subject property shown in an April 1950 update to the 1912 Sanborn Fire Insurance Map (vol. 3 sheet 325). Photograph locations marked with red arrows. Arrow direction aligns to view of photograph. Numbers identify the photographs.

Map 6. Photograph Key, Basement.



Map 7. Photograph Key, First Floor.



Map 8. Photograph Key, Second Floor.



Photo 1. Exterior, northeast corner.



Photo 2. Exterior, southeast corner.



Photo 3. Exterior, southwest corner.



Photo 4. Exterior, northwest corner, looking south.



Photo 5. Exterior, northwest corner, looking east.



Photo 6. Exterior, northeast corner, looking southwest.



Photo 7. Exterior, east facade.



Photo 8. Entrance, main, east.



Photo 9. Entrance, north.



Photo 10. Entrance, east, chapel.



Photo 11. Entrance, northwest, service.



Photo 12. Entrances, southeast corner.
Access to private residence and former garage door location.



Photo 13. Entrances, west, service, central (left) and south (right).



Photo 14. Basement, corridor, looking south.



Photo 15. Basement, office, looking west.



Photo 16. Basement, north end, crawl space.



Photo 17. Basement, mechanical area and basement doorway, looking west.



Photo 18. First floor, lobby, looking west.



Photo 19. First floor, lobby, looking south.



Photo 20. First floor, chapel, looking north.



Photo 21. First floor, chapel, looking south.



Photo 22. First floor, chapel, northwest corner looking east behind the dais.



Photo 23. First floor, northwest volume, looking southeast.



Photo 24. First floor, north/south corridor, looking north.



Photo 25. First floor, office, south of lobby.



Photo 26. First floor, receiving area at south end of building.



Photo 27. First floor, embalming space, looking south.
The door at left opens to the receiving area.



Photo 28. First floor, east/west corridor at north end of lobby, looking east.



Photo 29. Second floor, living area, looking southeast.



Photo 30. Second floor, living area, looking northeast.



Photo 31. Second floor, living area, looking west.



Photo 32. Second floor, kitchen, looking north.



Photo 33. Second floor, kitchen, looking southeast.



Photo 34. Second floor, bedroom, northwest, looking west.



Photo 35. Second floor, bedroom, northwest, looking east.
The hallway in the background at left leads to the kitchen.



Photo 36. Second floor, north bathroom, looking west.



Photo 38. Second floor, north bathroom, looking east.



Photo 37. Second floor, bedroom, central, looking east. The center doorway opens to the living area.



Photo 39. Second floor, bedroom, central, looking west.



Photo 40. Second floor, bedroom, southwest, looking east.



Photo 41. Second floor, bathroom, south, looking southwest.



Photo 43. Second floor, bathroom, south, looking northwest.



Photo 42. Second floor, sun room, looking east.



Photo 44. Second floor, sun room, looking southeast.



Photo 45. Second floor, casing detail.



Photo 46. Second floor, hardware detail.



Photo 47. South stair, looking south.



Photo 49. South stair, looking north.



Photo 48. South stair, main entrance door for private residence.



Photo 50. North stair, looking west.



Photo 51. Second floor, north space, looking north. Photo 53. Second floor, window detail.



Photo 52. Second floor, attic space over north portion, looking north.



Photo 54. Garage, northeast corner.



Photo 55. Garage, interior, looking west.



Photo 56. Garage, interior, looking east.



Photo 57. Garage, northeast original doors.

February 13, 2021

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Reuben M McKnight
Historic Preservation Officer
City of Tacoma Planning and Development Services Department
747 Market Street Room 345
Tacoma, WA 98402

Re: Project #PRE20-0252 – 5436 S Puget Sound Ave – Historic Narrative



Tacoma Public Library, Richards Studio A63847

The building at 5436 S Puget Sound Ave was constructed as the Piper Funeral Home in 1939 according to Pierce County records. Information on the registered architect of the property could not be found during the research conducted for this narrative. The exterior of the building has characteristics of art deco and mission revival architecture. The ribbon windows and rounded building corners are characteristically art deco. The shaped parapets and tile roof are characteristically mission revival architecture.

