



Landmarks Preservation Commission

Planning and Development Services Department

April 25, 2022

Anna Petersen, Chair
Tacoma Planning Commission

Dear Chair Petersen and Members of the Planning Commission:

I am pleased to forward the Findings and Recommendations of the Landmarks Preservation Commission (LPC) regarding the proposed College Park Historic Special Review District Overlay. After a lengthy public review and many discussions from May 2021 through March 2022, the LPC is transmitting this proposal with a recommendation to establish the district as proposed, per the criteria established in Tacoma Municipal Code 13.07.060, following a 5-1 vote of the Commission on April 13, 2022.

As you will see in the attached materials, the review was extensive and focused on areas such as the historic significance and eligibility of the neighborhood for historic designation, boundaries, public outreach, issues of equity and inclusion, and costs and burdens to residents and property owners resulting from historic designation.

The LPC's primary task is to review such proposals against the criteria for eligibility for historic designation in the Tacoma Municipal Code. However, the LPC recognizes that a proposal such as College Park Historic District has broad effects and many touchpoints with other policy areas in the City, including housing policy; diversity, equity, inclusion and anti-racism; zoning; urban design; infrastructure and public works; and believes that any discussion of this nature that omits these areas is incomplete. While our discussion did touch on and address these areas during its review, LPC's focus is narrower than that of other policy making or advisory bodies. Thus, while initiatives such as Home In Tacoma figured significantly during discussion and public comment, and while the LPC believes that historic districts are compatible with and anticipated by Home In Tacoma policies, our analysis is less in depth than a review by the Planning Commission would likely be. In short, the LPC did not view its role in this review as including a broader review of the proposal's compatibility with the overall land use policy framework.

This is partly addressed in certain recommendations, specifically those that seek to clarify or improve the historic district review process for future proposals, a broad review of historic preservation policies and code through the lens of equity and inclusion, and a call to improve the City's historic preservation work in underserved areas of the City.

Sincerely,

Kevin Bartoy
Chair

Attachments:

1. Findings and Recommendations of the Landmarks Preservation Commission
2. Proposed map of the College Park Historic Special Review District Overlay Zone
3. Draft regulatory code language for the College Park Historic Special Review District Overlay Zone
4. Comment record from the Landmarks Commission Public Hearing February 9, 2022*
5. Postcard survey, emails and correspondence April 2021 through April 2022*
6. College Park Historic District submittal*
7. College Park Tacoma Register Nomination*

* Staff Note: To reduce the file size, these attachments have been abridged. The abridged items can be viewed in "Part 2" of the recommendations packet posted at www.cityoftacoma.org/collegeparkHD.

**COLLEGE PARK HISTORIC SPECIAL REVIEW DISTRICT (PROPOSED)
FINDINGS AND RECOMMENDATIONS
LANDMARKS PRESERVATION COMMISSION
MARCH 23, 2022**

A. About the Proposal

On May 3, 2021, a resident of the “College Park” Neighborhood near the campus of the University of Puget Sound submitted a written request for consideration of the neighborhood as a historic special review district overlay zone. This would create a new Tacoma Register Historic District. The proposed area extends roughly from North 21st St to the north, to North Pine Street to the east, along North 8th to the south, along the eastern boundary of the University of Puget Sound Campus along Alder Street to the west, and along the northern boundary of the university campus on North 18th Street to North Union Avenue on the west.

The area included within the proposed local historic district is already listed on the National Register of Historic Places and the Washington State Heritage Register as the College Park Historic District, added in 2017. The nomination for the local register proposes to use the same boundaries as the National Register District.

The College Park National Register Historic District is located in the North End, forming an inverted L shape that borders the University of Puget Sound campus to the north and east. It is south of the Proctor Business District and north of Sixth Avenue commercial corridor. The district is nominated as an example of a cohesive neighborhood that reflects the broad patterns and history of Tacoma as well as for the distinctive characteristics of its structures, which embody early twentieth century architecture.

The period of significance in the district begins in 1890, the year of the oldest structures in the district and shortly after the streetcar lines were extended along Sixth Avenue to Glendale, the establishment of the Point Defiance Line along N 21st turning north on Alder street and the end of the N. K street line at N. 12th and Pine St. The period of significance ends in 1960, at which point 94% of primary structures were completed, with only a few infill structures built on undeveloped lots over the last sixty years.

The district consists of approximately 582 structures, 509 of which are classified as “contributing” in the preliminary building inventory submitted with the nomination package (for the local historic register, accessory structures are not inventoried, and this number reflects only the primary structures on the lot). The district consists primarily of detached residences built prior to World War II, with most constructed between 1910 and 1940 with an average construction date of 1924.

The underlying zoning is presently R2-SRD in the core area of the district, with a small area of R3 south of North 9th Street and R2 north of N 18th Street.

The nominators propose using the existing Wedge-North Slope Historic District Design Guidelines, with certain district specific amendments, as the basis for project review.

B. Evaluation of Significance

The Tacoma Municipal Code 13.07.040 provides a set of criteria by which a proposed historic district should be evaluated. In addition, TMC 13.07.060 provides guidance to the City regarding prioritizing such requests.

The basic historic designation criteria are listed below:

- 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.

In addition, the code provides specific criteria for historic districts, as follows:

- a. It is associated with events or trends that have made a significant contribution to the broad patterns of our history; and
- b. It is an area that represents a significant and distinguishable entity but some of whose individual components may lack distinction;
- c. It possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

The College Park Historic National Register District was added to the National Register in 2017 under Criteria A and C, which are the same as their counterparts in the Tacoma Register of Historic Places. The Tacoma nomination also included Criterion G, which is unique to the Tacoma Register of Historic Places. Individual discussion of the criteria follows below in the Findings section.

C. Other Criteria

District Prioritization. TMC 13.07.060 provides additional criteria for “prioritizing” historic district review as follows:

1. Appropriate documentation of eligibility is readily available. Survey documentation is already prepared or could be easily prepared by an outside party in a timely manner

The nomination form and building inventories are complete.

2. For proposed historic districts, the area appears to possess a high level of significance, based upon existing documentation or survey data

The district was listed on the National Register of Historic Places in 2017, so the existing documentation is recent. The NR documentation is submitted in lieu of a separate Tacoma Register Nomination form as provided for in the municipal code.

3. For proposed conservation districts, preliminary analysis indicates that the area appears to have a distinctive character that is desirable to maintain

See above.

4. A demonstrated substantial number of property owners appear to support such a designation, as evidenced by letters, petitions or feedback from public workshops

*The nomination was accompanied by a petition and postcard survey, and staff has received a number of emails as well. The combined public comment to date is 283 individuals in support of a local historic district and 28 opposed. *Please see additional notes about public support and outreach, below.*

5. Creation of the district is compatible with and supports community and neighborhood plans

There has been extensive discussion about the compatibility with Home In Tacoma policies, which are discussed below.

6. The area abuts another area already listed as a historic district or conservation district

The neighborhood abuts the Buckley Addition National Register District, but is not near any locally designated historic districts. The North Slope Historic District, Buckley's Addition and College Park form a contiguous area of neighborhoods currently listed on the National Register of Historic Places, from North Union to Division Avenue.

7. The objectives of the community cannot be adequately achieved using other land use tools.

Under current land use regulations, there are no alternatives to the public design review process and demolition protections that are part of historic district regulations. Should the historic district not be adopted, it is unlikely that there will be a similar set of regulations addressing community concern regarding compatibility of infill construction and/or demolition of viable structures within the district. Please see additional discussion below.

D. Boundaries

The area included within the proposed local historic district is already listed on the National Register of Historic Places and the Washington State Heritage Register as the College Park Historic District, added in 2017. The nomination for the local register proposes to use the same boundaries as the National Register District.

The guidance in TMC 13.07 is that boundaries 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.

According to the National Register nomination, the College Park Historic District proposed boundary:

...uses the accepted neighborhood boundary recognized by the residents and community. The boundary follows arterial streets and established boundary lines between neighborhood districts; boundary lines between dissimilar land use zones and the property owned by the University of Puget Sound. To the south of the district is the Sixth Avenue Business District, the boundary line was selected at a natural transition between the newer commercial district and the residential district. The western boundary runs along North Alder Street an arterial street, which is also the principal boundary for the University. A portion of the southern boundary also runs along the boundary of the University

at North 18th Street. Both Union Avenue to the west and 21st Street to the north are higher traffic arterial streets. To the east the boundary represents the recognized boundary for Buckley Addition.

The district includes all or part of several historic plats, including:

- Badgerow Addition (1907), which lies in the northern part of the proposed district and extended from N 18th to N 22nd Street north to south, and from both sides of Lawrence Street to Pine Street west to east. This location took advantage of streetcar lines running along N 21st and Cedar Streets.
- Bullitt Addition (1909), which lies just west of the Badgerow Addition from N 22nd southerly to both sides of N 18th (including property that is now part of the UPS campus), overlapping the Badgerow Addition at Lawrence Street to the east and ending at Union Street to the west.
- Baker's 1st Addition (1889), extending from N 17th to both sides of N 13th to the south, and from both sides of Alder Street to Pine Street.
- College Addition (1923), immediately south of Baker's Addition, including both sides of Alder Street and Cedar Street from Bakers Addition south to N 11th Street.
- Muller-Lindahl Addition (1912) from both sides of Alder Street to Pine Street west to east, from north of N 10th Street to the north, to the centerline of N 9th to the south.

Many of the historical plats extend beyond the historic district area, which is a characteristic shared by other historic districts in the city, although all the plats along the eastern edge terminate at N Pine Street.

The underlying zoning within the College Park Neighborhood includes primarily R2 and R2-SRD. There is an area designated as R3 in the northeastern corner of the proposed district at 21st and Pine Streets, and in the southern part of the district south of North 9th Street.

E. Public Outreach

There has been extensive public outreach regarding the College Park Proposal, which has involved significant advocacy by the nominators, postcard surveys, email distribution lists, a dedicated website and public information sessions, in addition to a public hearing.

Outreach by Supporters

Outreach leading up to the nomination was substantial and included in-person visits to every property in the proposed local historic district. Postcards were mailed to every house, and there has been a Facebook page and website posted for over five years. There have also been three articles written in The News Tribune and Tacoma Weekly. The original submittal contained a petition and a postcard survey, completed by the nominator. The total of public response in the submittal was 283 individuals in support, 28 opposed. Outreach efforts by supporters continues.

Outreach by the City

Upon receipt of the nomination, the Landmarks Commission established a dedicated website (www.cityoftacoma.org/collegeparkHD) and mailed a postcard to all occupants and taxpayers of record within a 400' radius of the district boundaries, announcing two Public Information Sessions and directing interested parties to the website. The Commission also established a College Park Historic District email distribution list that includes 143 recipients. Between June and December 2021, the Commission received over 60 written comments on the College Park proposal.

The Commission has held 14 meetings so far to discuss College Park. In addition to its normal meeting schedule, the Commission held 2 public information sessions dedicated to College Park, on August 11 and September 8, 2021.

On October 10, 2021, the Commission released an opinion survey online and in post card format. The survey was sent to the email distribution list, posted online, and mailed to over 1300 addresses, representing taxpayers of record and occupants of addresses within a 400' radius of the proposed district. By the November 3 deadline, 340 responses had been received.

On February 9, 2022, the Landmarks Commission held a public hearing and received 60 comments. Notice was mailed to taxpayers of record and occupants within 400' of the proposed district boundaries, sent via email distribution list, posted online and in social media, and published in The News Tribune on February 2.

Summary of Public Outreach

There is clear and consistent public support for this proposal, as evidenced by outreach conducted by the nominator as well as the City. The nominators indicate a support level of approximately 55%, with 14% opposed, based upon their petition drive, post card mailers emails, and social media contacts.

Outreach by the Commission has also indicated a high level of support, between 55 and 60%. For example, the post card opinion survey conducted by the Commission indicated an overall support level of slightly over 52%; among property owners in the district, the percentage was higher at over 58%. Among renters, the support level was 54%.

At the February 9 Public Hearing, 60 comments were received; 67% of the comments (40) were supportive of the district.

Issues Identified from Public Comment and Commission Discussion

1. Questions about the Landmarks Commission review process for College Park, the role and purview of the Commission, and the review criteria. The Commission's review process is defined at 13.07.060, and includes:
 - TMC notes that the Commission or members of the City Council may propose a new historic special review overlay district.
 - Criteria for the prioritization designation of historic district proposals.
 - Other considerations for the Landmarks Commission such as goals and policies in the Comprehensive Plan and Council direction regarding diversity, equity and inclusion.
2. Questions regarding the scope/requirements for design review, noting that there have been shifts in the proposed requirements during the Commission's review.
 - Initial proposal as described on the College Park Historic District Association website described the design review process as being focused on the front façade and stated the intent to follow the model of the Wedge Neighborhood Historic District, which delegates changes that are not visible from public rights of way to staff review (thus not requiring formal design review by the Commission).
 - During the public information sessions on 8/11 and 9/12/21, staff also discussed the district requirements as being similar to the Wedge requirements.
 - At the Commission meeting of 1/12/22, the Commission discussed releasing two alternative versions of the district, including one that reduced the requirements for design review (including exempting window changes in existing openings on secondary elevations, and exempting work that is not visible from right of way), and an alternative that was identical to the North Slope Historic District (design review required for all exterior alterations). The Commission voted to release the more restrictive version for public comment.
3. Equity considerations. The proposed district and its impact on diversity, equity and inclusionary efforts of the City has been a significant topic during the review of the proposal, including public comments and discussion by the Commission.

- Although there are broad policy guidelines adopted by City Council regarding diversity, equity and inclusion, there is not language in preservation policies or regulations specifically addressing these policy objectives; likewise these policy objectives do not appear in the criteria for significance and evaluation of nominations in the historic preservation code.
- The College Park Neighborhood scores “high” to “very high” on the Tacoma Equity Index map. This is a combined index using indicators such as livability, accessibility, economy, educational attainment and environmental health.
- According to the nominator, 103 properties have a taxpayer mailing address outside of the district. These include addresses elsewhere in Tacoma and the United States, and P.O. Boxes. This may indicate rental/investment properties, but it could also include households who prefer to receive their Pierce County Assessor correspondence at a different address. This suggests that the owner-occupied rate is near 80% (103 properties out of 538 parcels).
- The Commission has requested information on social outcomes resulting from historic district designation. The most applicable study found and reported to the Commission in October concluded that generally, the socioeconomic status of neighborhoods with historic districts increases following designation. This includes an observed decrease in poverty, perhaps due to increased home ownership rates and corresponding reductions in rental housing, general increase in income levels, and an increase in the number of college-educated residents. The study did not find a statistically significant change in racial or ethnic composition following historic district designation. Likewise, there was not an observed increase in rental rates, although the authors note that this may be due to the observation that neighborhoods with higher rents are more likely to become historic districts. (Journal of the American Planning Association, titled “*Does Preservation Accelerate Neighborhood Change: Examining the Impact of Historic Preservation in New York City.*”)
- The Landmarks and Planning Commissions recommended the inclusion of an historical overview of redlining and its effect on the College Park Neighborhood. This is to ensure that the historical narrative is inclusive and complete. A statement regarding redlining was added to the nomination document.

Discussion has included:

- The Historic Preservation Program has finite resources. There will be an impact to program resources as a result of adding a new historic district, requiring resources that could be deployed to meet other program objectives. However, it is also possible that an additional historic district could provide support for program expansion that would allow the program to broaden its reach to other neighborhoods.
 - A related observation is that, as long as the City relies on neighborhood advocacy to promote new historic districts, equitable distribution of preservation services will continue to be an issue. Currently program resources limit the amount of proactive work that can be done; thus, residents that are familiar with historic preservation and planning tools will have better access to them.
 - Another measure of equity is the impacts to Tacoma residents resulting from historic designation. Impacts include the financial costs of complying with district requirements for design review and meeting the design guidelines, as well as perceived and real institutional barriers of the design review process. Conservative application of district requirements will have a financial impact on district residents.
4. Several public comments along with commission discussion have questioned the relationship between the College Park Historic District proposal and the Home In Tacoma project. Specifically, concerns from residents both opposed to the district and in support, have questioned the effect of the historic district on Home In Tacoma zoning and policy changes.

- The College Park Historic District would not exempt the neighborhood from zoning changes brought forward by Home In Tacoma. The local historic district would not regulate use.
- However, creation of the district would strongly discourage demolition of existing historic homes. There is already a demolition review requirement for the existing National Register Historic District; however, the demolition protections that come with local district listing are stronger.
- New infill construction within the district would require design review to ensure compatibility with the existing context.

Home In Tacoma's policy framework has deliberately included language supporting the objectives of historic preservation and providing guidance for future policy development. For example, the land use descriptions for both Low and Mid-Scale residential development include the following statement: "Infill in historic districts is supported to expand housing options consistent with the [land use designation], but must be consistent with the neighborhood scale and defining features, and with policies discouraging demolition." Some of the applicable Comprehensive Plan and Home In Tacoma policies addressing this question include:

GOAL DD-1 Design new development to respond to and enhance the distinctive physical, historic, aesthetic and cultural qualities of its location, while accommodating growth and change.

Policy DD-1.5 Encourage building and street designs that respect the unique built natural, historic, and cultural characteristics of Tacoma's centers, corridors, historic residential pattern areas and open space corridors, described in the Urban Form chapter.

GOAL DD-13 Protect and preserve Tacoma's historic and cultural character.

Policy DD-4.1 Ensure that new development is responsive to and enhances the quality, character and function of Tacoma's residential neighborhoods.

Policy DD-4.13 Review and update Tacoma's zoning and development standards for residential development to seek opportunities to promote housing supply, choice and affordability while ensuring that infill housing complements neighborhood scale and patterns. Incorporate design standards to achieve quality, context-sensitive infill development in neighborhoods, centers, corridors, and designated historic districts.

Policy DD-4.16 Infill design controls shall be heightened for larger projects as well as for projects located within transition areas such as around Centers and in historic areas.

Policy DD-13.10 Encourage and support adaptive reuse and conversions of historically significant and existing viable older structures through methods including:

- a. Create regulatory incentives that favor housing unit conversion in existing buildings over demolition and replacement
- b. Evaluate subdivision standards for opportunities where flexibility could allow retention of an existing structure
- c. Evaluate incentives and support for reuse and conversion of abandoned houses
- d. Evaluate non-life safety Building Code flexibility for conversion of existing structures (such as ceiling height)
- e. Designate land available for houses being relocated as part of redevelopment

Policy DD-13.11 Discourage the unnecessary demolition of older viable and historically significant structures through a range of methods including:

- a. Develop regulations that encourage new development on vacant or underutilized spaces and reuse of existing structures

- b. Develop a proactive survey program for the identification, documentation and preservation of historically and culturally significant buildings in all areas of the City, particularly those historically underserved and underrepresented
- c. Expand current demolition review code language to protect structures of historical or cultural significance outside of current historic districts
- d. Avoid creating an economic incentive for demolitions within Historic Districts

Policy DD-13.12 Encourage infill that is architecturally compatible within surrounding contexts through appropriate scale and design controls both within Historic Districts and citywide.

Policy DD-13.2 Encourage development that fills in vacant and underutilized gaps within the established urban fabric, while preserving and complementing historic resources and neighborhood patterns.

5. Neighborhood objectives and need. During the district review process, comments from the public and commission discussion have questioned the need for an historic district to preserve the character and quality of the neighborhood. A typical comment from an individual opposed has been, “the neighborhood has been fine without additional restrictions.” Earlier in the process, the nominator stated the following as goals of the nomination:

- To honor our neighborhood’s unique history and the history of those that came before us, a neighborhood of small middle and working class homes; a modern neighborhood of the early twentieth century.
- To reinforce a sense of history, place, neighborhood identity; promote community pride of place and the cultural heritage of Tacoma.
- To promote stewardship of the environment through sustainable practices and to promote characteristics that improve quality of life and livability within the city.
- To promote good design and quality construction in both streetscapes and buildings.
- It is hoped that a listing will give us a voice within the city, a venue for open public discussion of community issues. The ability to discuss improvement and changes within the neighborhood and the city at large.
- A public forum for review and discussion (Landmarks Preservation Commission)
- A defined way for the community to keep up to date and involved in city policy, not unlike North Slope.

It is likely that zoning changes will create upward development pressure within this neighborhood, as will in other areas of the city. As it currently sits, there are limited provisions for demolition review and no specific design review requirements.

Currently, due to its status as a National Register District, any proposed demolition of an historic contributing building within College Park will require demolition review. This process, which was most recently used for the Wahlgren’s Flower Shop discussion, requires that the Commission review any demolition for individual eligibility for listing on the Tacoma Register of Historic Places.

In order to prevent demolition, the City Council must concur with the Commission’s findings and adopt a resolution that individually adds the structure to the Tacoma Register of Historic Places. In practice, this process is lengthy and cumbersome, and does not directly address the potential impacts to the neighborhood, nor does it consider the merits of a building as a part of the district. Thus designation of a local historic district, which has its own demolition process that presumes a building is historically significant and is designed to identify alternatives to demolition, is a much stronger tool for the prevention of demolition.

Likewise, there currently is no design review component to Home In Tacoma. Although the City is currently developing an urban design framework through its Urban Design Studio, it is unlikely to have any effect on neighborhoods such as College Park, at least in the foreseeable future.

Most low and mid-scale infill development will fall below the initial thresholds set by the Urban Design Studio.

FINDINGS

A. Eligibility

1. The Commission finds that the proposed district meets Criterion A, for its association with the development of Tacoma, which is reflected in the architectural character and development patterns of the neighborhood. The Commission also recommends that a statement providing an overview of the practice of ‘redlining’ be included in the nomination document.

The College Park Historic District in Tacoma, Washington, is nominated as a cohesive and highly-intact neighborhood of dwellings that is significantly associated with and reflect Tacoma’s early development period, and that represents the broad patterns of social and economic history of Tacoma. The nomination focuses on the themes of railroad era development and speculation, the streetcar system and period of rapid economic growth prior to 1940, and the World War II period.

This criterion is the same for both individual landmark nominations as well as historic districts.