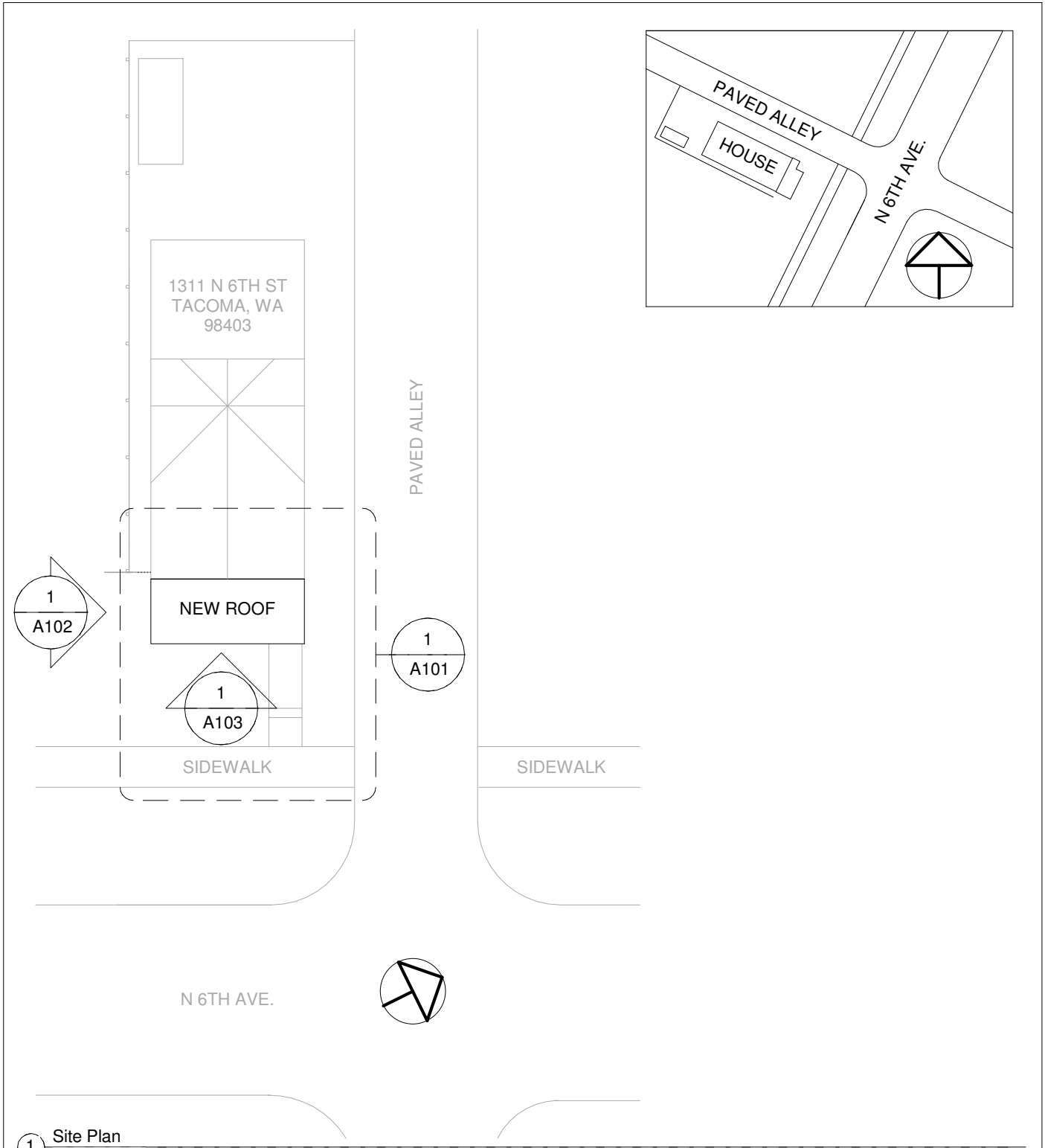
The building was designed as and for a funeral home use with owner/operator quarters on the second floor. The purposeful design was common for the era but created a limited use in the general marketplace and the building went vacant in 2015 after a national funeral home operator purchased the asset and retired its use. Over the years, prior to the building becoming vacant, there was substantial deferred maintenance causing problems to the structure which were not remedied by the previous owner. The property was purchased by the current owner in 2018.