2. The Commission finds that the district meets Criterion C, by virtue of the many excellent examples of representative styles. This criterion is similar to both B and C of the district designation criteria.

The district is in an area that embodies the distinctive characteristics of dwellings built in Tacoma from the late 19th to mid-20th century. Many of the homes in the district were constructed for resale, but there are also many examples of architect designed houses as well. Styles in the district reflect the period of significance and include strong examples of residential architectural styles commonly found in other older neighborhoods of the Pacific Northwest: Queen Anne, Craftsman, Tudor Revival, and Colonial Revival, along with other styles/types including American Foursquare, Prairie and Spanish Revival. Styles from the Post-World War II period are found in smaller numbers, which include Minimal Traditional, and Ranch.

3. The Commission finds that the proposed district does not meet Criterion G. This criterion suggests that the area possesses physical characteristics and/or a location that sets it apart from other areas of a similar age, context or character. The Commission finds that the district does not possess association significant such that the neighborhood contrasts or is set apart from the surrounding areas, and thus does not meet this criterion.
4. In conclusion, the Commission finds that the College Park Neighborhood is eligible for designation to the Tacoma Register of Historic Places.

B. Other District Criteria. The Commission finds that the College Park Neighborhood Historic District proposal meets the “priority” criteria outlined in TMC 13.07.060. Specifically:

1. There is appropriate documentation of eligibility available and survey documentation is already prepared. The nomination form and building inventories are complete.
2. The College Park Neighborhood appears to possess a high level of significance, based upon existing documentation or survey data. Specifically, the district was listed on the National Register of Historic Places in 2017.

3. The Commission finds that a demonstrated substantial number of property owners appear to support such a designation, as evidenced by letters, petitions or feedback from public workshops. Outreach conducted by the nominator and by the City, in the form of surveys, email comments, petitions and oral testimony, indicates a high level of support for the district. Support hovers between 55-60% based on hundreds of comments, survey responses and hearing testimony received.
 4. The Commission finds that the creation of the district is compatible with and supports community and neighborhood plans. Specifically, there has been significant discussion regarding the compatibility with Home In Tacoma (HIT). The Commission supports the Home In Tacoma policy framework to increase housing availability and choice within Tacoma, and believes that the historic district design review process can be compatible with Home In Tacoma's policy objectives.
 5. The College Park Neighborhood area abuts another area already listed as a historic district or conservation district. Specifically, College Park is adjacent to the Buckley Addition National Register District, but is not near any locally designated historic districts. The North Slope Historic District, Buckley's Addition and College Park form a contiguous area of neighborhoods currently listed on the National Register of Historic Places, from North Union to Division Avenue.
 6. Under current land use regulations, the objectives of the community, principally to preserve the existing historic built environment of the neighborhood, cannot be adequately achieved using other land use tools. Currently, there are no alternatives to the public design review process and demolition protections that are part of historic district regulations. Should the historic district not be adopted, it is unlikely that there will be a similar set of regulations addressing community concern regarding compatibility of infill construction and/or demolition of viable structures within the district.
 7. By virtue of its status as a National Register District, demolition permits within College Park already require review by the Landmarks Preservation Commission under TMC 13.12.570. However, this review focuses on the historic significance of individual properties, not the district or the surrounding context, and requires that a building proposed for demolition be found individually historically significant and for City Council to add the building to the Tacoma Register of Historic Places, in order to prevent the demolition from occurring. Conversely, demolition review within local historic districts is governed by a different process and criteria that focuses on impacts to the surrounding district as well as the subject property, and it is presumed as a matter of policy that historic buildings within the district should be preserved.
- C. Boundaries
1. The Landmarks Preservation Commission finds that the boundaries proposed for the College Park Historic District are appropriate, and reflect historic development patterns, street and arterial boundaries, and other adjacent historic districts.
- D. Equity and Inclusion
1. The Commission finds that the College Park Neighborhood is in a High to Very High Opportunity Area in Tacoma's equity map. The neighborhood has historically been an economically stable neighborhood with high livability, which is a characteristic that remains true today.
 2. The neighborhood was graded A and B on the Home Ownership Loan Corporation redlining map, both of which are "low risk" ratings on the redlining map for Tacoma.
 3. The Commission finds that the distribution of historic districts in Tacoma is inequitable, and notes a concentration of historic districts north of downtown, including Stadium-

Seminary National Register Historic District, the North Slope Historic District (listed both on the National and Tacoma Registers of Historic Places), the Wedge Neighborhood Historic District (also listed on the National and Tacoma Register), and Buckley's Addition National Register Historic District. The Commission believes that additional proactive advocacy work by the City within underserved geographies is required to address this issue (see recommendations).

4. The Commission has received some comments and feedback from the public indicating that the review of the historic district proposal must only include criteria for designation listed in the Tacoma Municipal Code, particularly with regard to considerations of equity, inclusion and diversity. While the Commission concurs that its recommendation regarding district establishment must be centered on the designation criteria, the Commission disagrees that factors such as equity should be omitted from the discussion. This is consistent with guidance by City Council, the Comprehensive Plan, and feedback from the Planning Commission. The Commission believes that creation of an historic district has broad implications for residents, and discussion that omits such factors is incomplete.
- E. Review Process
1. The Landmarks Commission review process for the College Park Historic District has met the requirements for public notice and outreach set by the Tacoma Municipal Code.
 2. The Commission has met 14 times over a 9 month period, including 2 public Q&A information sessions, to discuss the proposal. Additional outreach included the distribution of an opinion survey with post card and online response options, the creation of a district website that contained information and background on the proposal, and the creation of an email distribution list.
 3. The Commission held a public hearing on February 9, 2022 to receive formal public comment. Notice of the hearing was sent via post card 14 days in advance of the hearing to all addresses and taxpayers of record within the proposed district and with a 400' radius of the boundaries, and was published in The News Tribune on February 2.

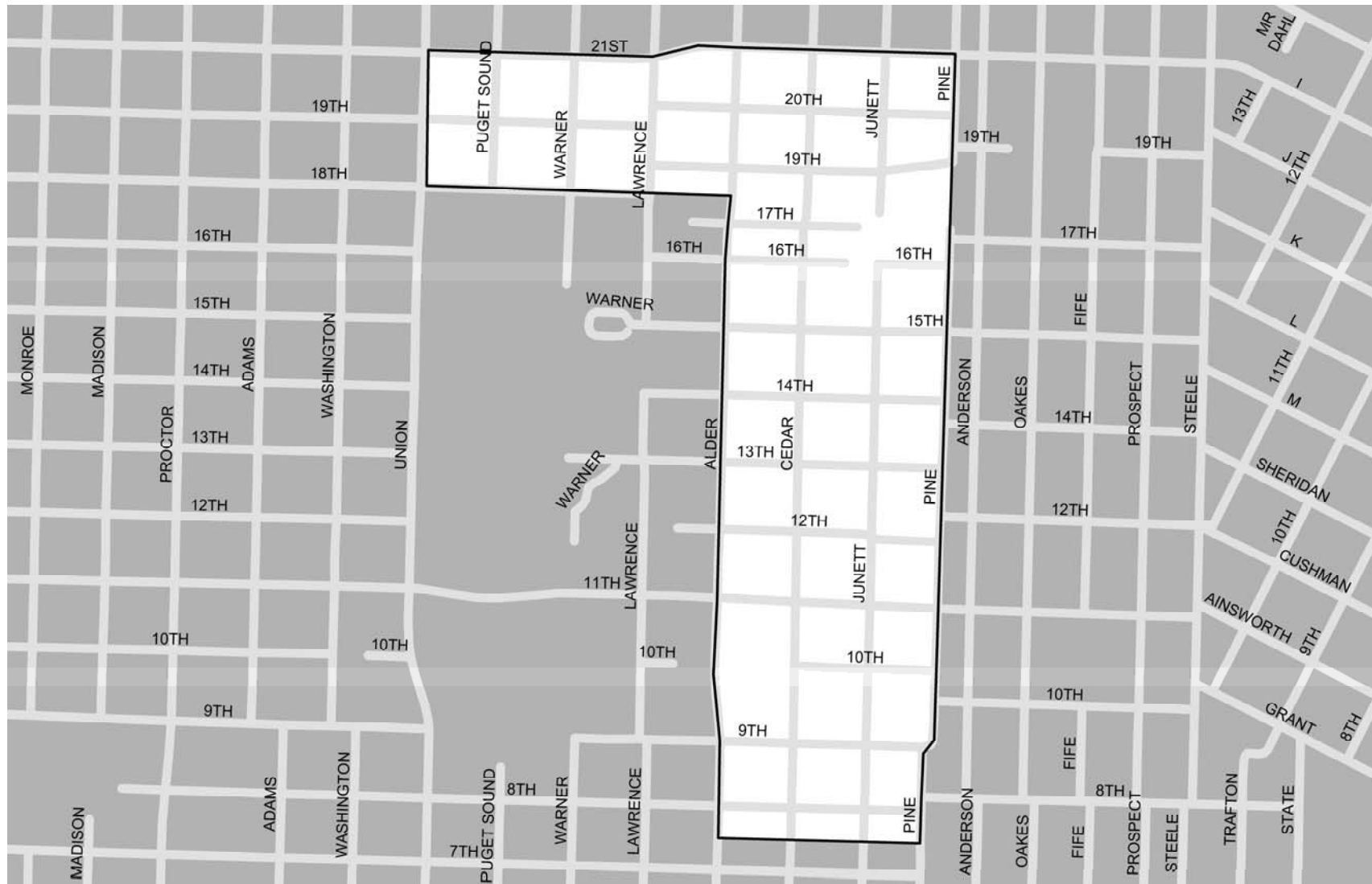
RECOMMENDATIONS

The Landmarks Preservation Commission makes the following recommendations:

1. The College Park Historic Special Review District should be established as an overlay zone with the boundaries consistent with the nomination document.
2. Design review in the district should be conducted consistent with the other residential historic districts in Tacoma, as follows:
 - a. Exterior alterations that require permits are subject to design review by the Landmarks Preservation Commission consistent with TMC 13.05.040. Interior alterations and alterations that do not require permits are exempt from historic district requirements.
 - b. Demolition of structures and new construction within the district is subject to Landmarks Commission approval.
 - c. In order to reduce the burden on property owners and residents within the district, the Commission makes the following recommendations:
 - i. Alterations to non-visible elevations should be exempted from the historic district design review requirements. Other exemptions consistent with the existing exemptions in the Wedge and North Slope Historic Districts should be maintained for College Park.
 - ii. When adopted, the design guidelines should give weight to the impact of proposed projects to the overall district, and less weight on individual properties.

- iii. The Commission further recommends that window design guidelines for secondary elevations be relaxed when district design guidelines are adopted.
3. To aid in future historic district and designation initiatives, the Landmarks Commission recommends that the following be implemented at the next appropriate time:
- a. The Historic Comprehensive Plan Element and associated regulatory codes should be reviewed during the next code and policy amendment process to assess and evaluate compatibility with the broad City policy of objectives concerning diversity, equity and inclusion, to identify barriers, gaps in preservation policy, and criteria used by the Commission, and to identify additional tools and incentives for owners and residents of historic properties.
 - b. A review of the historic district designation process to clarify the roles and scope of the review by the Landmarks Commission and Planning Commission, and to improve coordination between the two processes.
 - c. Identify additional resources to support researching and proactive creation of historic districts and designation of historic buildings, especially in areas that are underserved by historic preservation, in order to improve familiarity with and access to historic preservation land use tools, promote investment in older neighborhoods, and celebrate neighborhood identity and enhance quality of life.

Proposed College Park Historic Special Review District



PROPOSED COLLEGE PARK HISTORIC SPECIAL REVIEW DISTRICT

PUBLIC REVIEW DOCUMENT

LANDMARKS PRESERVATION COMMISSION

February 9, 2022

INTRODUCTION

This document contains the general framework and regulations under consideration by the Landmarks Preservation Commission for the proposed College Park Historic District. The information contained in this document is being distributed for public review and comment.

GENERAL EFFECTS OF HISTORIC DESIGNATION

If adopted by City Council, exterior changes to historic buildings within the College Park Historic District and construction of new structures will require design review by the Landmarks Preservation Commission prior to receiving building permits. Proposals will be evaluated by the Commission based on a set of district design guidelines.

HEARING DOCUMENTS

1. Draft ordinance language, which includes the district map, and district exemptions.
2. The College Park Historic District nomination form

REFERENCE DOCUMENTS

1. Tacoma Municipal Code 13.05.040 contains the code language for design review and permitting process that generally applies to locally designated historic districts, and is provided separately as reference. This language is presently in the Tacoma Municipal Code and is not proposed to be amended.
2. The Wedge Neighborhood and North Slope Historic Districts Design Guidelines language currently in place for the Wedge Neighborhood and North Slope Historic Districts is provided as a reference to provide a sense of the scope and contents of historic neighborhood guidelines. These guidelines are similar to what will be adopted for the College Park Historic District, which will be reviewed and finalized at a later date, with opportunities for public review and input, should the College Park Neighborhood Historic District be established by City Council.

DRAFT CODE LANGUAGE
College Park Historic Special Review District

PLEASE NOTE:

This language is proposed to be added to the Tacoma Municipal Code (TMC) Chapter 13.07. If the historic special review district is established, certain projects within the district will require design review by the Landmarks Preservation Commission as provided for in TMC 13.05.040.

13.07.xx1 Designation of the College Park Historic Special Review District – Purpose.

A. In order that the College Park neighborhood and residential buildings within the neighborhood may not be injuriously affected; to promote the public welfare; to provide for the enhancement of the College Park neighborhood and its residential structures, thereby contributing to the social, cultural, and economic welfare of the residents of Tacoma by developing an awareness of Tacoma's historic neighborhoods, maintaining productive and useful residential structures, and attracting visitors to the City; and in order that a reasonable degree of control may be exercised over the siting, development and architecture of public and private buildings erected in the College Park neighborhood so that the goals set forth in this section and in this chapter may be realized, there is hereby created the College Park Historic Special Review District, the boundaries of which are more particularly described in Sections 13.07.xxx and 13.07.xxx TMC hereof.

B. The College Park neighborhood and the buildings therein reflect significant aspects of Tacoma's early neighborhood history, architecture, and culture. Such historic, architectural, and cultural significance is also reflected in the architectural cohesiveness of the neighborhood. For the foregoing reasons, many of the features contained in the buildings and structures in the neighborhood should be maintained and preserved.

C. Except where specifically exempted by TMC 13.07.xxx, all exterior alterations and construction within the historic and conservation district boundaries, including alterations to elements and spaces within the public rights-of-way, are subject to the review and approval of the Landmarks Preservation Commission prior to the initiation of work.

13.07.xx2 Designation of the College Park Historic Special Review – Findings.

A. The College Park Neighborhood is a cohesive and highly intact neighborhood of dwellings that is significantly associated with and reflects Tacoma's early development period, and that represents the broad patterns of social and economic history of Tacoma. The district was listed on the National Register of Historic Places in 2017. The neighborhood manifests the physical history of railroad era development and speculation, the streetcar system and period of rapid economic growth prior to 1940, and the World War II period. The district's period of significance begins in 1890 and ends in 1960.

B. The neighborhood originated as part of a land grant given to the Northern Pacific Railroad by the United States, to assist in the construction of the country's first northern transcontinental line. Parcels of this land were sold by the Tacoma Land Company, which operated as the real estate agent for the railway. Settlers first came to build small homes and farms in the area as early as 1890. Following announcements that the railroad had selected Tacoma as a terminus, a real estate boom of speculation and building occurred, spreading out from the center of Tacoma in all directions as the city rapidly grew. This first boom ended with the Panic of 1893, when many railroads, banks and businesses collapsed, and development and investment activities ground to a halt.

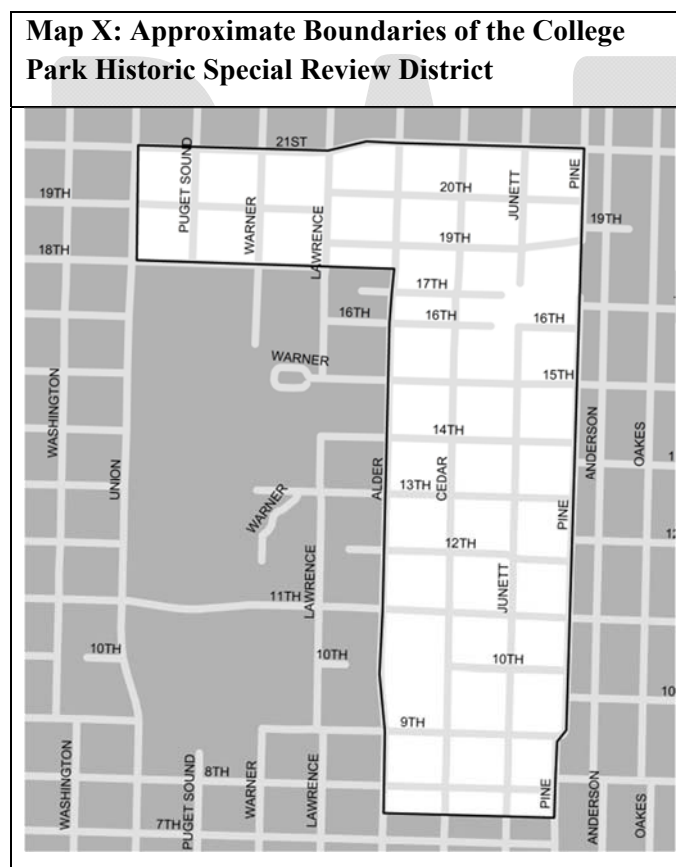
C. The College Park neighborhood's most intensive period of development occurred in the period from about 1910 to 1940, corresponding with periods of rapid economic growth fueled by timber, shipping, and railroad expansion. During this time period, most of the homes in the neighborhood were built, and

the neighborhood took its present basic form, with a uniform grid, standard street widths and sidewalks. This also reflected the influence of early automobiles. According to the nomination, many of the houses constructed during this period were speculative “builder” houses, which utilized pattern book and common plans and designs, including Craftsman bungalows, English Tudor cottages, and other popular styles of the day.

D. The need for worker housing during World War II fueled another period of rapid growth in Tacoma. Several examples of infill date to this time period, as some larger lots were divided and later infill housing was constructed. The period of significance ends in 1960, following the completion of post war infill housing.

13.07.xx3 The College Park Historic Special Review District – Boundary Description.

The legal description for the College Park Historic Special Review District is described in Ordinance No. XXX and shall be kept on file in the City Clerk’s Office. The approximate boundaries are depicted in Map X below.



13.07.xx4 College Park Historic Special Review District – Specific Exemptions.

The following actions are exempt from the requirements imposed pursuant to this chapter:

A. Any alterations to noncontributing properties within the College Park Historic Special Review District, as defined by the District Inventory adopted by the Commission and kept on file at the Historic Preservation Office are exempt from the provisions of this chapter; provided, that alterations to accessory structures within the Historic District and the demolition of any structures in the Historic District, including noncontributing and accessory structures or the construction of new buildings, are not exempt from the provisions of this chapter;

B. Interior modifications to existing structures, unless those modifications affect the exterior appearance of the structure;

C. Changes to the exteriors of contributing structures that are not visible from adjacent public rights-of-way may be granted an administrative Certificate of Approval by the Historic Preservation Officer, provided that staff is able to determine that the proposed project is consistent with the district design guidelines and applicable Secretary of the Interior's Standards, all without prejudice to the right of the owner at any time to apply directly to the Commission for its consideration and action on such matters;

D. Any alterations to private residential structures that are specifically exempted from permit requirements in the Residential Building Code as adopted by the City (such as painting and minor repairs such as caulking or weather-stripping);

E. The installation, alteration, or repair of public and private plumbing, sewer, water, and gas piping systems, where no right-of-way restoration is required;

F. The installation, alteration, or repair of public and private electrical, telephone, and cable television wiring systems; provided that the installation of solar panels, wind generators, and cellular antenna towers is not exempt;

G. The landscaping of private residences;

H. The maintenance of existing parking conditions and configurations, including curb cuts, driveways, alleys, and parking lots (new installations are subject to review by the Commission);

I. Signs not exceeding the limitations for a home occupation permit and those installed by the City for directional and locational purposes;

J. The following types of projects within the public rights-of-way: ADA accessibility ramps and installations, in-road work, traffic-signaling equipment, utility markers, and equipment required by the United States Postal Service.

13.07.xx5 Guidelines for building design review for the College Park Historic Special Review District.

Pursuant to Section 13.07.120, the Landmarks Preservation Commission shall adopt and maintain Guidelines for building design and streetscape improvement to ensure a certainty of design quality within the College Park Historic Special Review District, protect the historic fabric of the districts, enhance the economic vitality of the districts through promotion of their architectural character, and provide a clear set of physical design parameters for property owners, developers, designers, and public agencies. These guidelines shall be made available to the public in electronic and printed formats.

Staff Note: To reduce file size, Attachments 4 (Comment Record) and 5 (Correspondence to Commission) have been abridged from this packet, but can be viewed in "Part 2" of the Landmarks recommendation packet posted at www.cityoftacoma.org/collegeparkHD.



May 3, 2021

Landmarks Preservation Commission
Planning and Development Services Department
747 Market Street Room 345
Tacoma, WA 98402

Re: Nomination of the College Park National Historic District to the Tacoma Register of Historic Places.

Dear Mr. McKnight and members of the Tacoma Landmarks Preservation Commission,

In honor of national historic preservation month, we are pleased to submit for your review the attached application for the listing of the College Park National Historic District on the Tacoma Register of Historic Places and its designation as a Historic Special Review District.

As you are aware our journey to this submittal comes after years of research, analysis and public outreach, and the rigors of the both the Washington State and the U.S. Department of the Interior review process, which culminated in our listing on the National Register of Historic Places and the State Heritage Register in 2017.

On the question of historic standing and qualifications for the existence of the College Park Historic District, we rely on the findings put forth by the U. S. Department of the Interiors and the Washington State Department of Archeology and Historic Preservation, which approved the district for listing on both the National and State levels. This earlier process also included a review by the Tacoma Landmark Preservation Commission and opportunity for public comment. We believe that this more than qualifies us for listing on the Tacoma Register of Historic Places based on our history and we hope you agree. We would be more than happy to talk about the districts history in more depth and are open to any questions you might have, but we would like to concentrate our discussion on the primary challenge facing any local designation, a demonstration of local support for the listing by the residents of the community.

Since our listing on the National Register, we have continued the discussion within our neighborhood on the value of a local listing and historic preservation efforts at the local level. Over the past four years we have continued to educate, inform and answer questions about the district's history and benefits of a historic district within our community. Starting in late 2018 we began a public discussion regarding the differences between our current National Register listing and that of a listing on the Tacoma Register of historic places. Utilizing the communication tools set up in 2016 for the National Register effort as well as new approaches to gather feedback and to get the word out about our hopes for Local recognition. We have worked hard to gain support within our

community for the local listing. These efforts included posts on our Website, Facebook Group and Next-Door postings, as well as our best approach door to door discussions. We canvased the neighborhood, twice in 2018 and several times again over the last few months. In both cases handouts were left at each property and a petition was circulated. The responses we have received show an overwhelming support for the creation of a local historic district in our neighborhood.

Method utilized to determine support:

- Website, Facebook Group and Next-door postings.
- E-mail communications and online meetings.
- Porch discussions
- Door to Door Canvassing: Handouts and a Petition were presented and distributed to each residence contained a simple request for support. The handout included information on the historic district; where to find more information, including the online sources noted above and contact information for our Association and the City's Historic Preservation office. The handouts or ballets as they were called it in 2018, allowed individual to support or to not support the formation of a local historic district. We did this intentionally, in order to determine where the community stood on this issue, not just the number of supporters of the listing. We were looking for the true level of support in our community and the unvarnished thoughts of the residents within the district boundaries. These handouts could be returned via email, mail or thru the drop box provided on our front steps. In this way each residence was visited at least three times by at least two different individuals to broaden the discussion and analysis.
- The information collected was also tracked by location in order to determine if a uniform response was being collected across the district or if there was specific areas within the district that was being under represented and to determine if there were any areas of high or low-support for the creation of the district. The results show a uniformly distributed response and a constant level of support across the district. As a back check we tracked each half of the district separately, the southern half (P1) and the northern half (P2). The results from both halves were similar in the level of response and level of support for the local designation.
- Less rigorous methods were also used to provide opportunities for questions and answers along the way, including one on one discussion's as well as conversations with the North End Neighborhood Council, Historic Tacoma and Tacoma Historical Society and existing historic districts within the city.
- Since some residents were skeptical of filling out a form or a signature, we also allowed verbal responses for non-support of the measure. While positive support required a written acknowledgment.

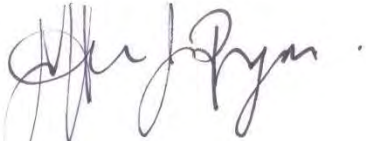
While the pandemic put a hold on some of our early efforts and limited our approach to face to face meetings our recent canvassing efforts have once again produced data that supports the creation of a local historic district, in keeping with the rich history of the City of Tacoma and its tradition of volunteers who work to make our neighborhoods better places to live.

To date we have received over 345 signatures, 116 postcards and ballots and 26 additional email and website responses to the question, “do you support (or not) the nomination of our neighborhood to the City of Tacoma Register for Historic Places?”, and the response has been an overwhelming Yes. Based on the responses received and our one vote per property, to date over 91% of the responding households across our district are in support of the listing of College Park to the Tacoma Register. Copies of the correspondence and petitions received are included with the nomination. We feel this shows a substantial amount of support for our efforts in listing our neighborhood to the Tacoma Register of historic places.

We ask for your continued support of our neighborhood and approval of our nomination of the College Park Historic District to the Tacoma Register of Historic Places. This effort could not have been possible without the many volunteer that made this day possible. We look forward to talking to you in more detail at your earliest convenience.

Thank you for your time and attention to this request.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jeff Ryan", with a stylized flourish at the end.

Jeff Ryan, Architect
College Park Historic District Association

3017 North 13th Street
Tacoma WA, 98406
253.380.3197 c.
jjryan@harbornet.com

Attachments:

Tacoma Register of Historic Places Nomination Form
The National Register forms
Letter of support by the North End Neighborhood Council
Building Inventory, Primary Structures only, (pdf and Excel)
Neighborhood letters and signatures of support.
Districts reference maps

Staff Note: To reduce file size, Attachment 6 (College Park Submittal) has been abridged from this packet (including letters of support, petition and postcard mailer), but can be viewed in "Part 2" of the Landmarks recommendation packet posted at www.cityoftacoma.org/collegeparkHD.

Landmarks Preservation Commission

Tacoma Community and Economic Development Department



747 Market Street ❖ Room 345 ❖ Tacoma WA 98402-3793 ❖ 253.591.5254

TACOMA REGISTER OF HISTORIC PLACES NOMINATION FORM

This form is required to nominate properties to the Tacoma Register of Historic Places per Tacoma Municipal Code 13.07.050. Type all entries and complete all applicable sections. Contact the Historic Preservation Office with any questions at 253-591-5254.

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

Property Name

Historic Name COLLEGE PARK HISTORIC DISTRICT

Common Name _____

Location

Street Address Refer to attached Map & Spread Sheet

Zip 98406

Parcel No(s). Refer to attached spread sheet

Legal Description and Plat or Addition: Refer to maps and attached spread sheets

Rough Boundary line: Starting at a point on N. Alder St. at the Alley between N. 7th and N. 8th streets; extending north along N. Alder St. to a point at the Alley between N. 17th and N. 19th streets; thence westward along the Alley and up N. 18th St. to N. Union Ave.; Thence North along N. Union Ave. to N. 21st St; then eastward on N. 21st St. to N. Pine St.; then South on N. Pine St. to the Alley between N. 7th and N. 8th streets then westward along the Alley back to the starting point.

Nominated Elements

Please indicate below significant elements of the property that are included in the nomination by checking the appropriate box(es) below. These elements should be described specifically in the narrative section of this form.

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

04/2017

Landmarks Preservation Commission

Tacoma Community and Economic Development Department



747 Market Street ❖ Room 345 ❖ Tacoma WA 98402-3793 ❖ 253.591.5254

Owner of Property

Name Refer to attached spreadsheet and letters of support and/or petition.

Address _____ City _____ State _____ Zip _____

Is the owner the sponsor of this nomination? If not, please provide evidence that the owner has been contacted.

Yes ☐ No ☐

Owner Signature, if possible:

Form Preparer

Name/Title Jeffrey J. Ryan, Company/Organization College Park Historic
Architect District Association

Address 3017 North 13th Street City Tacoma State WA Zip 98406

Phone 253.759.0161 Email jjryan@harbornet.com

Nomination Checklist—Attachments

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

FOR OFFICE USE

Date Received _____

Fee Paid _____

Narrative (continued)

PART 2: PHYSICAL DESCRIPTION

Extent of Changes

Please summarize the changes that have been made to the original plan, exterior, materials, cladding, windows, interior, and other significant elements by selecting the choices below. If the property has been previously documented, these may be indicated on the Washington State Historic Property Inventory Form. These changes should be described specifically in the narrative section of this form.

	Original Materials Intact			Original Materials Intact	
Plan (i.e.: no additions to footprint , relocation of walls, or roof plan)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Interior (woodwork, finishes, flooring, fixtures)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Original cladding/exterior materials	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Other elements	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Windows (no replacement windows or replacement sashes)	Yes <input type="checkbox"/>	No <input type="checkbox"/>			

Physical Description Narrative

Describe in detail the original (if known) and present physical appearance, condition and architectural characteristics of the site (context, location), exterior (all four walls), and interior. Please include a list of known alterations and their dates (use additional sheets if necessary).

Refer to attached Approved State and National Register Nomination

PART 3: HISTORICAL OR CULTURAL SIGNIFICANCE

Criteria for Designation

Tacoma Municipal Code recognizes six criteria of eligibility for inclusion on the Tacoma Register of Historic Places. Please select any that apply to this property, for which there is documented evidence included in this nomination form.

- ☒ A Is associated with events that have made a significant contribution to the broad patterns of our history; or
- ☐ B Is associated with the lives of persons significant in our past; or
- ☒ C Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D Has yielded or may be likely to yield, information important in prehistory or history; or
- ☐ E Is part of, adjacent to, or related to an existing or proposed historic district, square, park, or other distinctive area which should be redeveloped or preserved according to a plan based on a historic, cultural, or architectural motif; or
- ☒ F Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

Historical Data (if known)

Date(s) of Construction	Other Date(s) of Significance	_____
<u>Refer to attached NR.</u>		
Architect(s) <u>Nomination.</u>	Builder	_____ Engineer _____
Architectural		
Style(s) _____	Material(s)	_____

Statement of Significance

Describe in detail the chronological history of the property and how it meets the criteria for the Register of Historic Places. Please provide a summary in the first paragraph that lists the relevant criteria (use additional sheets if necessary). This section should include a thorough narrative of the property's history, context, occupants, and uses. If using a Multiple Property Nomination that is already on record, or another historical context narrative, please reference it by name and source.

Refer to attached Approved State and National Register Nomination

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name College Park Historic District

other names/site number West Side; College District; North End

2. Location

street & number Roughly 125 acres bounded by North Pine Street on the east; North 21 Street on the north; North Alder Street and North Union Avenue on the west; and North 8th & North 18th adjacent to the University, on the south.

☐ not for publication

city or town Tacoma

☐ vicinity

state Washington code WA county Pierce code 053 zip code 98406

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

___ national ___ statewide ___ local

Applicable National Register Criteria

___ A ___ B ___ C ___ D

Signature of certifying official/Title

Date

WASHINGTON SHPO

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

College Park Historic District
Name of Property

Pierce County, WA
County and State

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property

(Check only **one** box.)

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

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

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

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic / Single Family Dwellings

Current Functions

(Enter categories from instructions.)

Domestic / Single Family Dwellings

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Queen Anne

LATE 19TH AND 20TH CENTURY REVIVALS:

Colonial Revival, Tudor Revival

LATE 19TH AND 20TH CENTURY AMERICAN

MOVEMENTS: Bungalow/Craftsman

OTHER: Minimal Traditional, Ranch

Materials

(Enter categories from instructions.)

foundation: Concrete, Stone and Brick

walls: Wood, Brick, Stucco, Stone

roof: Cedar Shingles, Composition, Metal & Tile

other:

College Park Historic District
Name of Property

Pierce County, WA
County and State

Narrative Description

Summary Paragraph

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

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

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

College Park Historic District

Name of Property

Pierce County, WA

County and State

Buildings:

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

TOTAL: 582

Accessory Structures/Garages

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

TOTAL: 380

Setting

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

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

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

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

College Park Historic District

Name of Property

Pierce County, WA

County and State

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

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

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

Contributing and Non-Contributing Resources

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

College Park Historic District

Name of Property

Pierce County, WA

County and State

Existing Home construction by Decade:

1890's	15	2.6 %
1900's	53	9.1 %
1910's	159	27.3 %
1920's	210	36.1 %
1930's	56	9.6 %
1940's	52	8.9 %
1950's	16	2.7%

Total: 96.4 %

Accessory Structures (Ancillary buildings)

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

See attached Section 7 for individual property descriptions.

College Park Historic District
Name of Property

Pierce County, WA
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property 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 lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Architecture

Community Planning and Development

Period of Significance

1890 - 1960

Significant Dates

1907 Badgerow Addition

1909 New 21st bridge across Buckley gulch

1909 Bullett Addition

1910 Consolidation of street car lines

1920 College of Puget sound selects new site

1923 College Addition

1924 College of Puget Sound opens in August.

1926 Opening of Cushman Dam & Substation

1938 Street Car operation ends in Tacoma

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

College Park Historic District
Name of Property

Pierce County, WA
County and State

Architects/Builders

Bergfeld, Paul (Architect)

Bullard, George W. (Architect)

Bullard & Hill (Architects)

Darmer & Cutting (Architects)

Farrell, William (Architect)

Hill & Mock (Architects)

Lundberg, C. F. (Architect)

Mason, R. S. (Architect)

Nelson, Silas E. (Architect)

Potter & Merrill, (Architects)

Russell, Lance & Muri (Architects)

Sutton, Whitney & Dugan (Architects)

Tuttle, Rollin S. (Architect)

Tuttle & Woodroffe (Architects)

Woodroffe & Constable (Architects)

Cheetham Bros – Elmore T. & George (Builder)

Corner & Mitchell (Builder)

George, William H. (Builder)

Hangenbuch, Clinton H. (Builder)

Hanson, Hans (Builder)

Heale, Robert S. “Stanley” (Builder)

Jardeen Brothers (Builder)

Jardeen, E. Larry (Builder)

John A. Jardeen & Sons (Builder)

Johnson, Ole I. (Builder)

Lay, Gardner (Builder)

Lind-Koehler Company (Builder), C H. Lind

Madsen, Carl (Builder)

Madsen, Fred (Builder)

Madsen, Albert (Builder)

Mason, James A. (Builder)

MacDonald, Hector A. (Builder)

March, James H. (Builder)

Melsness, Marlin (Builder)

Middlehauf, S. B. (Builder)

Peter Madsen & Sons (Builder)

Potter, Harry J. (Builder)

Robinson, Alfred B. (Builder)

Russell, Kit C. “Carson” (Builder)

Snyder, Lewis H. (Builder)

Snyder, William H. (Builder)

Schneider, Henry J. (Builder)

Speers, Zerr & Steel Inc. (Builder)

Strerns, William G. (Builder)

Torresdal, Sigved W. (Builder)

Tuell, Joseph Edwin (Builder)

Tuell Bros. – Frank H. & Oscar L. (Builder)

Zeh, Anthony J. (Builder)

College Park Historic District
Name of Property

Pierce County, WA
County and State

Statement of Significance

The College Park Historic District in Tacoma, Washington is historically significant as a cohesive and highly intact neighborhood of dwellings that reflect Tacoma's early development period. It is significant at the local level and is eligible as a National Register of Historic Places, historic district under Criteria A as a cohesive neighborhood that represents the broad patterns the social and economic history of Tacoma. The district is also eligible under Criteria C as an area that embodies the distinctive characteristics of dwellings built in Tacoma from the late 19th to mid 20th century. The period of historic significance begins in 1890 the date of the first homes built within the district and earliest platted addition to the City of Tacoma as well as the extension of the streetcar line through and adjacent to the district. The period of significance within the district ends by 1960, following the construction of the homes on the remaining available lots within the neighborhood, at the tail end of post war years.

The College Park Neighborhood represents a diverse cross section of the citizens of the City of Tacoma and home ownership within the city. Early residents of the neighborhood included laborers, steamship captains, doctors, photographers, railroad workers, attorneys, streetcar engineers, clerks and business leaders. A full spectrum of life and professions found within the city, much as it does today. While the neighborhood is best known for its middle class character, examples of noted early residents include Alvin F. Muehler, President of the Washington State Hop Growers Association and leading outspoken opponent of prohibition, (3002 N. 21st Street). Ralph and Leo Teats, two prominent Attorneys and the sons of Govnor Teats, (3102 N.13th Street and 1603 N. Alder Street). Marvin Boland and Chaplin Bowen, professional photographers who documented the early years of Tacoma's growth and whose work is well represented at both the Washington State Historical Society and Tacoma Public Library, (2913 N.19th Street and 3016 N. 10th street). John Dickinson a teacher, professor and later College Dean at the University of Puget Sound, (3001 N.12th Street), Arnie Strom a boat builder and later president of Tacoma Boat, (1819 N Union Avenue), Edger Eisenhower, another prominent local attorney and older brother of a young Lt. Colonel, stationed at Fort Lewis at the time, named Dwight Eisenhower, (3109 N. 20th Street). Lewis H. Snyder a homebuilder credited with building at least 11 homes within the neighborhood, (2921 N. 9th street). While these are just a few examples the inhabitants of this neighborhood they are a colorful example of life within the city when these homes were created that extends on to the present. For a full list of early residents of the College Park Neighborhood, refer to the attached descriptions for each home.

Although the first plat in the district, Baker's First, was filed by John S. Baker in 1889 and early homes date to 1890 to 1894, most home construction did not begin in earnest until almost twenty years later, a delay caused by the national financial panic of 1893. Home construction in the neighborhood took off after the turn of the century as the demand for housing in Tacoma increased with the expansion of timber production, port activities and the railroad traffic. This resurgent demand for housing lasted from the turn of the 20th Century up to and through the Great Depression and two World Wars. With the first streetcar line in 1888 that extended the K Street line up North 13th to Cedar Street and down North Cedar Street to north 21st Street, on its way to Point Defiance, the district began to change slowly. This line continued in service until the consolidation of the streetcar lines in North Tacoma in 1910 and the construction of the new concrete bridges on North 21st street and Yakima Avenue across the Buckley Gulch in 1912. At which point the new line going up 21st Street bypassing the middle of the district. The old Pacific Traction Company line was cut off, ending at the intersection of Pine & 12th Street. The streetcar lines along Sixth Avenue, North 21st Street (Point Defiance line) and North 12th (K Street line), attracted early investment in the district only to be stopped by the depression, "panic", of 1893, the depression of the 1930s and the entry into World War I and II. Despite those hardships the district continued to develop even through those bumpy years. With the construction of the College of Puget Sound west of the district and the opening of the Potlatch power line from Cushman Dam, a new push for new homes and growth at the center of the neighborhood to the north of the college site began. The District's early fits and starts, booms and busts are represented in the varying mixture of architectural styles and dates of construction present today.

While construction occurred within the district over a seventy-year period, the majority was built between 1910 and 1940, with a variety of Craftsman and Revival styles ranging from modest cottages and builder houses for resale to higher styled architect-designed residences. The district's street grid and boundaries were generally developed by the late 1930s, with some homes residing on larger lots. The results are a district relatively unchanged by the dramatic Post-World War II growth that occurred in many neighborhoods in the west and central areas of Tacoma. While a few modern house forms appeared in the district over time most of the original Craftsman and Tudor Revival residences have remained intact to the present day. Some of these newer buildings were two-family homes built in the 1950's reflecting the post war demand for housing. Built as owner occupied homes with a second rental unit these homes were built with materials and of a scale that fit in with the context of the surrounding neighborhood. The age of the streetcar in Tacoma ended in 1938 when almost overnight the tracks were removed and the trolleys were replaced with buses.

College Park Historic District

Name of Property

Pierce County, WA

County and State

Many of the buses to this day still follow the original streetcar routes. The neighborhood retains its basic integrity as a Pre-World War II, Tacoma streetcar neighborhood as well as having a unique neighborhood identity all its own. Each platted addition has further enriched the neighborhood with special qualities. The mixing of additions and architectural styles has created a whole greater than the sum of its parts.

Early Development 1880's-1910

Very little is known of the area that now makes up College Park prior to the clear cutting of timber in the 1880's. This area, as was most of Tacoma, was once owned by the Northern Pacific Railroad, as part of a land grant given to the railroad by the United States, to assist in the construction of the country's first northern transcontinental line. Parcels of land were sold by the Tacoma Land Company as the real estate agent for the railway and were often sold to and owned by the same basic group of investors. Settlers first came to build small homes and farms in the area as early as 1890. At the time, the western City limits were near present day Union Avenue, on the ragged fringe of Tacoma. The Sixth Avenue streetcar was extended west to approximately Proctor Street in 1889 and the K Street streetcar was extended west to North 12th and Pine Street at about the same time, both were run by the Tacoma Railway and Power Company. At the end of the K Street line, the line continued along a route established by land developer Allen C. Mason, known as the Point Defiance, Tacoma and Edison Railway. In the early years the line was drawn by steam powered streetcars that ran down North 13th Street before turning north onto Cedar Street towards Pt. Defiance. The Point Defiance, Tacoma and Edison Railway eventually traveled all the way from Edison (South Tacoma) to Point Defiance Park where it switched over to City Park Railway. Mason's Point Defiance line was later moved to align with North 21st Street and ran in competition with the Tacoma Railway and Power streetcar line. The panic of 1893 hit the private streetcar lines hard, all of the independent lines went into receivership and were sold off one by one. By 1905 there were only three streetcar companies left in Tacoma, two of which were owned by the same parent company. By 1910, all three lines were merged into the singular Tacoma Railway Company owned by the Stone and Webster Company of Boston. With the construction of the new concrete bridges over the Buckley Gulch at I street and Yakima Street in 1912 the line through the neighborhood was discontinued, leaving the end of the K Street line at North 12th and Pine.

A heavy rail line was built near the district by the Lake City Railway in the late 1880's and soon after its completion the line was sold and operated for a short period of time by the Union Pacific Railway. The route extended along what is now Union Avenue to approximately North 26th Street, but was discontinued as early as 1888 when it was acquired and sold for scrap by John S. Baker. In 1896 there was also an athletic track and field operated by the Tacoma Athletic Club, noted in the Polk Directory as the "Tacoma Athletic Park" this park was later used by the YWCA, "The YMCA Athletic Park" on the present grounds of the University of Puget Sound. A large horse-racing track was located on the west side of Union Avenue just outside the city limits. Most areas within the College Park District had been logged by 1890 and in use as small farms or left with stumps and debris until it was platted into residential city lots. One of these farms was the Starr Berry and Poultry Farm (1907) owned by Governor Teats, with a house on the original farm dating back to 1895 (1201 N. Alder St.). There was also a small lumber mill operated near present day North 12th and Pine in 1896.

In 1887 it was reported that the Union Pacific Railway was preparing to make Tacoma the Northwest terminus for its line. This sparked a real estate movement of speculation and building that pushed new plats and land deals out from the center of town in all directions and rapidly increased the city's population. New plat's were drawn up and sold almost as fast as they could be prepared. Many lots were sold to individuals who never saw them nor planned to build on them; they bought them as an investment. Cash poured into the city from the east and prices soared to three and four times what the land had been worth just a few years before. The impacts of the rapid influx of new plats can be seen today in the changing street grid and the changing street names found within the neighborhood on early maps. Little forethought of an overall plan for the cities layout was in place or worth reviewing in the rush to get the lots on the street for sale. The period of speculation and rising property values came to an abrupt end in the financial panic of 1893, when reality struck and land values plummeted and banks both locally and nationally failed. Both the Northern Pacific Railway and the Tacoma Land Company also failed and went into receivership during these trying years. In the end, prospects for the new rail line turned out to be more marketing than substance. The Union Pacific Railroad did not reach Tacoma in force until 1912, as a stop not a terminus city. Following the panic of 1893 the population dropped by half and little progress was seen with in the city for the next ten years.