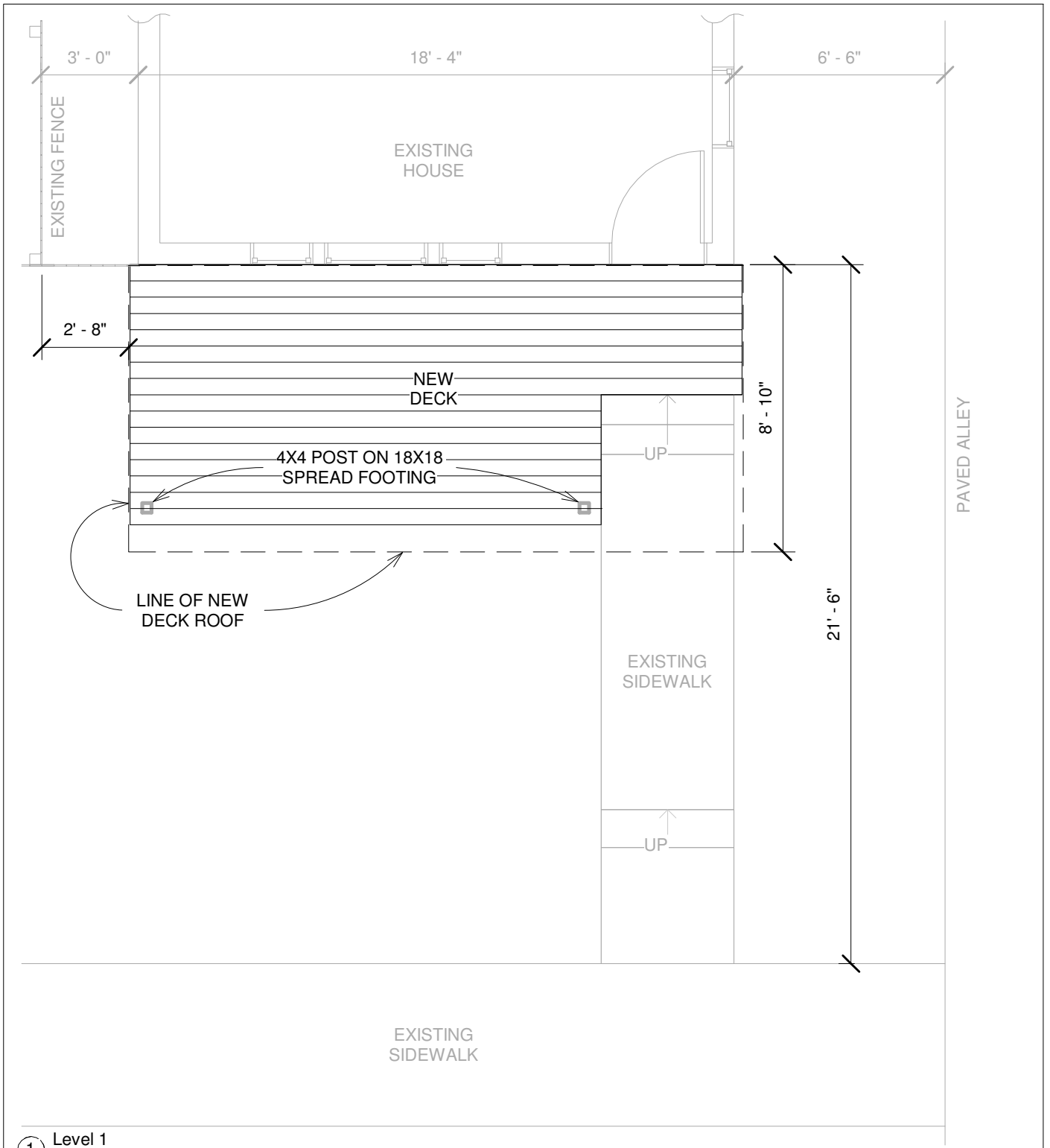






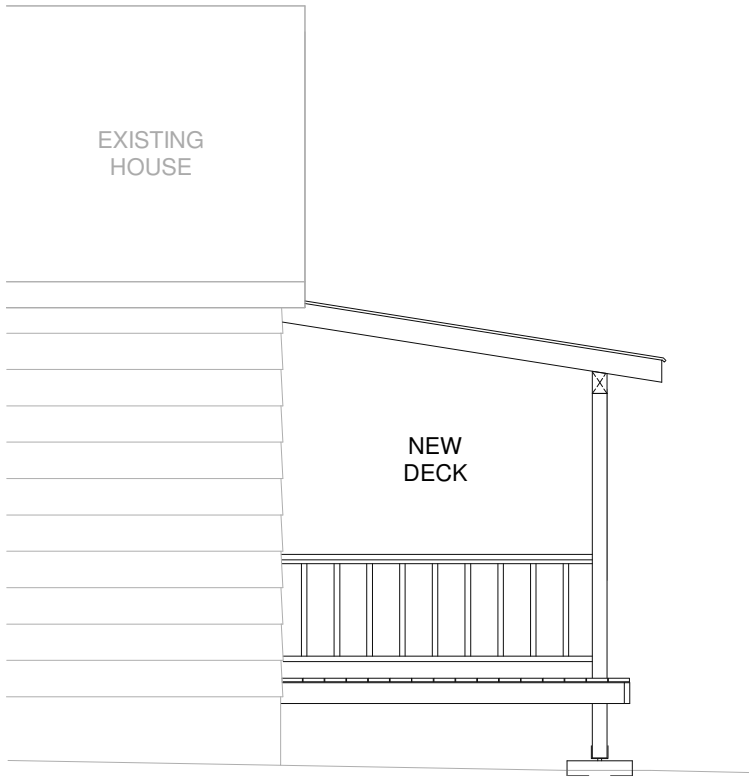
1 Site Plan
1/16" = 1'-0"

Dom Perotti And Son LLC DP&S 8518 29th St W University Place, WA 98466	<h2>Carncross Deck Project</h2> <p>1311 N 6th St Tacoma, WA 98403</p>	<h2>Site Plan</h2>	
		Project number 563-21-01 Date 8/16/21 Drawn by TW Checked by DP/JC	<h1>A100</h1> <p>Scale 1/16" = 1'-0"</p>



① Level 1
1/4" = 1'-0"

Dom Perotti And Son LLC DP&S 8518 29th St W University Place, WA 98466	<h2 style="text-align: center;">Carncross Deck Project</h2> <p style="text-align: center;">1311 N 6th St Tacoma, WA 98403</p>	<h2 style="text-align: center;">Level 1</h2>	
		Project number 563-21-01 Date 8/16/21 Drawn by TW Checked by DP/JC	<h1 style="font-size: 2em;">A101</h1> <p>Scale 1/4" = 1'-0"</p>
Drawn by Pacific BIM Solutions LLC			



① South Elevation View
1/4" = 1'-0"

Dom Perotti And Son LLC
DP&S
8518 29th St W
University Place, WA 98466

Drawn by Pacific BIM Solutions LLC

Carncross Deck Project

1311 N 6th St
Tacoma, WA 98403

South Elevation

Project number	563-21-01
Date	8/16/21
Drawn by	TW
Checked by	DP/JC

A102

Scale 1/4" = 1'-0"



① East Elevation View
1/4" = 1'-0"

Dom Perotti And Son LLC
DP&S
8518 29th St W
University Place, WA 98466

Drawn by Pacific BIM Solutions LLC

Carncross Deck Project

1311 N 6th St
Tacoma, WA 98403


East Elevation

Project number	563-21-01
Date	8/16/21
Drawn by	TW
Checked by	DP/JC

A103

Scale 1/4" = 1'-0"



City of Tacoma Planning and Development Services	Page 1 of 3	Director's Rule 04-2021
	Publication: August 23, 2021	Effective: August 23, 2021
	Code & Section Reference: Archaeology, Historic and Cultural Resources TMC 13.12.570	
	Type of Rule: Permit review - Historic	
	Ordinance Authority: Tacoma Municipal Code 13.12.570	
Index: Permit Procedures	Approved  Peter Huffman, Director	Date 8/17/2021

A. Background

The City Council adopted a revised cultural resources review code in October 2019, which included enhanced review of demolition permits for potential impacts to potentially significant historical resources.

Specifically, this revised code requires applicants for demolition permits within Mixed Use Centers and within National Register Historic Districts, and for demolition permits affecting 4000 square feet or greater cumulative square footage on a parcel, to submit a summary demolition report generally describing the affected property. Following a review of up to 30 days, the Historic Preservation Officer may require a more thorough Historic Property Assessment report to be submitted to the Landmarks Preservation Commission (Commission), if the property appears to meet one or more criteria for historic designation in the City of Tacoma.