The first tract of land to be developed in the midst of the speculative years, of the five primary additions in the district, was John S. Baker's First Addition in 1888. John Sherman Baker (1861-1955) came to Tacoma with the Northern Pacific Railway in 1881 as a bookkeeper, helped found the Tacoma Grocery Company (West Coast Grocery) and then the Fidelity Trust Company in 1889. Baker became President of Fidelity Trust in 1904, a position he held for almost sixty years. Baker is best known as a banker but also for his funding of the first baseball team and field in Tacoma at 15th and

College Park Historic District

Name of Property

Pierce County, WA

County and State

Sprague Streets. He was one of the first State Senators to serve in Olympia after the state was added in 1889, (1889-1904) and friend of Allen Mason the prominent Tacoma real estate developer. Baker Middle School in the Fern Hill Neighborhood of South Tacoma was named in John Baker's honor. The second tract developed was the Badgerow Addition in 1909 by Gordon R. Badgerow (1846-1916) an attorney, Post Master and real estate developer from Sioux City, Iowa, who visited Tacoma in 1885 and built a summer home in Tacoma. Egbert M. Badgerow, son of Gordon and Adella Badgerow, opened an office at 3001 North 21 Street and managed the sales of the lots after his father's death in 1916. The third tract was the Bullitt's Addition also in 1909, built by the Fidelity Trust Company of Tacoma, John S. Baker, President, named in honor of the late John Christian Bullitt (1824-1902) of Philadelphia, Bullitt was a wealthy and prominent attorney and investor in real-estate, railroads, banks and insurance companies and a founding board member of the Fidelity Trust Company of Tacoma. A good friend and executor of Charles B. Wright's estate, Mr. Bullitt was also the Chairman of the Board of Directors for the Tacoma Land Company 1890-1895 and had served on the board of directors for the Northern Pacific Railway prior to 1889. The fourth tract was that of Muller-Lindahl Investment Company in 1912, John Anton Muller President (1843-1926) and J. Conrad. Lindahl Secretary, a Tacoma based Land Investment Company. Lindahl was a real-estate agent by trade. Muller was an early settler in the area dating back before the 1870s, according to the US Census, from Steilacoom. The only occupation found for Muller was capitalist with the earliest listing in Tacoma from 1893. Muller lived for a short time in the District at 911 N. Alder (1919). The final tract of land developed within the district was developed by Govnor Teats (1858-1926) on his former berry and poultry farm, Star Berry Farm. Govnor Teats platting the College Addition in 1923. Govnor Teats was a prominent attorney with two sons at the firm of Teats, Teats and Teats. He served in the Washington State House of Representatives 1911-1913 and ran for a number of offices including Lt. Governor in 1913 for the Bull Moose Party. Later in life he was named a judge for Pierce County Superior Court. His home still stands at the corner of North 13th and Alder within the grounds of the University of Puget Sound. Both of his son's and his wife, following his death, lived in the district.

Other smaller plats or portions of plats that make up the district include the Andrews Bolcoms (1890), a small portion of the Coulter's Glyndon and Tibbal's Additions. The early additions to the City were platted during a period of optimism and expansion in Tacoma that ended with the panic of 1893 and subsequent loss of residents who left the City in search of work. It was a period in which few homes were built across the City and this district fared no better than most. The development pattern by which this district was founded followed the general speculative real estate nature of the founding of the City of Tacoma many by eastern concerns, using the terms of the day.

Intensive Development: 1910- 1940

The College Park neighborhood's most intensive period of development occurred in the period from about 1910 to 1940, corresponding with a series of economic boom years Tacoma experienced after 1906 and just prior to and after World I, along with the years of the Great Depression and the start of the Second World War. For Tacoma these were vibrant years of logging, lumber and shipping along with the "heyday" of the railroads that helped build the City of Tacoma. This was the dominant period that shaped both the character of the City and the College Park neighborhood. This was the era of streetcar lines and early growth in automobile use for everyday life, the period of Craftsman Bungalows and English Tudor cottages, small functional houses on small garden lots built by carpenters based on common plans with unique individual exterior designs and homes for sale to the working middle class. This was also a period in urban design which established the uniform grid of streets and walkable neighborhoods with sidewalks and roads based on the car rather than the cart. While many of the sidewalks in the district originally date back to this period, many of the streets were gravel with wooden curbs until after WWII. More than any other period in time the pre-war years shaped the district we know today. By 1912 all three of the streetcar companies were owned and managed by a single corporation, Tacoma Power and Rail. With the end of competition amongst streetcar lines the less profitable lines were discontinued. Such was the fate the Pacific Traction Company line that ran through the middle of the district. By 1912 it appears to have been discontinued and removed, leaving the Sixth Avenue line and the Point Defiance lines along the north and south of the district and the K Street line to the east. The Sixth Avenue line and the Point Defiance line both ran under the name of the Tacoma Railway and Power Company and operated until 1939, when the system switched to rubber tired buses. This coincided with the end of the company's franchise rights in 1939 to use the city streets, which would have allowed the City to purchase the rails.

This period also marked the opening of Tacoma Light and Power's Cushman Dam and Power House No. 1 on the Olympic Peninsula. With the construction of Cushman Substation on North 19th Street in 1926 and later the second Cushman Dam & Power House in 1930, the abundance of a reliable source of electrical power at a consistent price, something that had slowed and disrupted the growth in the city for a number of years, ushered in an expansion of home construction in the city as a whole and particularly in neighborhoods in close proximity to this new supply of power. The Cushman Substation is located just two blocks west of the College District and has had a direct influence on the neighborhood's growth into the 1940s.

College Park Historic District
Name of Property

Pierce County, WA
County and State

Post-World War II Development: 1945 -1970

In the period during and after World War II, the City of Tacoma experienced another period of significant growth due to the need for worker housing to man the shipyards and mills followed by the return of servicemen and women after the war. During this period the district was limited on expansion space but did experience infill projects as large lot homes sold off portions of their land for smaller dwellings. During this time period most of the new housing in the city was built quickly on large tracts of vacant land to the south and west of the established neighborhoods in Tacoma. As a result homes of this modern style did find their way into the neighborhood as the few available vacant lots were sold off for redevelopment. With the opening of the new Narrows Bridge and the removal of the toll in 1965, more and more people moved out into the new parts of town or the suburbs, leaving the district relatively unaltered.

Recent Development: 1970 to present

As the years progressed more and more of the housing stock turned from owner occupied homes to rental units, in some ways this may have helped preserve the homes in an unaltered state however it did have a direct link to lack of proper maintenance for some homes. The period of increasing rental housing appears to have peaked in the early 1980s. Since the 1990s with the rise of home prices in adjacent neighborhoods and neighboring cities along with resurgence in appreciation of these historic homes, the number of rentals has dropped off. More homes have been purchased and restored, once again changing back to owner occupied properties. Very few homes have been built in the district since 1970 and in most cases an existing home was removed to provide the land for the new structure.

Significant Architects and Builders

A majority of houses in the district appear to have been built for resale. Some based on plans taken or inspired by published plan books, catalogs, lumberyard plan sets of the day, others provided by architects to a builder or developer for use multiple times. These designs were often used repeatedly with minimal changes to provide a unique exterior appearance. Similar houses can often be seen in proximity to one another built by the same builder, an example of this are the Dutch Colonial homes at 3012 N. 12th Street and 1116 N Cedar which are similar but with just a bit of variation in their design to make them each unique. Some of these architects and builders have been identified others have yet to be found. In addition there are a few high-style houses designed by architects for specific clients. Most of these larger or more detailed homes found within the district appear along the northern parts of the neighborhood near the Buckley Gulch and North 21st Street. A brief overview of some of the more prominent local architects and builders has been provided in alphabetical order.

Paul E. Bergfeld, Architect (1860 –1957)

Paul Ernest Bergfeld was born in Saxony, Germany and was a graduate from “Scientific Schools” in Germany before immigrating to the U.S. in 1882. He apprenticed with a couple of Minneapolis and St. Paul architects between 1882 -1888 before moving on to Tacoma in 1890. Upon his arrival in Tacoma he teamed up with Emil F. Ruehr (1861-), an architect of Russian descent who had trained in Vienna Austria, but the partnership only lasted for two years. Following the panic of 1893 Bergfeld moved on to Seattle in the late 1890s, where he formed a partnership with Theobald Buchinger (1866-1940) establishing the firm of Bergfeld and Buchinger from 1899-1904. He moved back to Tacoma in 1905 and was listed in 1907 as employed by the City Engineers Office. During his time with the City of Tacoma he designed at least three Tacoma Fire Stations including Engine House No. 9 at 7th and North Pine (NR. 1986), Ladder House No. 3 in the North Slope Historic District and Engine House No. 2 on Tacoma Avenue at the south edge of downtown. Bergfeld teamed up for a short time again with Leonard M. Drack in 1908 before going back out on his own. Bergfeld returned to city employment as an Assistant City Building Inspector from 1911 through 1917. Paul Bergfeld passed away in Everett, Washington at the age of 97. His work included the original Saint Joseph Hospital (1891) Ruehr & Bergfeld and Saint Paul Church (1910). Examples of his work within the district include 3002 N. 21st. (1909)

George W. Bullard, Architect (1856 -1935)

George Wesley Bullard was one of Tacoma’s better-known and prolific architects of the late 19th first part of the 20th Century. He was born in Illinois and was a graduate of the University of Illinois School of Engineering (1882) Masters in Architecture and worked in Springfield, Illinois until 1890. He arrived in Tacoma in 1891 teamed up with Albert Hayward and served as the Building Inspector for the City of Tacoma 1892-1893. In 1907 he formed a partnership with Irwin Hill, a fellow University of Illinois graduate (1899) that lasted until 1917, when Hill left to join the firm of Woodroffe, Griffin and

College Park Historic District

Name of Property

Pierce County, WA

County and State

Hill. Bullard remained a sole practitioner for the remainder of his life after 1917. A prominent architect of the city his work covered a wide variety of building types from residences to school buildings such as the original Grant Elementary School that once graced North 11th and Grant Street just a few blocks east of the district. Other fine examples of his work are the Ferry Museum, currently in use as the research facility of the Washington State Historical Society and the second campus of the University of Puget Sound at Sixth and Sprague, demolished in 1924 for Jason Lee Middle School. George Bullard was elected the first President of the Washington State Chapter of the American Institute of Architects in 1895. He passed away in Tacoma after being struck by a streetcar at the age of 79. Examples of his firm's work within the district include 2911 N. 15th Street (1901) and 2905 N. 19th Street (1910, *Bullard & Hill*).

Arnold S. Constable, Architect (1885-1981)

Arnold Sutherland Constable (1885-1981) was born in North Shields, Northumberland England and studied at the University of Durham from 1900 to 1905, graduating from Kings College. He went on to win the King's prize in Architecture, honors in building construction, Royal Institute of British Architects ca.1907. In that same year he moved to Tacoma to team up with Arnott Woodrooffe forming the firm of Woodrooffe & Constable. The partnership dissolved in 1913 and Constable moved on to Seattle to work as chief designer for the Beezer Brothers from 1913-1917, as a draftsman for A.H. Albertson from 1918-1919 and as a designer for John Graham and Company from 1921-1922. By 1923 Constable and his family moved to the San Francisco Bay area in California where he built a prominent architectural office noted for a number of ecclesiastic projects such as the English Gothic Church of St. Dominic in San Francisco (1923 - 1929), Saint Mary Magdalen, Berkeley (1924) and College of Saint Albert the Great, Berkley (1934-1954) as well as residential works such as his house at 622 Sausalito Blvd. built in 1926. Arnold Constable passed way at the age of 95 at his home in Sausalito, California. Refer to Woodrooffe for a list of their combined projects within the district.

Otis Cutting, Architect (1874 -1955)

Otis Cutting was born in New Tacoma in 1874 and was listed as a draftsman as early as 1889 working for R. L. Robertson and Blackwell. He was a partner early in his career with Carl Darmer and lived in the neighborhood at 1906 North Junett. Cutting went on to sell trucks in 1914 opening one of the first automobile touring companies for visiting Mount Tacoma "Rainier". He passed away in Tacoma at the age of 81. Examples of his firm's work within the district include 1915 N. Cedar Street (1913, *Darmer & Cutting*).

Carl A. Darmer, Architect (1859 -1952)

Carl August Darmer was one of Tacoma's better-known and prolific architects of the late 19th first half of the 20th Century. He was born in Stralsund, Prussia (Germany) where he was trained as an architect through apprenticing under other architects. He arrived in San Francisco in 1882 before moving on to Portland, Oregon where he worked for the firm of Warren Williams. In 1884 he moved to Tacoma partnering with William Farrell 1885-1890, after 1900 he formed a new partnership with Otis Cutting. He passed away while visiting Alabama at the age of 93. Examples of his firm's work within the district include 1915 N. Cedar Street (1913, *Darmer & Cutting*).

Oliver P. Dennis, Architect (1858 -1927)

Oliver Perry Dennis was born in New York where he attended schools in Colchester and Mayville, New York and worked for four years in Minneapolis as a draftsman. He began a partnership in a company named W.H. Dennis & Company and they built several well-known buildings in Minneapolis including the Mankato Hotel. In 1888 Dennis moved to Tacoma where he partnered with John G. Proctor, 1888-1893 their work included the Nelson Bennett Residence, Massasoit Hotel, Pierce County Courthouse, the Original Puget Sound University building and Fairhaven Hotel, along with a number of residences. They produced a great deal of work in a very short period of time, by 1895 Dennis had moved on to Los Angeles where he teamed up with Lyman Farwell, Henry Harwood and several other partners over the years. Some of his California work includes the Hollywood Hotel, the Columbia Trust Building and Los Angeles High School. He also built a number of residential homes throughout Southern California. He died at the age of 69 in Hollywood, California. Examples of his firms work within the District include 3005 N. 8th Street (1893).

College Park Historic District
Name of Property

Pierce County, WA
County and State

William Farrell, Architect (1837 -1992)

William Farrell was born in New York. He is thought to be Tacoma's first resident architect, arriving in the fall of 1883. He immediately setup his architectural office and was inundated with work. One of his first commissions was a brick building at 715-17 Pacific Avenue for Dr. Bostwick. Another of Farrell's early commissions was the prestigious new Chamber of Commerce Building at 12th and Pacific which necessitated hiring a partner, Carl August Darmer. Together Farrell & Darmer designed many of the brick buildings built in the 1880s along the west side of Pacific Avenue between South 9th and 13th Streets. His partnership with Carl Darmer lasted from 1885-1890. In 1892 he formed a new partnership with Frederick Sherman and John G. Proctor from 1901 to 1908. He was also the architect of the Ezra Meeker Residence in Puyallup (1885). Examples of his firms work within the district include 3008 & 3010 N. 19th Street (1909) and 1716 N. Junett Street (1910).

Clinton H. Hagenbuch, Builder (1875 -1933)

Clinton Henry Hagenbuch was born in Pennsylvania. Clinton and Mollie Hagenbuch resided at 3215 North 19th Street. Hagenbuch was first listed in Tacoma in 1908 as a construction superintendent. Clinton Hagenbuch is credited with 14 homes within the district built between 1913 and 1926. Examples of his company's work within the district include 3301 N. 18th Street (1914), 3403, 3407 & 3411 N. 18th (1926), 3225 N. 19th Street (1913), 3406 & 3407 (1924), 3411 & 3415 N. 19th Street (1925), and 3320 N. 21st Street (1927).

Irwyn H. Hill, Architect (1875 -1928)

Irwyn Horatio Hill was born in Illinois and attended the University of Illinois (1899) and Chicago Art Institute (1897-1898); He left Illinois for Houston Texas in 1900 but soon left Texas for Tacoma to take a draftsman position in 1903 with George Bullard. He went on to partner with George Bullard in 1907 to 1918 before leaving to team up with Woodroffe and Griffin, then Hill, Mock & Griffin and finally Hill, Mock and Morrison Architects. Examples of his firms work within the District include 2905 N. 19th Street (1910, *Bullard & Hill*) and 2919 N. 19th Street (1924, *Hill & Mock*).

John A. Jardeen, Builder (1866-1930)

John A Jardeen was born in Sweden in 1866 and immigrated to the US in the 1880s. His sons were also builders Earl Elwood Jardeen (1898-1987) Norman W. Jardeen (1900-1992) and Elving Larry Jardeen (1903-1979) all three were born in Nebraska. The majority of projects listed in the district under this family are credited to Larry including his house at 3308 North 19th Street. As a family they are credited with 10 homes within the district between 1923 and 1938. Norman was listed as the architect for one of the homes but little of his work as an architect is known. While known primarily for homes during the period of construction within this district the brothers also built commercial buildings including churches and schools up until the early 1960's. Examples of this companies work within the district include 3323 N. 18th Street (1938), 3320 N. 19th Street (1928) and 3418 & 3424 N. 19th Street (1926).

Ole I. Johnson, Builder (1880 -1967)

Ole Ingerbret Johnson was born in Manitowoc, Wisconsin in 1880. Johnson is credited with 8 residences, built between 1928 and 1932. His career as a builder lasted into the 1950s, building homes in Lakewood, Washington up to his retirement. Examples of this company's work within the district include 3103 N. 11th Street (1929), 3109 * 3011 N. 11th Street (1928), 1108 & 1112 N. Cedar (1929, 1105 N. Junett Street (1941) and 1115 & 1119 N. Junett (1930).

Gaston C. Lance, Architect (1877 -1964)

Gaston C. Lance was born in Romania and arrived in Seattle in 1906 where he worked as an artist and designer, He arrived in Tacoma some time after 1909, when he opened a ship design and carpentry shop. Lance later worked as the Art Director for Weaver Productions, a film studio at Titlow Beach between 1924 & 1928. Following the closure of the film studio he joined Ambrose J. Russell, the noted Tacoma architect as a draftsman. He quickly moved into a position of responsibility and was named a partner in 1930. While not trained formally as an architect he was recognized for his design skills working the rest of his life as a prominent member of the profession. In 1931, the firm of Russell and Lance

College Park Historic District
Name of Property

Pierce County, WA
County and State

joined for two years by Allen Gordon Lumm (1900-2001). In 1936 Irwin E. Muri (1908-1968) joined the firm of Russell, Lance and Muri. Following A. J. Russell's death in 1938, John E. McGuire (1892-1968) joined the firm. Lance, McGuire and Muri Architects continued to work into the mid-1950s. Examples of his firms work within the district include 1211 N. Junett Street (1938, *Russell Lance & Muri*).

Charles W. F. Lundberg, Architect (1882 -1964)

Charles William Frederick Lundberg was born in Golden, Colorado. He arrived in Tacoma around 1908. He practiced architecture in Tacoma from 1908 until about 1940 when he moved to Everett, Washington with his second wife Lilian and then on to Langley on Whidbey Island. After 1940 he was no longer listed as an architect, apparently dropping out of the profession entirely and devoting himself to spreading the word of his church. He may have lived in California in the late 1940s but returned to Tacoma sometime before his death. Over the years he teamed with George Gove in 1908 and then Myron Potter for a year in 1909 before working a few years on his own. He teamed with C. Frank Mahon (1888-1947) from 1913 to 1923 and again with C. Frank Mahon and Frank A. Ekval (1866-1940) from 1929 to 1940. Lundberg had formed a previous brief partnership with Frank Ekval in 1926 but it had not lasted long. His home at 4131 Madrona Way in Tacoma received an AIA honor award in 1927. Tragically his first wife Nellie died in 1931 at the age of 49 and soon after Fred, as he preferred to be called, sold the home the two had built. Three homes within the College Park District share similar details to his residence but a direct link to authorship has yet to be found. Lundberg was known for both his residential and commercial designs. His commercial work includes the C. O. Lynn Co. Funeral (1918) NR 2005. Examples of his firms work within the district include 3225 N. 19th Street (1913).

Roy S. Mason, Architect (1886 -1973)

Roy Skinner Mason was born in Minnesota and arrived in Tacoma in time to graduate from Tacoma High School in 1905, the first graduating class of Stadium High School. He also graduated in the same class as Stanley Shaw another well-known Tacoma architect and fellow member of the school's Architectural Club. Mason graduated with a Bachelor of Architecture from the University of Illinois in 1910 and returned to Tacoma in 1911. He took up a position with the City of Tacoma and shortly after as a draftsman for George Bullard, a prominent architect and alumni of the University of Illinois. By 1913 Roy Mason had opened his own office and operated his business in the city for a few years before moving on to Portland, Oregon in 1914. By 1920 he was back in Tacoma but moved to Los Angeles in 1924 and then on to Maryland in 1926 where he lived and worked for many years. He passed away in Charlotte, Florida in 1973. Examples of his firm's work within the district include 1314 N. Cedar (1913).

Peter Madsen, Builder (1858 -1945)

Peter Madsen was born in England, a brick masonry contractor by trade. He was first listed in Tacoma in 1907 as a Mason. His sons were also builders and all were born in Minnesota; Frederick Hans Madsen (1888-1982); Albert L. Madsen (1900-1938) and Carl Madsen (1902-1981). Carl Madsen was an electrical contractor later in life. Albert and Pearl Madsen resided in the district at 3001 North 14th street. The Madsen family has been credited to 26 residences within the district between 1928 and 1945. Examples of this families work within the district include 3107, 3111 & 3115 N. 13th Street (1928), 3005 & 3009 N. 14th Street (1934) and 1308 n. Cedar Street (1935).

Ernest T. Mock, Architect (1888 -1950)

Ernest Thorton Mock was a native son of Tacoma and a graduate of the Tacoma Public School System. E. T. Mock began his architectural training studying architecture under the guidance of the prominent Tacoma firm of Bullard and Russell, where he apprenticed and worked for twelve years. He then spent a short period of time working in San Francisco before returning to Tacoma to establish the architectural firm of Parker & Mock in 1916, just prior to World War I. Following a short stint in government service during the war, Mock returned again to Tacoma, this time to stay, teaming up with two local architects to form the architectural firm of Hill, Mock and Griffin (1918-1922). Later becoming Hill and Mock (1923-1929), Hill, Mock & Morrison (1929-1931) and after the death of Irwin H. Hill, Ernest Mock formed his final partnership with Nelson J. Morrison. This was a partnership that would last E. T. Mock till the end of his life in 1950, Mock and Morrison Architects (1936-1953). Mock lived just east of the district at 2804 north 19th Street in the Buckley Addition. The Tacoma News Tribune noted in his passing "*Many Tacoma school buildings whose architectural designs are pleasing to the eye stand as a monument to Ernest T. Mock, one of the leading Architects of the Pacific Northwest.*"

College Park Historic District
Name of Property

Pierce County, WA
County and State

Tacoma has been fortunate in its Architects who have contributed so much to the City. Among this group, Ernest Mock has a high reputation and had won a firm standing in architectural circles". Examples of his firms work within the district include 2919 N. 19th Street (1924, *Hill & Mock*).

Silas E. Nelson, Architect (1894 -1987)

Silas Edward Nelson was born in Wisconsin and attended high school in Portland, Oregon. Studied and apprenticed under George Gove and Frederick Heath of the firm of Heath and Gove in Tacoma starting in about 1910. Silas Nelson served as a naval architect during WWI, returned to the architectural profession following the war and quickly opened his own firm in Tacoma around 1920. He received his architectural license from the State of Washington in 1924; licenses were a relatively new requirement having only been established in 1916. Nelson was known for his Tudor Revival and Colonial Revival home designs and was published in a number of national magazines and plan books during the twenties and thirties. His designs changed to a more modern style during the mid-thirties thru the post war years. By the 1950s his designs had move into International with the exception of his work for the University of Puget Sound, where he maintained the gothic revival style of the older buildings on campus. His work included over 150 homes, his designs covered a wide variety of project types including fire stations, libraries, schools, car dealerships and office buildings. He retired in 1971 at the age of 77 and passed away in Tacoma in 1987. Examples of his firms work within the district include 3118 N. 13th (1927).

Harry J. Potter, Builder (1879 -1966)

Harry Jefferies Potter was born in England. Most of the work credited to Potter in Tacoma lies within the district or within a few blocks of its boundary. Harry Potter has been credited with between 12 and 15 residences within the district from 1910 to 1929. Potter was a member the Tacoma Elks Club for 43 years and was given the honor of cutting the ribbon at the new 1965 Elks Club for his contribution to the club. He died in Tacoma at the age of 87. Examples of his work within the district include 3115 & 3117 N. 19th Street (1916), 3206 19th Street (1916), 3210 N. 19th Street (1915), 2914 N. 20th Street (1929) and 3108 N. 20th Street (1910).

Potter & Merrill Architects

Arthur Potter Merrill (1878-1919)

Arthur Merrill was born in Peabody, Massachusetts and attended M.I.T for at least 2 years (1899-1901) but is not listed as a graduate. He started work in Boston in 1899 as a draftsman before moving to Tacoma in around 1909 to work for the Tacoma Tile Company. Following his partnership with Potter, Merrill teamed up with Frank C. Mahon in 1913. By 1919 Merrill had moved on to Long Beach, CA. His death was noted in The Technology Review (MIT) as December 1919, he died in Pasadena, California at the age of 41.

Myron Prescott Potter (1879-1936)

Myron Potter was born in Salem, Massachusetts and attended M.I.T for at least a year (1896-1897), also not listed as a graduate. He started work in Boston in 1899 as a draftsman before moving to Tacoma around 1907 and first teamed up with Charles Lundberg but that partnership ended in 1909, a short time later he teamed up with Arthur Merrill. Possibly the first and best known of their work is in the Tacoma Commercial Club Building (1909) at S. 11 and A Street, a commission they won through a design competition in 1909 over more established Tacoma architectural firms. Potter moved to Chicago to work for the American Terracotta Company in 1913, by 1915 Potter had moved on to Cleveland, Ohio and died in West Newbury, Massachusetts at the age of 57.

Examples of this firm's work within the district include 1708 N. Junett Street (1910), 2901 N. 19th Street (1910), 1712 N. Junett Street (1910) and 3112 N. 20th Street (1909, *Potter & Apps*).

College Park Historic District
Name of Property

Pierce County, WA
County and State

Henry J. Schneider, Builder (1875 -1949)

Born in Germany, Schneider is listed as a carpenter in Tacoma as early as 1906. He is credited with 15 residences within the district between 1910 and 1925. Schneider has been noted to build 210 homes in Tacoma by 1925, according to the Tacoma Daily Ledger in 1925. Examples of this company's work within the district include 2202 N. Junett Street (1916), 2004 & 2208 N. Junett (1917), 1902 N. Lawrence Street (1913 and 1902, 1906, 1908 & 2912 N. 15th Street (1915).

Lewis H. Snyder, Builder (1885-1925)

Lewis Henry Snyder was born in Pennsylvania, his brother William H. Snyder (1875-1926) was also listed as a builder in the district. Lewis Snyder was first listed as a carpenter in Tacoma in 1905 and William in 1904. Lewis and his wife Hattie resided within the district at 3017 North 8th Street up until his death. William and Carrie Snyder resided in the district at 2921 North 9th Street up until his death. Lewis Snyder is credited with 11 homes within the district built between 1919 and 1925. Examples of his work within the district include 3017 N. 8th Street (1924), 3019 N. 8th Street (1925), 3110 N. 9th Street (1919), 2905 & 2909 N. 10th Street (1924) and 3010 N. 10th Street (1923).

Sutton Whitney and Dugan, Architects

The firm is known as one of the premiere architectural firms in the Pacific Northwest in the 1920 & 30s. Responsible for a number of high profile projects in Washington and Oregon. Their work included the first buildings and site plan for the University of Puget Sound on its current site, Annie Wright Seminary and National Bank of Tacoma.

Albert Sutton (1867-1923)

Albert Sutton was born in Victoria, British Columbia, Canada, raised in Oregon and attended two years at University of Southern California. His career started in San Francisco as early as 1896 and was one of the first architects licensed in California. In 1903 Sutton partnered with Charles Peter Weeks, an Ecole des Beaux-Arts trained architect; the firm lasted until 1910 when Sutton moved to Hood River, Oregon. It was here that he met Harrison Whitney and in 1912 teamed up with Whitney to create the firm of Sutton and Whitney in Portland. Sutton went on to open a second office in Tacoma in 1918. Sutton died in 1923 of a heart attack in Tacoma at age of 56.

Harrison Allen Whitney (1877-1962)

Harrison Whitney was born in Iowa, attended Armor Institute in Chicago, a graduate of M.I.T (1904), moved to Portland Oregon in 1904 and took a job as a draftsman for the firm of Lewis & Whidden. He was superintendent of construction for several buildings at the Lewis and Clark Exposition in 1905. In 1912 he teamed up with Albert Sutton and managed the Portland, Oregon office of Sutton & Whitney.

Earl Nathaniel Dugan (1878-1956)

Earl Dugan was an associate partner in the Tacoma office of Sutton, Whitney and Dugan. Born in Iowa, he started his career in Tacoma as a draftsman in 1908, partnered with Burt A. Lewis in 1913, went on to join Sutton in 1918 and left the firm in 1922 to create the firm of Mock, Morrison and Dugan in 1922. Earl Dugan passed away in Seattle at the age of 78.

Examples of this firm's work within the district include 1920 N. Junett (1922).

Tuell Brothers, Builder

Joseph Edwin Tuell (1877-1939) and his brothers, Frank Harry Tuell (1882 -1941) & Oscar (Ned) L. Tuell (1875-1960), collectively known as the Tuell Brothers were born in Maine and moved to Tacoma sometime before 1910. They are credited with building 8 residences between 1903 and 1927 within the district. The family built a number of homes in the area both north and south of Sixth Avenue but were also known for larger commercial buildings as well as the Epworth Methodist Church (1926) 710 S. Anderson and the Nisqually Power Plant Substation (1911) 2116 South C Street. Examples of this company's work within the district include 902 N. Junett Street (1921), 908 N. Junett Street (1922), 806 N. Pine Street (1919) and 810 N. Pine Street (1917).

College Park Historic District
Name of Property

Pierce County, WA
County and State

Rollin S. Tuttle, Architect (1885 - 1931)

Rollin S. Tuttle arrived in Tacoma in about 1904 with his brother Paul Vincent Tuttle (1881-1955). Soon after his arrival he teamed up with Arnott Woodroffe, refer to Woodroffe biography for additional information. After leaving Tacoma Rollin Tuttle moved back Minnesota, where he is listed in 1911 Minneapolis City Directory and then on to Watertown, MA for a few years before resettling in Los Angeles, California and then onto Oakland, CA. He continued to practice architecture and as a pastor, Rev. Rollin Tuttle. Two projects of note in California are the United Methodist Church in Woodland (1925) and the Hafer Methodist Church in Costa Mesa (1927). Examples of his firm's work within the district include 3114 N. 8th Street (1906), 3112 N. 9th Street (1907, *Tuttle & Woodroffe*).

Arnott Woodroffe, Architect (1879 - 1976)

Arnott Woodroffe was born in England. He moved to London to attend a course at the Architectural Association and the Regens Street Polytechnical School. While there he worked briefly for Ralph Neville a noted Arts and Crafts architect. In 1898 Woodroffe moved to Canada to work for Sir Andrew Taylor who opened an office in Vancouver, BC in 1899. In 1904 Arnott Woodroffe moved to Tacoma where he took a draftsman position with the firm of (A.J.) Russell and (Everett P.) Babcock. By 1906 Arnott had teamed up with Rollin S. and Paul V. Tuttle to form the firm of Tuttle and Woodroffe. By 1907 the Tuttle brothers had moved on and Woodroffe joined forces with Arnold S. Constable (1885-1981) to form the firm of Woodroffe & Constable. Constable was also of British origin having studied at the University of Durham, Kings College. In 1913 Constable moved on to Seattle and three years later Woodroffe formed another firm with Jack DeForest Griffin and Irwyn H. Hill. In 1917 Woodroffe accepted a position as the architect for the Retail Department, Potlatch Lumber Company in Spokane and moved on to Spokane, in 1918 where he continued to practice architecture into the 1950s. Arnott Woodroffe passed away in Spokane in 1976 at the age of 97. While in Tacoma the work of Arnott Woodroffe is associated most closely with Craftsman and California Bungalow styles with a bit of Swiss flare. Over 60 projects in Tacoma are associated with the firms in which Woodroffe was a partner, most of which are residential designs. Examples of his firm's work within the district include 3112 N. 9th Street (1907, *Tuttle & Woodroffe*), 1902 N. Junett Street (1910, *Woodroffe & Constable*) and 2913 N. 19th Street (1910, *Woodroffe & Constable*).

Anthony J. Zeh, Builder (1883 - 1949)

Anthony James Zeh was born in Ohio and was first listed in Tacoma as a carpenter in 1920. Anthony and Helen Zeh resided within the district at 3009 North 11th Street. Zeh passed away in Tacoma at the age of 66. He is credited with 13 residences built between 1929 and 1935 within the district. Examples of this company's work within the district include 3009 N. 11th Street (1933), 3011 N. 11th Street (1932), 3015 N. 11th Street (1931), 3016 N. 12th Street (1929), 3110 N. 12th Street (1928) and 3116 N. 12th Street (1927).

Refer to property Inventory sheets for a complete list of projects constructed by each Architect and Builder.

Residential Architectural Styles and Periods

Although the earliest historic contributing house in the district dates to 1890, construction occurred primarily between 1910 and 1940 and exhibit a range of residential architectural styles commonly found in other older neighborhoods of the Pacific Northwest: Queen Ann, Craftsman, Tudor Revival, and Colonial Revival, along with other styles/types including American Foursquare, Prairie and Spanish Revival. The residential designs and layouts of many of the homes directly correlate with the designs found at the time in pattern books; kit built homes and lumberyard home designs of the period. Many of the homes found within this historic district were originally built by builders for resale or as investment property. Custom designed homes for individual clients were less common. Styles from the Post-World War II period are found in smaller numbers, which include Minimal Traditional, and Ranch. Below is a general description of predominant building styles found within the College Park neighborhood. Residential architectural styles are generally well distributed throughout the district, and correlate directly with the construction dates of individual buildings. However, there are some notable exceptions, where building styles are clustered in certain areas within the district.

College Park Historic District
Name of Property

Pierce County, WA
County and State

Queen Ann (1880-1910)

The Queen Ann style is represented in some of the earliest homes within the district. This style was influenced by a group of English architects in the 19th Century as a return to the British roots of design in medieval structures, the most widely known of these architects was Richard Shaw. The style is known for having steeply pitched roof forms, tower forms, irregular shapes and often a dominant front gable façade. Later smaller forms adopted a lower profile hip roofed cross gable form. The facades are often asymmetrical in layout and textured with materials to avoid flat uniform surfaces. Materials and features such as pattern shingles, wood accent trim, bay windows and a variety of siding profiles act to break up the pattern of the façade. Front porches of either partial or full width, often a story in height, extending across one or more exterior walls. The style is broken into two subgroups; the first is based on a characteristic the variation of shape and the second displays a distinctive pattern of decorative detailing. (McAlester 2013:345-372). Representative examples of the style are found at 3005 N. 8th street (1893) and 3124 N. 9th street (1895).

Arts & Crafts – Craftsman (1900-1930)

The Craftsman style is the most represented styles in the district, and comprises approximately 48 percent of the district buildings. This style was influenced first by the English Arts and Crafts movement, Asian architecture and a style of small homes sometimes referred to as the California Bungalow. This style was immensely popular in the United States in the first thirty years of the 20th Century and is a style that has shown resurgence in the last twenty years in new construction. Typical houses, many of which are bungalows (one or one and a half story homes) feature wood cladding (shingles or lapped bevel siding), low-pitched gabled roofs, decorative beams brackets or braces under gables, exposed wood rafters, and overhanging eaves. Dormers are typically gabled or shed. Houses often have exterior stone or brick chimneys and partial or full-façade front porches, with a roof supported by square box columns (McAlester 2013:568-578).

Although Craftsman-style houses are evident throughout the district, there are two areas where the majority of these houses are clustered. On the south end of the district, North 7th to 10th Streets and on the North 16th to 21st Streets, this correlates with the best direct access to the streetcar lines at the time of their construction. Many of these houses are bungalow designs constructed between 1905 and 1924. While the houses vary, they typically feature traditional Craftsman characteristics such as shallow-pitched gabled or side gable roofs with overhanging eaves and knee brackets, prominent front porches with sturdy piers of brick or stone, tripartite windows with divided lights, some with leaded stained glass. Craftsman period, 1905-1930 (McAlester: 567). Representative examples of the style are found at 2909 N. 9th (1912), 3319 North 19th (1925) and 3017 N. 13th Street (1924).

American Foursquare (1895-1920)

This housing type is generally square in plan, but occasionally rectangular, and is two-and-a-half stories in height, typically with a hipped or bellcast roof with deep overhanging eaves. Cladding is typically wood, and may have full or partial-width porches, hipped-roof bay windows at 2nd floor corners, and large central dormers (Schweitzer and Davis 1990: 161-68). Most of the American Foursquare dwellings within the district are either Craftsman or Colonial in appearance. Representative examples of the style are found at 3002 N. 21 (1909), 3212 N. 21^s (1912) and 3104 N. 20th Street (1922).

Colonial - Colonial Revival (1900-1940)

Approximately 8 percent of houses in the district are in the Colonial Revival style. They are widely distributed throughout the district in no discernible pattern. The Colonial Revival style is generally considered the most popular architectural style in the United States, reflecting the influence of early English and Dutch residences (McAlester 2013:409-432). The majority of houses within this district are one or one and a half stories in height but two story homes are also present. The homes have gabled or hipped roofs sometimes with clipped gables and are rectangular or square in plan. The facade is often symmetrical with a centered entrance, typically flanked by pairs of double-hung sashes (often multi-paned). The front door is found within a portico or an entry vestibule rather than a porch, with Colonial detailing and millwork such as pilasters, columns, fanlights or sidelights. Bevel cedar siding and shingle cladding are the two most common siding materials but brick siding is also found within the district. While many of the homes have a mixture of colonial influences some do fall within the styles of Cape Cod and Williamsburg Revival styles. Representative examples of the style are found at 1014 N. Junett (1920), 1106 N. Junett (1928) and 1207 N. Junett Street (1938).

College Park Historic District
Name of Property

Pierce County, WA
County and State

Colonial - Dutch Colonial Revival (1910-1940)

The Dutch Colonial is a subtype of the Colonial Revival style, with similar facades, entries, multi-paned window sash and detailing, but are distinguished by a gambrel roof. Examples are widely distributed throughout the district. Dutch Colonial style houses can be one and one-half story, with the gambrel containing almost a full second story of space or two and a half stories with large attic spaces. Early examples of this style within the district often feature a front-gambrel roof design, while later examples in the 1920s and 1930s have a side gambrel layout. The roof often contains long shed side dormers to maximize the second floor space. (McAlester 2013:424). Representative examples of the style are found at 3415 N.18th (1928) and 1116 N. Cedar Street (1929).

Colonial - Garrison Revival (1930-75)

The Garrison Revival style is a late interpretation of the Colonial Revival style. This style is characterized by a symmetrical entry and fenestration and an overhanging or jettied second story on the front façade of the home. (McAlester 2013:426). Representative examples of the style are found at 3319 N. 18th Street (1939).

Tudor Revival (1910-1940)

Approximately 17 percent of houses within the district are in the Tudor Revival style, also sometimes referred to as the sub type of Composite Tudors or simply as English Cottages, making this the second most common styles found within the district. There are many varied examples within the district, the majority of which were constructed in the late 1920s and early 1930s. Tudor Revival style homes within this district are generally clad in wood although stucco and brick cladding is also present as well as a combination of materials. Brickwork can be patterned or clinkered, and stonework is often evident in trim, chimneys, and quoins. Many houses have decorative half-timbering trim detailing, arched doorways. Others have large exterior chimneys, often stepped with patterned brick and stonework. Windows are typically tall and narrow, often presented in bands, and have multi-pane glazing, occasionally diamond-shaped or rectangular and sometimes with lead came (muntins). Windows can be casement, double-hung, oriel, and semi-hexagonal one and two story bays. Roofs are steeply pitched and often side-gabled. The front façade is typically dominated by a front-facing gable, some with clipped gables as well. Stylistic variations of the Tudor Revival include Elizabethan and Cottage style (McAlester 2013: 450-66). The Tudor Revival style is well represented and widely distributed throughout the district. Representative examples of the style are found at 3403 N. 18th (1926), 1501 N. Cedar (1935) and 1203 N. Junett Street, (1938).

Other Pre-World War II Revival Styles

Other revival styles are found in the district, but are limited in number yet quite distinctive. These include:

Spanish Revival	Representative examples of this style are found at 3423 N. 19 th , 1209 N. Alder and 1501 N. Cedar Streets.
Regency Revival	A representative example of this style is found at 3002 N. 14th Street.
Beaux Arts/Classical Revival	A representative example of this style is found at 3104 N. 8 th Street.

Minimal Traditional (c. 1935-1950) and Ranch (c. 1935-1975)

The Minimal Traditional and Ranch styles are only lightly represented within the neighborhood constructed during and after the mid-1940s and the peak in home construction within the district. They are mainly seen as infill housing during and shortly after WW II, some are in clusters near the edges of the district as well. Minimal Traditional houses are about twice as common as Ranch-style houses. The Minimal Traditional style house is generally smaller, with minimal architectural details (McAlester 2013:587-590). The roof is generally gabled or hipped, with narrow eaves. Entries are near the center and are recessed or have a simple concrete front stoop. Window sash are generally wood, with one-over-one double-hung sash, but sliding and fixed picture sash, including corner windows and geometric pattern (circular or hexagon) are present. A representative example of this style is found at 2911 N. 13th Street (1940).

The Ranch style, less common within the district, typically has a broad single-story form, is often clad in brick, wood or both. It has low-pitched gabled or hipped roof with overhanging eaves and no dormers (McAlester 2013: 897-903). The entry is often asymmetrically placed sometimes out of view from the street and sheltered by the main roof of the house

College Park Historic District

Name of Property

Pierce County, WA

County and State

rather than a porch. Houses often include attached garages or carports. Within the district this style is mostly associated with two family dwellings built in the early 1950s after the city land use code was changed to allow their construction within the neighborhood. Representative examples of the style are found at 934 Cedar (1947) and 1414 Cedar Street (1955).

Eclectic

Architecture created from mostly local materials, by and for the use of local people. Vernacular architecture responds to local methods of building construction, local climates, and local living needs and traditions. As local environments evolve over time, so too does vernacular architecture. Vernacular architecture typically exhibits the traditions of its builders and their heritage. Not every home fits neatly into a single style, some are eclectic and use elements from other styles, some were designed to be unique or at least turned out that way. Architectural styles have developed over time and are often coined to aid in categorizing homes of like appearance into groups and not always by the architect or designer who laid out the work at the time. This category of home is dedicated to the homes that defy the conventional styles for the good or bad.

Narrative Continuation

Continuation sheet.

"Redlining" practices in Tacoma.

The Home Owner's Loan Corporation was a Depression Era federal program that was part of the New Deal, created in 1933 in order to expand opportunities for home ownership as well as to prevent foreclosure by refinancing loans in default. HOLC achieved this by purchasing and then refinancing loans that were in trouble, offering lower interest rates and longer repayment terms than was standard at the time.

The practice of redlining is thought to originate with the HOLC. Redlining maps were generated from 1935 through 1940 for cities nationwide, and used color-coded keys to assess mortgage security risk. The highest rating a neighborhood could receive was A – a minimal security risk and therefore a "safe" investment and appropriate for lending. The grading system included area descriptions that noted the quality of housing in the area, sales and rental rates, and race and ethnicity. The maps categorized majority African American areas of cities as D, or "hazardous," with corresponding racist and discriminatory language used in the accompanying area descriptions.