Upon receipt of the Historic Assessment report, the Commission is tasked with determining whether the property "should" be formally considered for designation to the Tacoma Register of Historic Places, and if so, making such a recommendation to the City Council via the "appropriate" committee. Generally, this means the Infrastructure, Planning and Sustainability Committee (Committee), to which the Planning and Development Services (PDS) department is assigned. The Committee then has 60 days to concur or to dissent; concurrence directs the Commission to take public comment on a proposed historic designation, whereas dissent effectively ends the process.

B. Issues

The current demolition review code provides the Commission broad authority to make recommendations for the historic designation and protection of buildings proposed for demolition, but does not provide any guidance to the Commission regarding the assessment of financial feasibility, alternative outcomes, or mitigation. As a result, the recommendations made by the Commission do not include information needed and expected by the City Council.

As this code has been implemented, there have been concerns relating to the predictability, costs, and the factors included in the Commission's review process. These include the potential for a developer to learn of the historic significance of an affected building only after purchase and planned redevelopment, since many properties that may fall into this process are not historically designated or on a historic inventory, and the expenses associated with retaining consultant services to draft Historic Assessment reports.

Lastly, as currently directed by the demolition review code, the Commission review process does not account for financial or economic impacts of preservation of the subject property, or direct the Commission to consider alternatives. However, during the code development process, questions about potential mitigation for demolitions and alternative outcomes were discussed.

Although not explicitly defined in the code, these considerations are embodied in the word "should." In essence, once a Historic Assessment report has been referred to the Commission, the Historic Preservation Officer has determined that the property to be demolished likely will meet one or more criteria for historic designation. The second part of question, for the Commission to determine, is whether such a property "should" be formally considered as a landmark.

The Commission has been understandably conservative in its exercise of this broad discretionary authority, as there is little guidance in the present code, despite the intent. The Commission has explicitly stated that the scope of its review is limited only to the historic merits of the affected property.

Conversely, the City Council, in recent reviews of Landmarks Commission recommendations, has expressed concern that alternative approaches and/or economic impacts have not been considered during the Commission's review of demolition permits, and thus have not been included in findings and recommendations from the Commission. This puts the City Council in a difficult position.

Lastly, without explicit code guidance, permit applicants can be reluctant to propose mitigation steps or alternative approaches to the Commission ahead of a formal decision about the property's historic significance, as this could be interpreted as an acknowledgement that their property does possess historic merit.

This Director's Rule is intended as an interim measure to address this gap between the Commission's discretionary review of Historic Assessment reports and the City Council's need to have fully vetted recommendations from the Commission.

C. Purpose

PDS strives to provide efficient, high quality, and timely permit services for the communities of the City of Tacoma.

This Director's Rule seeks to further align planning and development permitting activities, and specifically the historic preservation demolition review process, with implementation of Tacoma's Comprehensive Plan in a way that appropriately reflects the need to balance our important historic preservation goals with the City's other policies and priorities, such as affordable housing, economic development, quality vibrant neighborhoods and business districts, an effective multi-modal transportation system, and a sustainable built and natural environment.

D. Director's Rule – Demolition Review Policy

The interim procedures below will guide the historic review of demolition permits to address the observed code gaps until such a time as the relevant code sections can be amended:

1. When the Historic Preservation Officer directs an applicant to submit a Historic Assessment report, per Tacoma Municipal Code (TMC) 13.12.570.B.5, the report shall also include a feasibility analysis to be done by the applicant that addresses potential alternative approaches

and/or mitigation proposals. The report should address whether alternatives that would reduce the impact to historic resources have been considered, or whether there are strategies that have been considered to mitigate such impacts. Mitigation examples may include:

- Avoidance of historic/cultural resources
 - Retention of all or some of a historic structure into a new development
 - Voluntary design review for compatibility of new structure into existing neighborhood context
 - Interpretive/educational measures
 - Off-site/on-site preservation of another historic resource
 - Funding other preservation efforts, such as survey work or support for nonprofit preservation advocacy groups
2. The Historic Preservation Officer shall encourage the Landmarks Preservation Commission to weigh the balance of the public benefit of protecting the subject property against the potential impacts to the development project, and to consider alternatives and mitigations in making the determination as to whether a property “should” be historically designated.
 3. The feasibility analysis and/or mitigation proposals shall be factored into staff reports and recommendations by the Historic Preservation Officer to the Landmarks Preservation Commission, and such staff recommendations shall accompany any recommendations made by the Commission to the City Council.