Studies have shown that the effects of redlining persist today; a large percentage of areas described as hazardous in the original redlining maps are lower income neighborhoods in the present day, and most of these are minority neighborhoods. Multiple studies have determined that redlined areas became more racially segregated following classifications as hazardous, which led to corresponding declines in property values and ownership rates.

The areas included in the Tacoma HOLC map that are within the proposed College Park Historic District are A2 "Badgerrow and Bullet Additions" (only a portion of A2 is within the proposed district), and B6 "College District". Both areas were considered desirable, upwardly trending areas.

Area A2 is described as "A long established and popular section of the city, and while the average home is twenty years old, maintenance has been on high order. The location of the College of Puget Sound has definitely added to the attractiveness of the area." It notes that the typical inhabitants are "business and professional men," and that there are few foreign-born families, and as a separate category, under "Negroes," it states "none". Among the "favorable influences" in this area is its "homogenous population."

Area B6 is described similarly: "Owing to splendid transportation facilities and nearness to city center, this is one of the most popular districts in the North End." Negative aspects of B6 include "lack of protection from apartment houses and other inharmonious residences by either deed or ordinance."

Three areas in the North End were given a D rating on the Tacoma HOLC map. Area D2, along North 21st Street, the rating was due to the hazards presented by the high-tension transmission lines running from the Narrows to Cushman Substation. Along North Verde Street, between North 32nd and North 29th Streets, the rating was for racist reasons and came with this description:

Three highly respected Negro families own homes and live in the middle block of this area facing Verde Street. While very much above the average of their race, it is quite generally recognized by Realtors that their presence seriously detracts from the desirability of their immediate neighborhood.

Likewise, area D3 between North 7th and North 10th and North M Street and North Ainsworth, included this description: “There are several Negro families (three known) who own property and live in this area. This constitutes a sufficient hazard to justify a 4th grade rating.”

The only areas besides the North End in Tacoma to receive a better than a C rating include the Lincoln District and the area south of Lincoln to about South 65th (the latter being noted as “the fastest growing area in the community” and was given a “provisional blue rating”), and Day Island. Many of the areas outside of the North End are described as “workingman’s district,” and noted negative influences include distance to the city center, proximity to railroads and or industry, lack of infrastructure, and similar.

These racist practices were used both by the federal government, including the Home Ownership Loan Corporation and later the Federal Housing Administration, as well as by the private sector. In Tacoma, a clear distinction in the HOLC map between wealthier areas and less affluent areas was based on class and race.

Some researchers have pointed out that there is variability in the use of these maps for lending purposes, and that a location in less desirable areas did not necessarily preclude obtaining financing, and loans were extended to Black borrowers. However, studies have also found that the redlining maps do have a negative legacy that affects people in the present day.

Redlining is not the only tool that was used to segregate people of color from whites. The existence of the redlining maps is one element in a complex system of racial discrimination, which also includes racially restrictive covenants and exclusionary zoning. Other areas of the city that were platted and developed after WWII, including the Narrowmoor Additions in the West End, had racially discriminatory covenants recorded with the plats. However, there is no evidence of such a practice in the College Park Neighborhood.

The effects of redlining both direct and indirect on Tacoma are unknown, and a deeper analysis of the long-term effects of redlining on College Park or across Tacoma is beyond the scope of this review. The redlining maps do demonstrate that the College Park Neighborhood was historically desirable area of Tacoma.

College Park Historic District
Name of Property

Pierce County, WA
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Books:

- McAlester, Virginia Savage. *A Field Guide to American Houses*. New York, NY: Alfred A. Knopf, 1985 & 2013.
- McAlester, Virginia Savage. *A Field Guide to Historic Neighborhoods and Museum Houses, The Western States Houses*. New York, NY: Alfred A. Knopf, 1998.
- Reiff, Houses, Daniel D., *Houses from Books: Treatises, Pattern Books, and Catalogs in American*, University Park, PA, The Pennsylvania State University Press, 2000
- Ochsner, Jeffrey Karl, *Shaping Seattle Architecture, a Historical Guide to the Architects* Seattle, WA: University of Washington Press, 1994
- Kreisman, Lawrence and Glenn Mason, *The Arts and Crafts Movement in the Pacific Northwest*. Timber Press, Portland, OR, 2007
- Tuttle, Rollin S., *The Plan Shop Bungalows*, The Bulletin Press, Boston, MA, ca. 1920
- Polk, R.L. City Directories 1894-1960, Tacoma Public Library, Northwest Room and Ancestry.com
- Kelly, James H., *The Alumni Records of the University of Illinois*, Champaign, Ill, Lakeside Press 1913
- Snowden, Clinton A., *History of Washington; the Rise and Progress of an American State*. New York, NY, The Century History Company, 1911
- Hunt, Herbert, *Tacoma and its Builders; a Half Century of Activity*. Chicago, IL, S. J. Clarke Publishing Co. 1916, Volumes 1 & 2

Archives & Repositories:

Tacoma Public Library, Northwest Room, Tacoma-Pierce County Building Index
Tacoma Public Library, Northwest Room, Obituary Index
Washington State Historical Society, Special Collections, Tacoma
Pierce County Assessor's Office
City of Tacoma Public Works; Building Department Permit Records and GIS Maps.
University of Puget Sound, Collins Memorial Library
US Census Records
American Institute of Architects, Washington DC, Roster of Members and Membership Files
Ancestry.com and Familysearch.com

Maps:

Metsker Maps

- 1926 "Metsker's Atlas – Tacoma Washington. Metsker, Chas F., Metsker Map Co.
Tacoma Washington
- 1950 "Metsker's Reference map of Tacoma Washington". Metsker, Chas F., Metsker
Map Co. Tacoma Washington

Plummer Maps

- 1890 "Map of the City of Tacoma and Environs, Washington" Plummer, Fred G.,
Published by Allen C. Mason, Tacoma Washington
- 1891 "Traven's Map of Tacoma and Environs, Washington". Plummer, Frederick G., Tacoma
Washington.

College Park Historic District
Name of Property

Pierce County, WA
County and State

Sanborn Fire Insurance Company, Maps of Tacoma

1896, 1912, 1930 and 1950, Tacoma Public Library collection

City of Tacoma Maps

1906
1950 "Communities and Recreation Areas". City Planning Commission, City of Tacoma
1950 "Tacoma Washington Metropolitan Area, Section 31-21-3". Building Quality
Assessment Map. City of Tacoma
1956 "City of Tacoma Zoning Map", City of Tacoma

Other Maps

1901 "Tacoma" Cram's Atlas. Cram, George, Chicago, Illinois
1928 "Tacoma circa 1928". Paine, R. E. & Weer, F. A. Rail Lines in the City of Tacoma

Photographs

Tacoma Public Library, Northwest Room
Washington State Historical Society, Research Facility
University of Washington, digital collection
University of Puget Sound, digital collection
Tacoma Public Utilities, photograph archives.
All current photographs of properties were taken by Jeffrey J. Ryan, in late 2015 and early 2016

Aerial Photographs

City of Tacoma
City of Tacoma's govME website, GIS Maps: www.govme.org/gmap/MGMain.aspx, 1931, 1940, 1950, 1973
and 1990.
Tacoma Public Library, Richards Collection.
University of Puget Sound, Digital Collection.

Newspaper & Journal Articles:

Note articles regarding individual properties are noted with property descriptions.

Badgerow Addition:

Advertisement & Map. Tacoma Daily Ledger 28 Apr. 1907, p. 19
"Many New Additions Find Ready Buyers". Tacoma Daily Ledger 9 Jun. 1907, p. 16
"Sales in Badgerow Addition". Tacoma Daily Ledger. 8 Sep. 1907, p. 16
"Badgerow Tract Excellent Seller". Tacoma Daily Ledger 27 Sep. 1908, p. 35
"Badgerow Addition Sales Plentiful". Tacoma Daily Ledger 9 May 1909, p. 43
"New Badgerow Homes, Badgerow Additions Sales". 1 Aug. 1909, p. 40
Illustration of home in Block 18. Tacoma Daily Ledger 8 Aug. 1909, p. 38
"Immense Fortunes made in Tacoma Real Estate". Tacoma Daily Ledger 26 Sep. 1909, p. 37
Advertisement with Illustrations "Close Out Sale". Tacoma Daily Tribune 22 May 1910, p. 16
Illustration of Sales Office. Tacoma Daily Ledger 12 Jun. 1910, p.
"New Homes Going Up". Tacoma Daily Ledger 16 Oct. 1910, p. 36
"Home Again on Market". Tacoma Daily Ledger 30 Apr. 1911, p. 48
Advertisement "Lots Guaranteed to Increase In Value". Tacoma Daily Ledger 14 May 1911, p. 44
Advertisement. Tacoma Daily Ledger 21 May 1911, p. 37
Illustration of three homes. Tacoma Daily Ledger 23 Mar. 1913, p. 20
"Many Good Examples". Tacoma Daily Ledger 20 Jul. 1913, p. 24

College Park Historic District

Pierce County, WA

Name of Property

County and State

Illustration of Home. Tacoma Daily Ledger 12 Oct 1913, p. 16
Illustration of Home for Sale. Tacoma Daily Ledger 2 Nov. 1913, p. 22
"New Buyers in North End to Build Homes". Tacoma Daily Ledger 21 Mar. 1915, p. 28
"Residence Property moving Briskly Now". Tacoma Daily Ledger 20 Aug 1916, p. 23
"Progress Shown in the North End". Tacoma Daily Ledger 4 May 1910, p. B7
Illustration 1909 & 1919. Tacoma Daily Ledger 29 Jun. 1919, p. B6
"Eastern Realtor Boosts Tacoma". Tacoma Daily Ledger 3 Feb 1924, p. B5
"Pickup in Realty is Predicted". Tacoma News Tribune 01 Nov 1936, p. B8
"Surprised at Realty Values in Tacoma". Tacoma News Tribune 28 Nov 1937, p. B8

Baker's First Addition:

Advertisement. Tacoma Daily Ledger 1 Jan. 1889, p. 8
"Another Addition". Tacoma Daily Ledger 26 Jan. 1889, p. 4
Advertisement. Tacoma Daily Ledger 27 Jan. 1889, p. 8
"Plat Filed". Tacoma Daily Ledger 5 Feb. 1889, p. 7
"... Stearn's Investment Company". Tacoma Daily Ledger 12 Apr. 1914

The Bullett Addition:

"Bullitt's Tract last on the Point Line". Tacoma Daily Ledger 15 May 1910, p. 44
Advertisement. Tacoma Daily Ledger 19 Jun. 1910, p. 39
"Bullitt Addition Placed on the Market" Tacoma Daily Ledger 26 Jun. 1910, p. 38
"... Stern Investments Company". Tacoma Daily Ledger 12 Apr. 1914, p. 26
"New District to be opened up near C.P.S.". Tacoma Daily Ledger 22 Apr. 1923, p. B10
"Better Built Homes Planned for Bullitt Addition". Tacoma Daily Ledger 01 Jul. 1923, p. E8
Advertisement. Tacoma Daily Ledger 12 Sep. 1926, p. E6
"R. E. Anderson Company Takes over Addition". Tacoma Daily Ledger 03 Jan 1932, p. D1
"New Home in Bullitt Addition" Tacoma Daily Ledger 15 May 1932, p. D6

College Addition:

Platted by Govnor Teats from the former Star Berry Farm, 10 acres, Fifty Lots.
"College Addition to Open Monday". Tacoma Daily Ledger 11 Nov. 1924, p. C6
Advertisement. Tacoma Daily Ledger 13 Jun. 1926, p. E5
"North End Tract Back on Market". Tacoma Daily Ledger 6 Mar. 1927, p. E10
"80,000 for new homes in North End". Tacoma Daily Ledger 22 May 1927, p. A8
"College Addition has Building Boom". Tacoma Daily Ledger 9 Dec. 1928, p. E7

College District:

Tacoma Planning Commission, City of Tacoma. Parks, Play Areas, Schools, a Part of the Tacoma Master Plan.
Tacoma, WA. 1950, 710.5 T110 Vol. VI p. 35 (TPL)

Coulter's Addition:

Advertisement. Tacoma Daily Ledger 05 May 1887, p. 6
"Big Sales in". Tacoma Daily Ledger 18 Dec 1887, p. 4
Advertisement. Tacoma Daily Ledger 29 April 1888, p. 1
"West End Activity". Tacoma Daily Ledger 30 Dec 1889, p. 4
Advertisement. Tacoma Daily Ledger 01 Jan 1890, p. 11
Advertisement. Tacoma Daily Ledger 01 Jan 1891, p. 14
"College Attracts Builders". Tacoma Daily Ledger 14 Sep. 1924 p. E8

Muller-Lindahl Addition:

"Lots Only Mile Out at Wildwood Prices". Tacoma Daily Ledger 15 May 1910, p. 44

College Park Historic District

Name of Property

Pierce County, WA

County and State

Tibbal's Addition:

"Will Erect New Homes". Tacoma News Tribune 6 mar.1938, p. B8
Mentioned. Tacoma News Tribune 3 Apr. 1938, p. A12

College Park Historic District
Name of Property

Pierce County, WA
County and State

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property 125 acres
(Do not include previously listed resource acreage.)

UTM References NAD 1927 or ☒ NAD 1983

(Place additional UTM references on a continuation sheet.)

1	10	539032	5235006	4	10	539509	5233815
	Zone	Easting	Northing		Zone	Easting	Northing
2	10	539836	5235022	5	10	539508	5234797
	Zone	Easting	Northing		Zone	Easting	Northing
3	10	539826	5233804	6	10	539022	5234799
	Zone	Easting	Northing		Zone	Easting	Northing

Or Latitude/Longitude Coordinates

(enter coordinates to 6 decimal places)

1 _____
Latitude Longitude

3 _____
Latitude Longitude

2 _____
Latitude Longitude

4 _____
Latitude Longitude

College Park Historic District
Name of Property

Pierce County, WA
County and State

Verbal Boundary Description

The nominated district is located in the NE ¼, Section 6, Township 21 north, Range 3 East & Section 31, Township 20 North, Range 3 East, of the Willamette Meridian, in Pierce County Washington. The polygon's vertices are marked by the following UTM reference points starting from the northwest corner than proceeding clockwise: 1: 539032 - 5235006, 2: 539836 - 5235022, 3: 539826 - 5233804, 4: 539508 - 5234797, 5: 539508 - 5234797, 6: 539022 - 5234799.

Boundary Justification

The College Park Historic District boundary follows the accepted neighborhood boundary recognized by the residents and community. The boundary follows arterial streets and established boundary lines between neighborhood districts; boundary lines between dissimilar land use zones and the property owned by the University of Puget Sound. To the south of the district is the Sixth Avenue Business District, the boundary line was selected at a natural transition between the newer commercial district and the residential district. The western boundary runs along North Alder Street an arterial street, which is also the principal boundary for the University. A portion of the southern boundary also runs along the boundary of the University at North 18th Street. Both Union Avenue to the west and 21st Street to the north are higher traffic arterial streets. To the east the boundary represents the recognized boundary for Buckley Addition.

11. Form Prepared By

name/title	<u>Jeffrey J. Ryan, Architect</u>		
organization	<u>Resident of the Neighborhood, Ryan Architecture</u>	date	<u>March 15, 2017</u>
street & number	<u>3017 North 13th Street</u>	telephone	<u>253.759.0161</u>
city or town	<u>Tacoma</u>	state	<u>WA</u> zip code <u>98406</u>
e-mail	<u>jjryan@harbornet.com</u>		

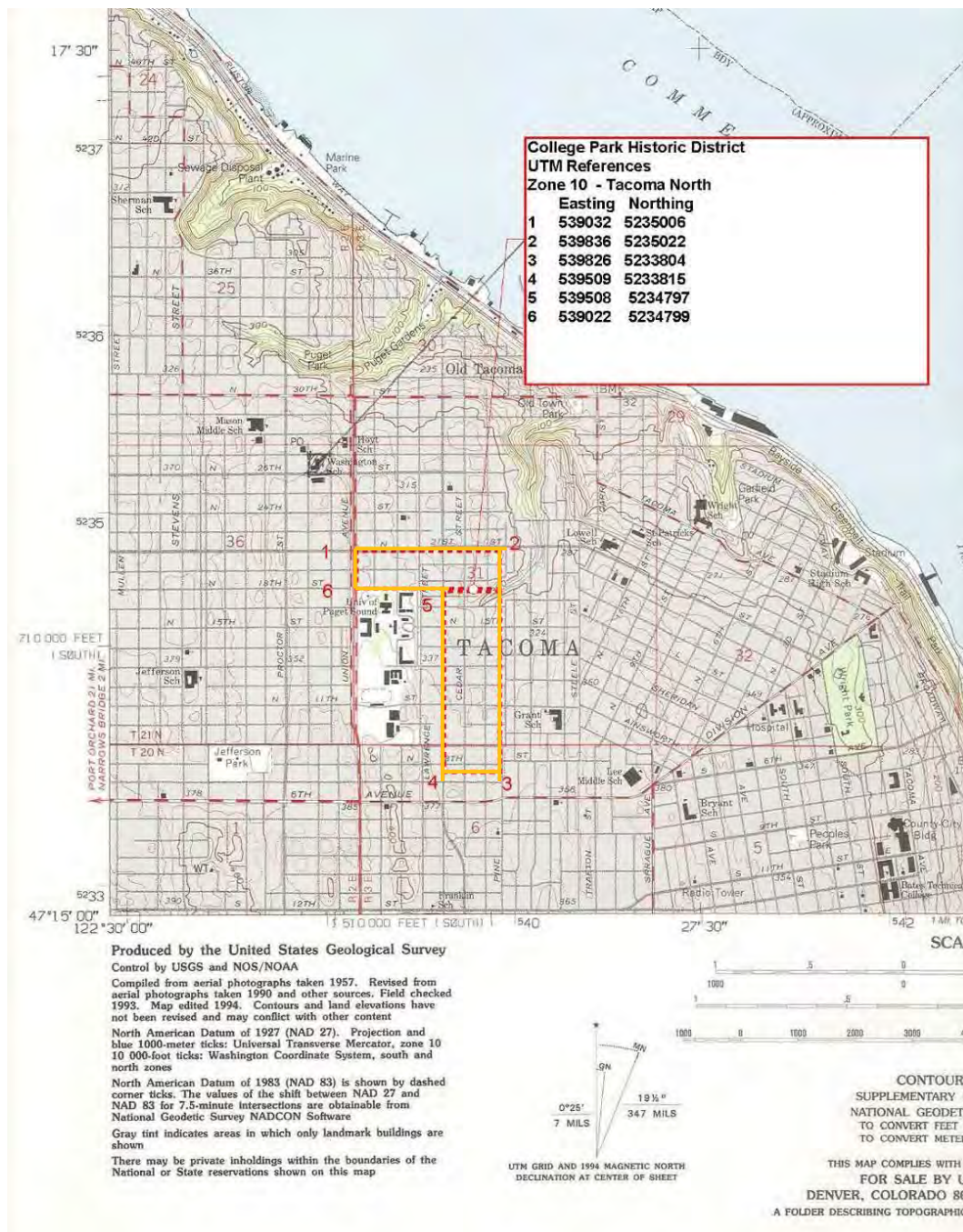
College Park Historic District
Name of Property

Pierce County, WA
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map (7.5 or 15 minute series) indicating the property's location.
- **District maps** for historic districts, noting address, house layout on site, accessory building, age distribution of homes and with key for all photographs to this map.
- **Continuation Sheets**



USGS Map - North Tacoma

College Park Historic District
 Name of Property

Pierce County, WA
 County and State



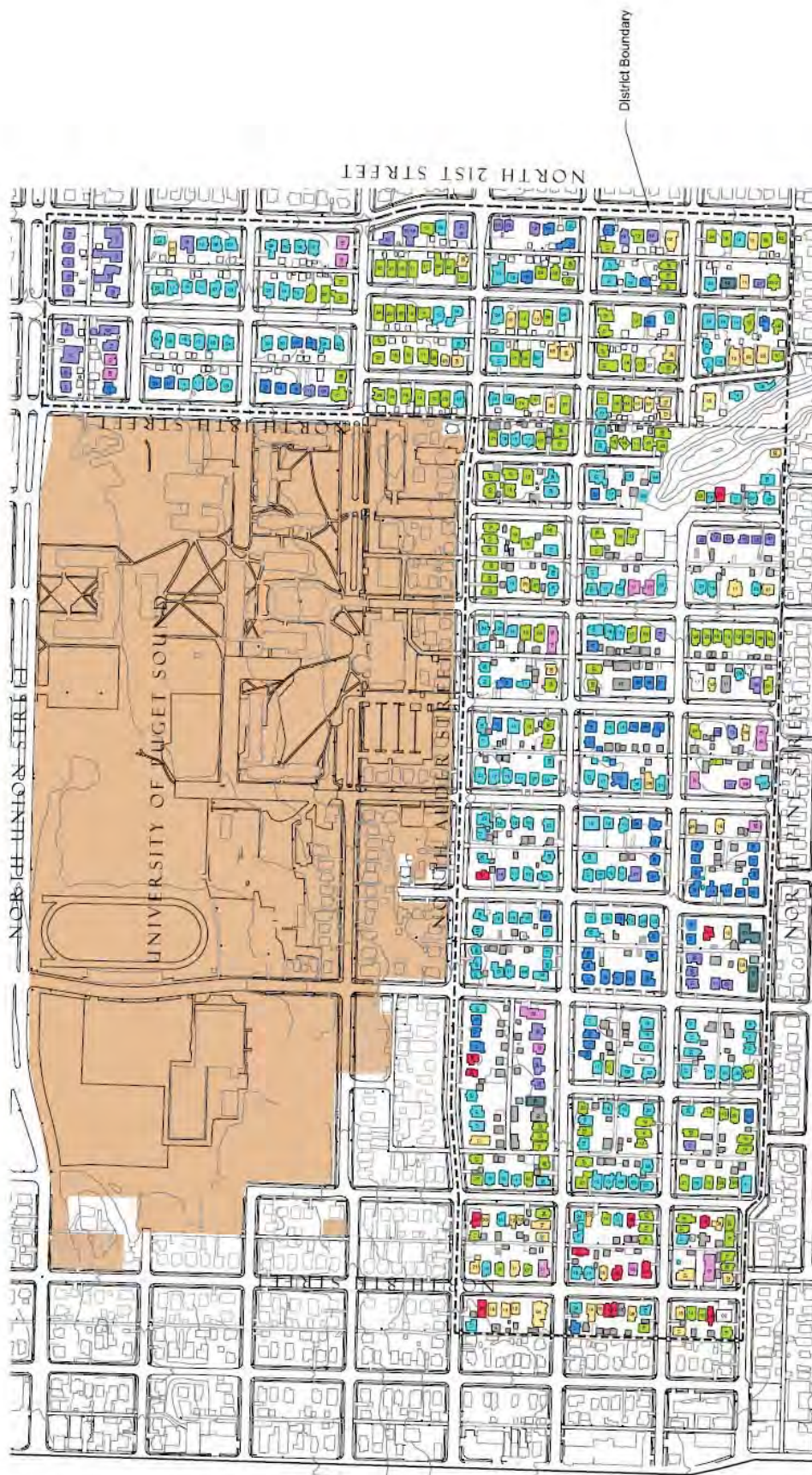
COLLEGE PARK HISTORIC DISTRICT

HISTORIC CONTRIBUTING RATING MAP

- HISTORIC CONTRIBUTING PROPERTIES
- HISTORIC NON-CONTRIBUTING PROPERTIES
- NON-CONTRIBUTING PROPERTIES

College Park Historic District
 Name of Property

Pierce County, WA
 County and State



COLLEGE PARK HISTORIC DISTRICT

HOME CONSTRUCTION BY DECADE



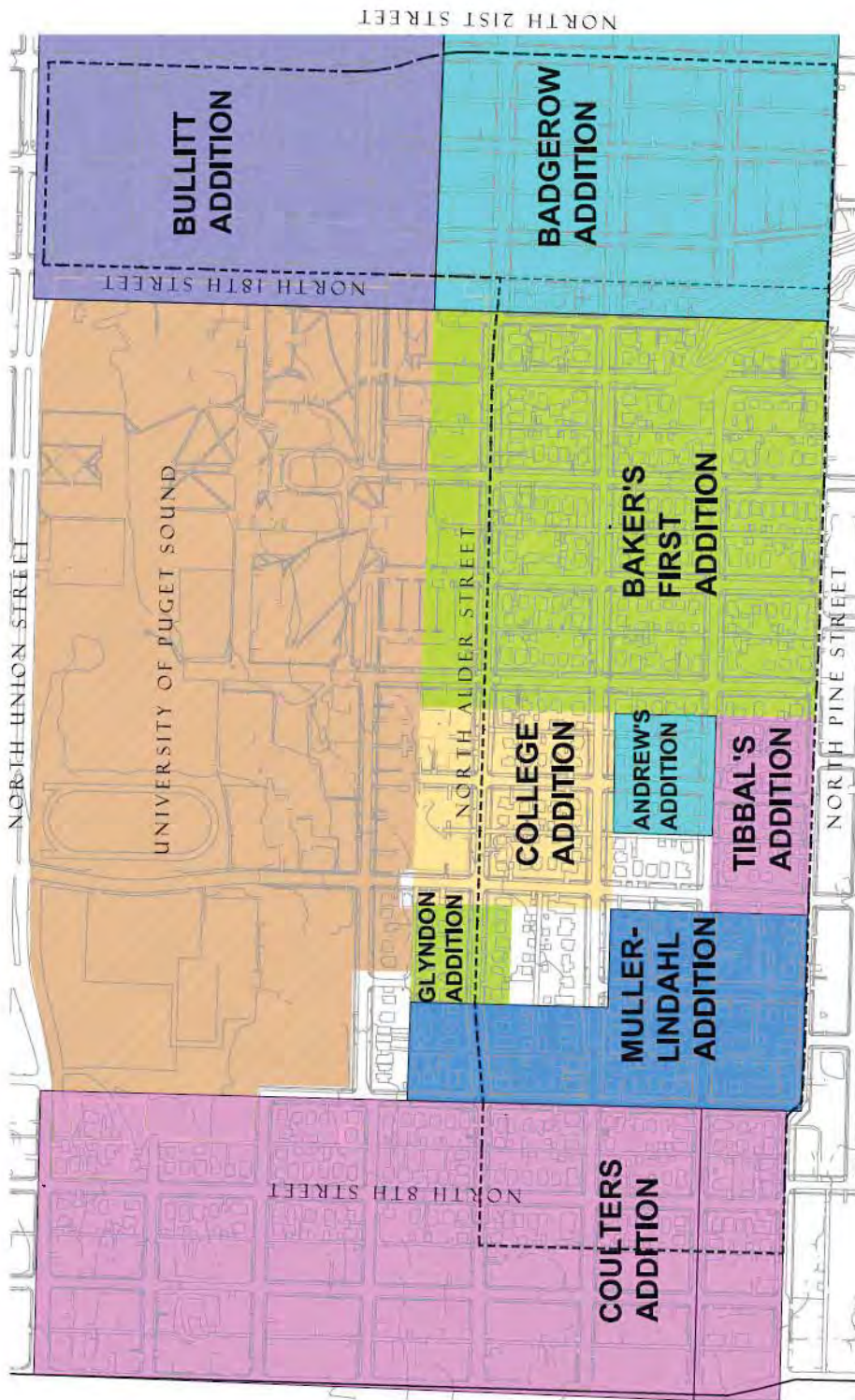
College Park Historic District
Name of Property

Pierce County, WA
County and State



College Park Historic District
 Name of Property

Pierce County, WA
 County and State



COLLEGE PARK HISTORIC DISTRICT

MAP OF PLATTED ADDITIONS WITHIN THE DISTRICT

College Park Historic District
Name of Property

Pierce County, WA
County and State

HISTORIC MAPS AND IMAGES:



April 9, 1922. View north up Pine street at North 8th street towards the College Park District neighborhood, Marvin Boland Collection, Tacoma Public Library. Congregation of Epworth United Methodist Church marching to site of new church at 710 S. Anderson Street



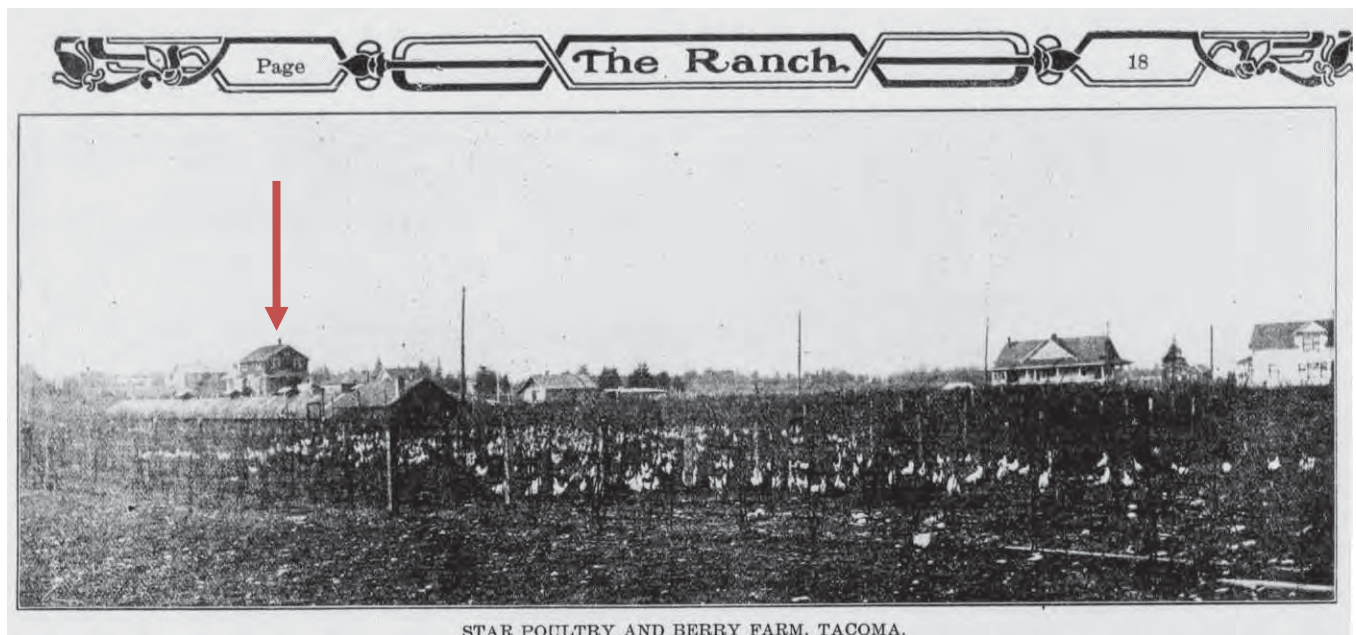
October 2, 1924 View east from Jones Hall College of Puget Sound towards the College Park District two blocks away, 15th street on left, Marvin Boland Collection, Washington State Historical Society.

College Park Historic District
Name of Property

Pierce County, WA
County and State



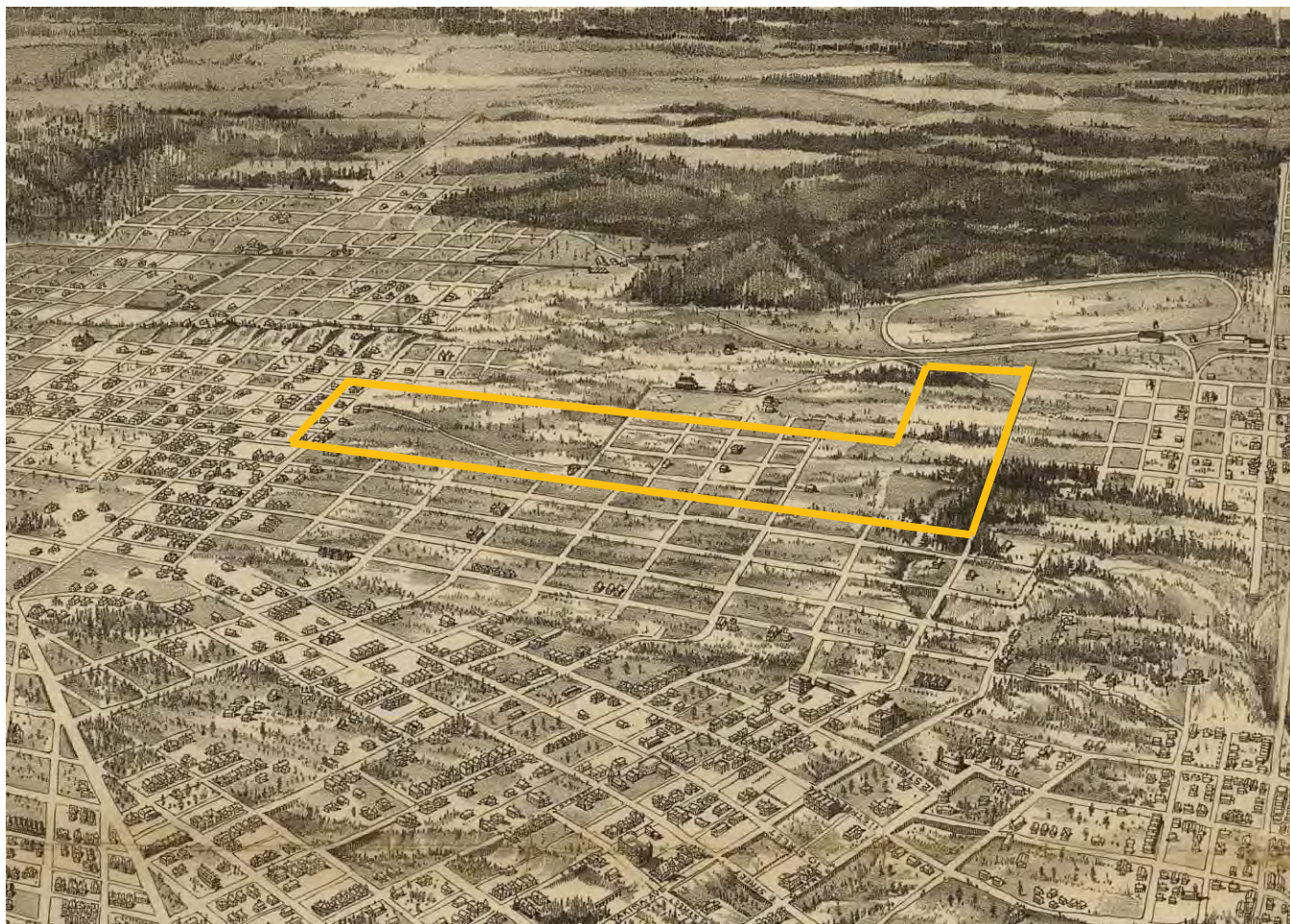
Star Berry and Poultry Farm 1907, view northeast from approximately North 12th street and Lawrence, House on Left is Govnor Teats Residence on 13th and Alder (University of Puget Sound, House in upper center of photograph is 1201 Alder. The Farm was developed as the College Addition. Washington State Historical Society Collection.



Star Poultry and Berry Farm, view southeast, The Ranch Magazine 1911 May 01, pg. 18
1201 North Alder to left in image, Govnor Teats House second from Right.

College Park Historic District
Name of Property

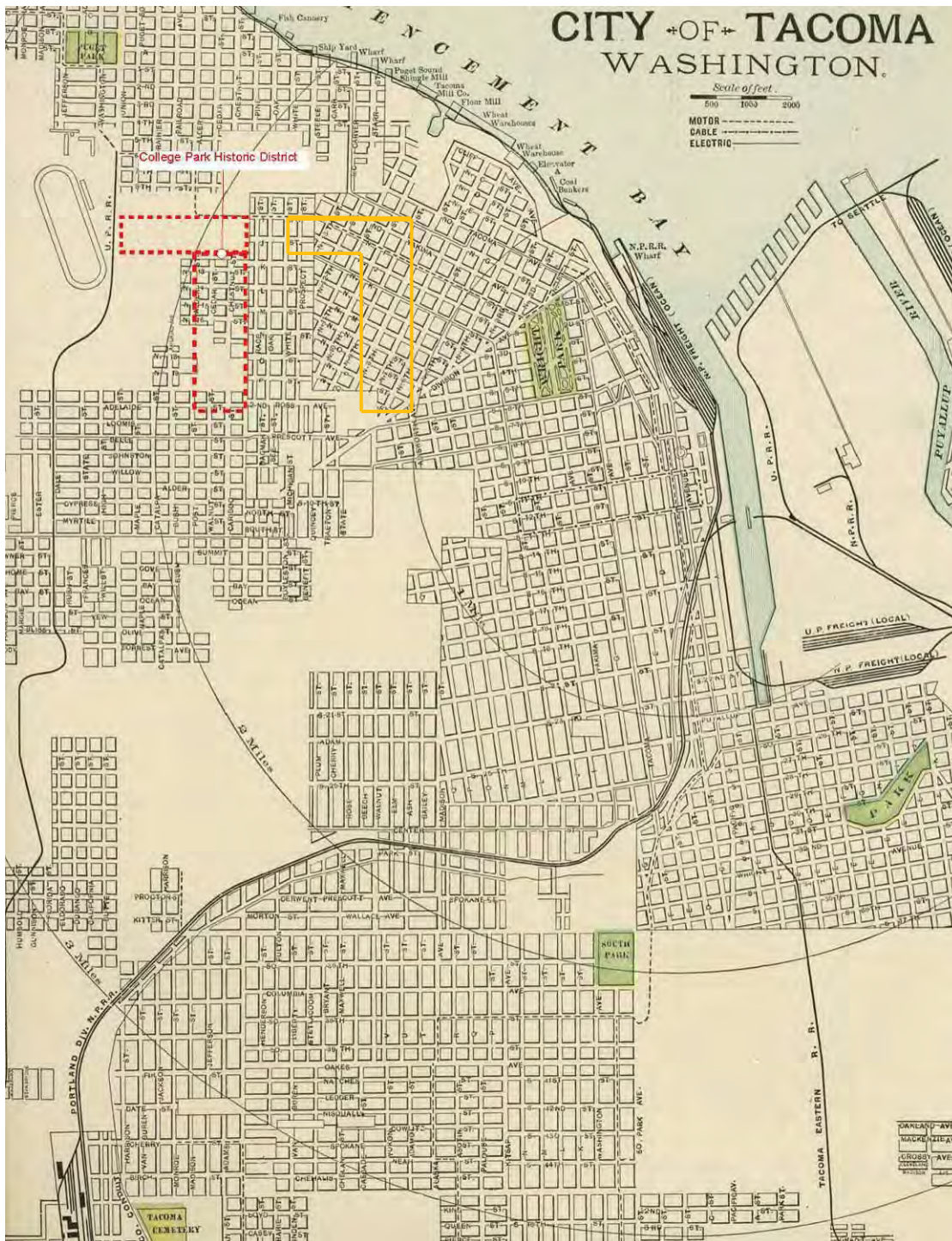
Pierce County, WA
County and State



Tacoma City 1893 portion of map publish by J. R. McIntyre Tacoma, College Park District in Center of Image

College Park Historic District
Name of Property

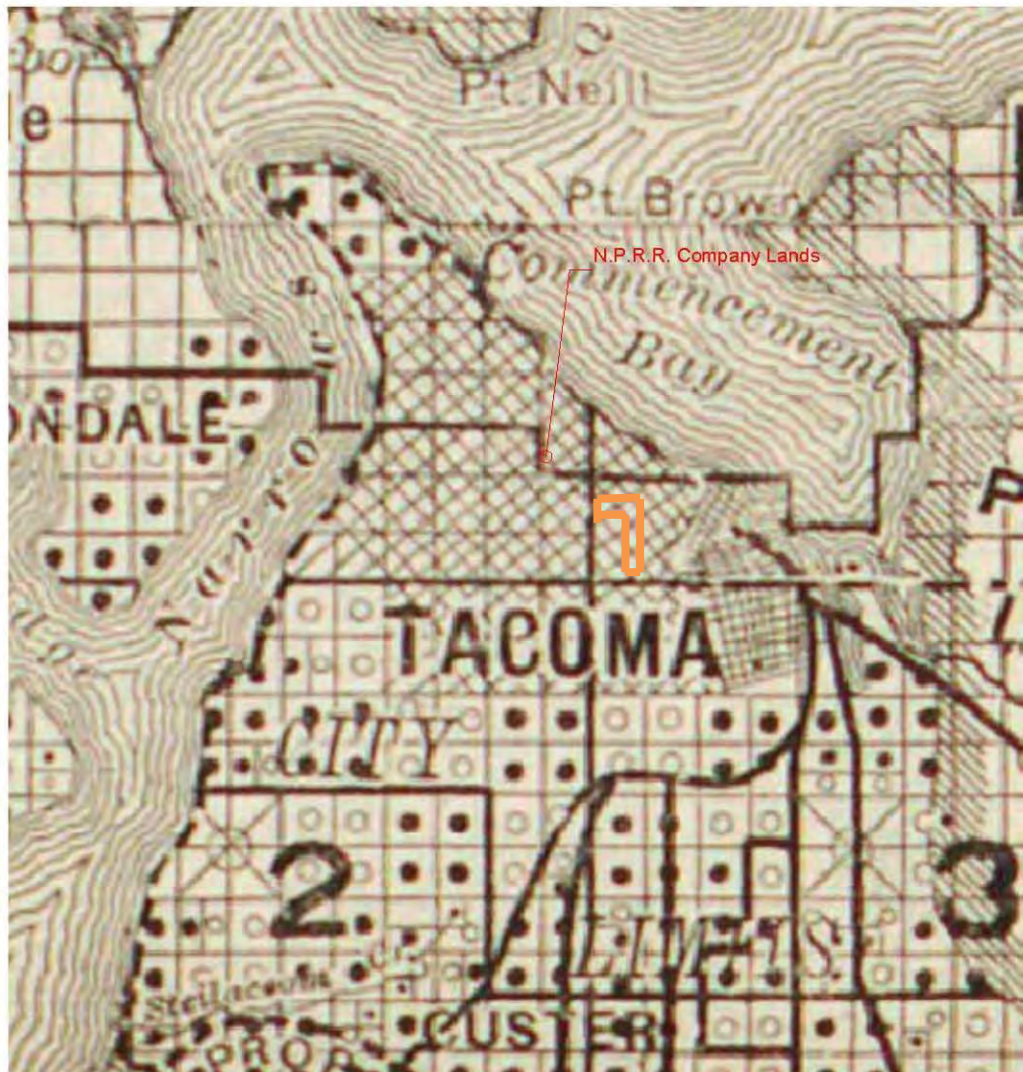
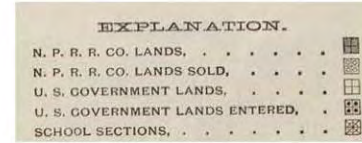
Pierce County, WA
County and State



1891 Map of Tacoma, Allen Mason's Map of Tacoma

College Park Historic District
Name of Property

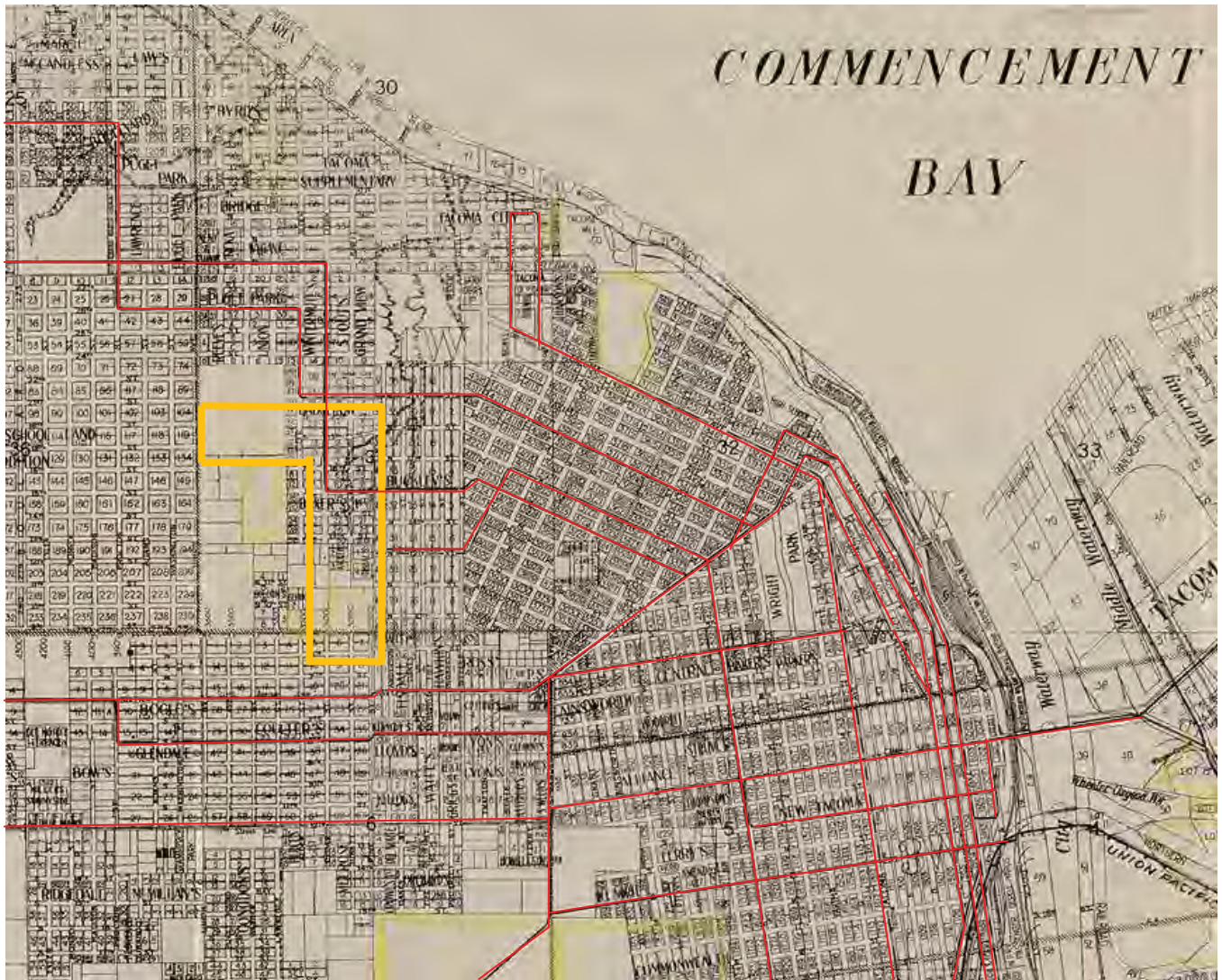
Pierce County, WA
County and State



1892 N. P. R. R. Lands Map, Washington State Archives collection

College Park Historic District
Name of Property

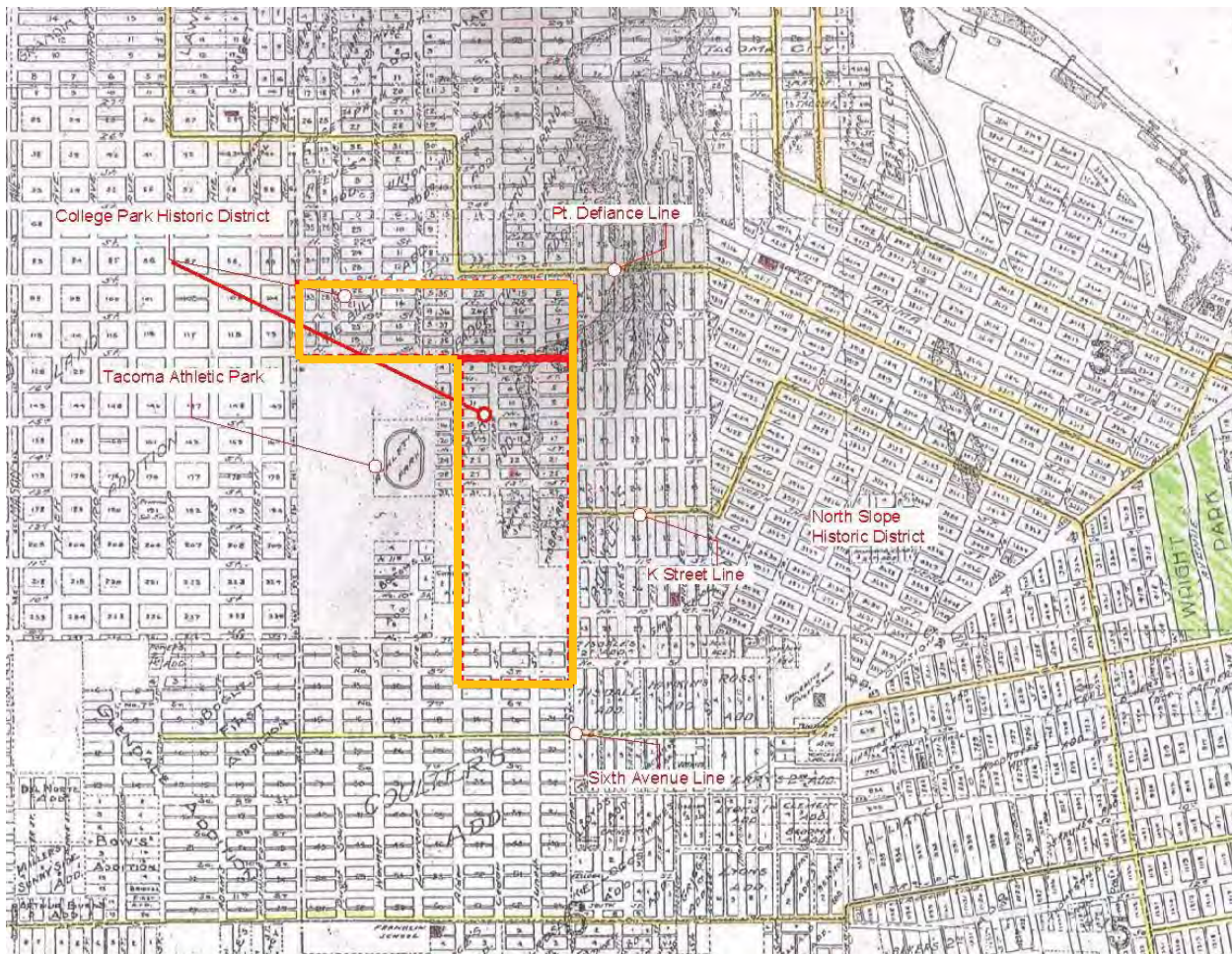
Pierce County, WA
County and State



1907 Map of Tacoma, D.H. White, Washington State Archives collection, showing street car routes through District in red.

College Park Historic District
Name of Property

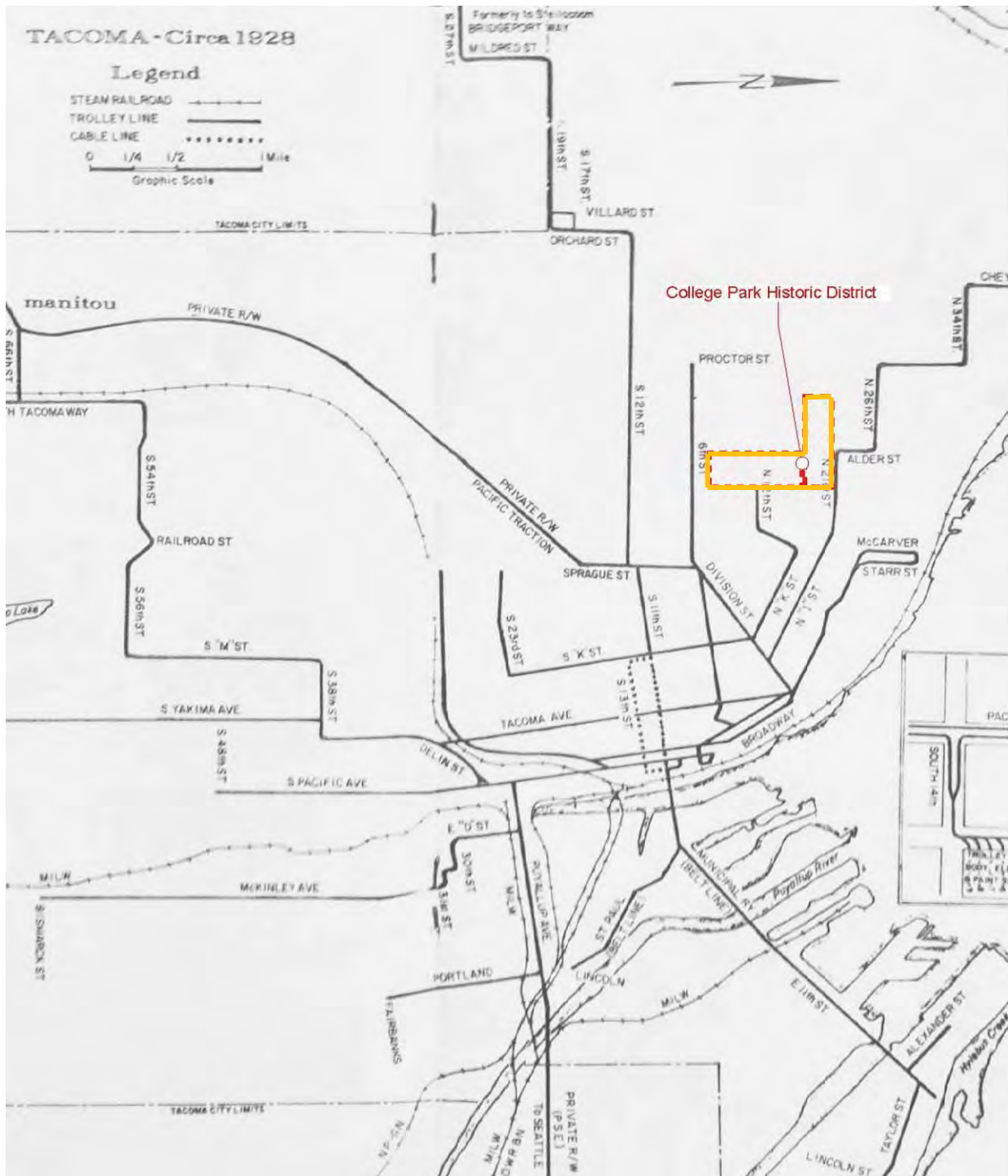
Pierce County, WA
County and State



Ca.1915 City of Tacoma Map with Street Car routes

College Park Historic District
Name of Property

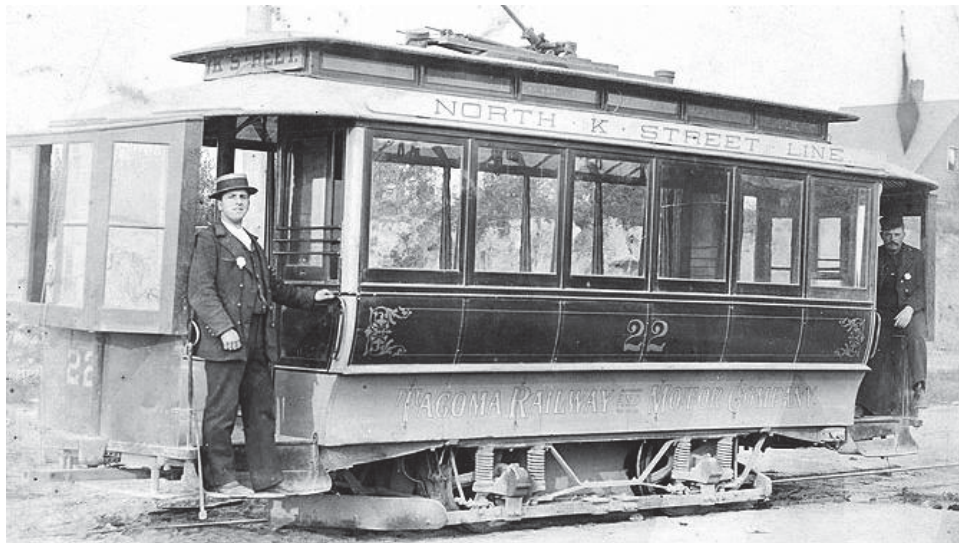
Pierce County, WA
County and State



1928 City of Tacoma Street Car Map

College Park Historic District
Name of Property

Pierce County, WA
County and State



Tacoma Railway and Motor Co, North K Street Line, ca. 1895, Photographer unknown, WSHSM Collection



1893 Sixth Avenue Trolley, Glendale was west of the district near present day Proctor Street, Photographer unknown

College Park Historic District

Name of Property

Pierce County, WA

County and State



Point Defiance Tacoma & Edison Railway Co. Trolley, West of K St. Line ca. 1888, Tacoma Public Library collection, photographer unknown



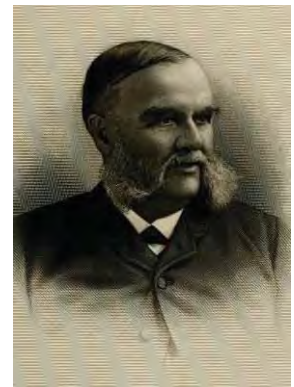
Gordon R. Badgerow
Badgerow Addition



John S. Baker
Bakers First Addition



Govnor Teats
College Addition



John C. Bullitt
Bullitt Addition

Land developers behind the four largest platted additions in the district.

Pierce County, WA
County and State

BADGEROW ADDITION

TO TACOMA, WASHINGTON.

Vol. 6 Page 62

3-30-1907

This is to certify that Edward M. Badgerow is the owner of the following described property located in Section 21, Township 21 North, Range 3 East of the Meridian, T11N, R3E, 11W, S. 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825

Badgerow Addition 1907, City of Tacoma

College Park Historic District
Name of Property

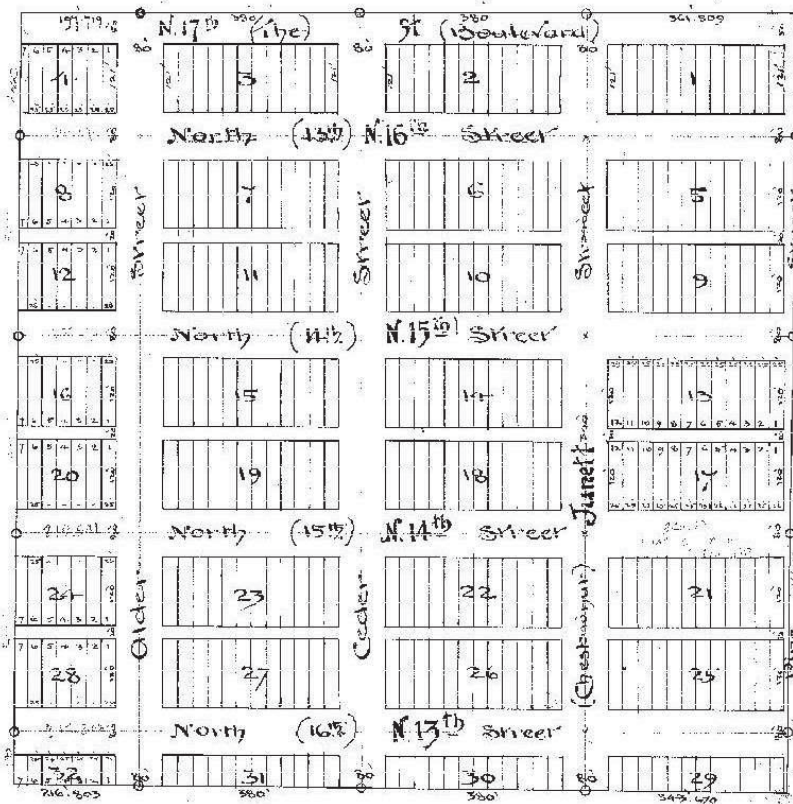
Pierce County, WA
County and State

Baker's 1st Add.

Book 2, Page 118.

All of the N.E. 1/4 of the S.W. 1/4 of Sec. 31 T.21 N. R. 3 E.

2-2-1889



Baker First Addition 1889, City of Tacoma

College Park Historic District
Name of Property

Pierce County, WA
County and State

**COLLEGE ADDITION
TO TACOMA, WASHINGTON**

This is to certify that Erie Land Company, a corporation organized and existing under the laws of the State of Washington, having its principal place of business at Tacoma, Washington, do hereby certify that the Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4) of the Southwest quarter (SW 1/4) of Section thirty-one (31), Township twenty-one (21), North of Range three (3), East of T-7N, and containing ten acres more or less, have caused the same to be surveyed and platted as shown herein, to be known as College Addition to Tacoma, Washington, and that the said Company, hereby surrenders and dedicates to the use of the public, forever the streets and alleys shown herein, and the said Erie Land Company, for itself, its successors and assigns, waives all claims for damages to the property included in the plat by reason of any cuts or fills made in the street and alleys shown on the original platting of the street, and the said corporation further certifies and swears that it is the sole owner of the land above described and that the land covered by the streets and alleys shown is free from all encumbrances including taxes.

In witness whereof the said corporation has caused this plat to be signed by its President and Secretary, and sealed with its corporate seal this 18th day of July, 1923, pursuant to the authority of a resolution of its Board of Directors, duly passed and entered on its records.

Erie Land Company
By Ernest Leach
its President,
Attest, Ralph Teats
its Secretary.

I hereby certify that I have surveyed the within described tract, that this map is correct and that stone monuments are placed at points indicated by dotted lines.

D. H. White
Civil Engineer.

Tacoma, Wash. Aug 16th 1923.
I hereby certify that there are no unpaid State or County taxes on the within described property.

Geo. M. Marsh
Treasurer Pierce County, Washington.

Approved by the City Council of the City of Tacoma, Washington, this 17th day of August, 1923.

A. T. Hawsell
President of City Council.
Alfred Lincoln Martin
City Clerk.

Approved Aug. 17th 1923. Approved Aug. 17th 1923.

A. T. Hawsell Alfred Lincoln Martin
Mayor Commissioner of Public Works.

Approved Aug. 14 1923.

J. M. Russell
City Engineer.

Compared by _____ Indexed by _____

State of Washington } ss On this 18th day of July, 1923, personally appeared before me, Ernest Leach and Ralph Teats known to be the President and Secretary, respectively of Erie Land Company, the corporation that executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the use and purpose therein mentioned and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation. In witness whereof I have hereunto set my hand and affixed my official seal this day and year in this state, first above written.

E. M. Russell
Notary Public in and for said State, residing at Tacoma, Pierce County, Washington.

Filed and recorded at the request of _____ this _____ day of _____ 1923, at minutes past o'clock P. M. on page _____ of record of plats.

Andreas J. G. G. G.
Auditor of Pierce County, Washington.

1046248

College Addition 1923, City of Tacoma

College Park Historic District
Name of Property

Pierce County, WA
County and State

THE BULLITT ADDITION
TO THE CITY OF TACOMA
Scale 1 in. = 200 ft

Vol. 9, Page 61 5-5-1909

THIS IS TO CERTIFY That The Fidelity Trust Company of Tacoma, a corporation organized and existing under the laws of the State of Washington, having its principal place of business at Tacoma Washington, sole owner of the following described tract of land - the Southeast quarter of the Northwest quarter of Section 34, Township 21 North, Range 3 East of the Willamette Meridian, has caused the same to be surveyed and platted as shown on this map, to be hereafter known as - "THE BULLITT ADDITION TO THE CITY OF TACOMA" and that we hereby donate and dedicate to the use of the public forever the streets and alleys shown hereon, and the said The Fidelity Trust Company of Tacoma, for itself, its successors and assigns, waive all claims for damages to the property included in the plat by reason of any cuts or fills made in the streets and alleys therein in the original grading of the street, and the said corporation further certifies and swears that it is the sole owner of the land above described and that the land covered by the streets and alleys shown are free from all incumbrances including taxes.

In witness whereof the said corporation has caused these presents to be signed by its Second Vice President and Secretary and sealed with its corporate seal this 5th day of May, 1909, pursuant and by authority of a resolution of its Board of Trustees duly passed and entered on its records.

The Fidelity Trust Company of Tacoma
By _____ Its Second Vice President
Attest _____ Its Secretary

STATE OF WASHINGTON
COUNTY OF PIERCE } ss.
On this _____ day of _____ 1909, before me personally appeared R.C. Hoffmann and A.B. Prichard, both known to be the Second Vice President and Secretary respectively of The Fidelity Trust Company of Tacoma, the corporation that executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public and ex-officio State Notary of Tacoma, Pierce County, Washington.

I hereby certify that I have surveyed the above described tract, that this map is correct, and that stone monuments are placed at points indicated by circles.

Tacoma _____ 1909
I hereby certify that there are no unpaid state or county taxes on the property described within.

Approved by the City Council of the City of Tacoma, Washington, this _____ day of _____ 1909
President of City Council _____
City Clerk _____
Approved _____ 1909
City Engineer _____
Approved _____ 1909
Commissioner of Public Works _____

Filed and recorded at the request of _____ this _____ day of _____ 1909, at _____ minutes past _____ clock M. on page _____ of record of Maps.

Indexed by _____ Compared by _____ and _____ Auditor of Pierce County, Washington.

The Bullitt Addition 1909, City of Tacoma

Pierce County, WA
County and State

[illegible]

Muller-Lindahl Addition 1912, City of Tacoma

College Park Historic District

Name of Property

Pierce County, WA

County and State



1930 Aerial Photograph, City of Tacoma

College Park Historic District
Name of Property

Pierce County, WA
County and State



1940 Aerial Photograph, City of Tacoma

College Park Historic District

Name of Property

Pierce County, WA

County and State



1941Aug18 - N 21st Street & Union Avenue, view south district on left, Tacoma Public Utilities Collection



1941Aug18 - N. 21st Street & Union Avenue, view east district on right, Tacoma Public Utilities Collection

College Park Historic District

Name of Property

Pierce County, WA

County and State



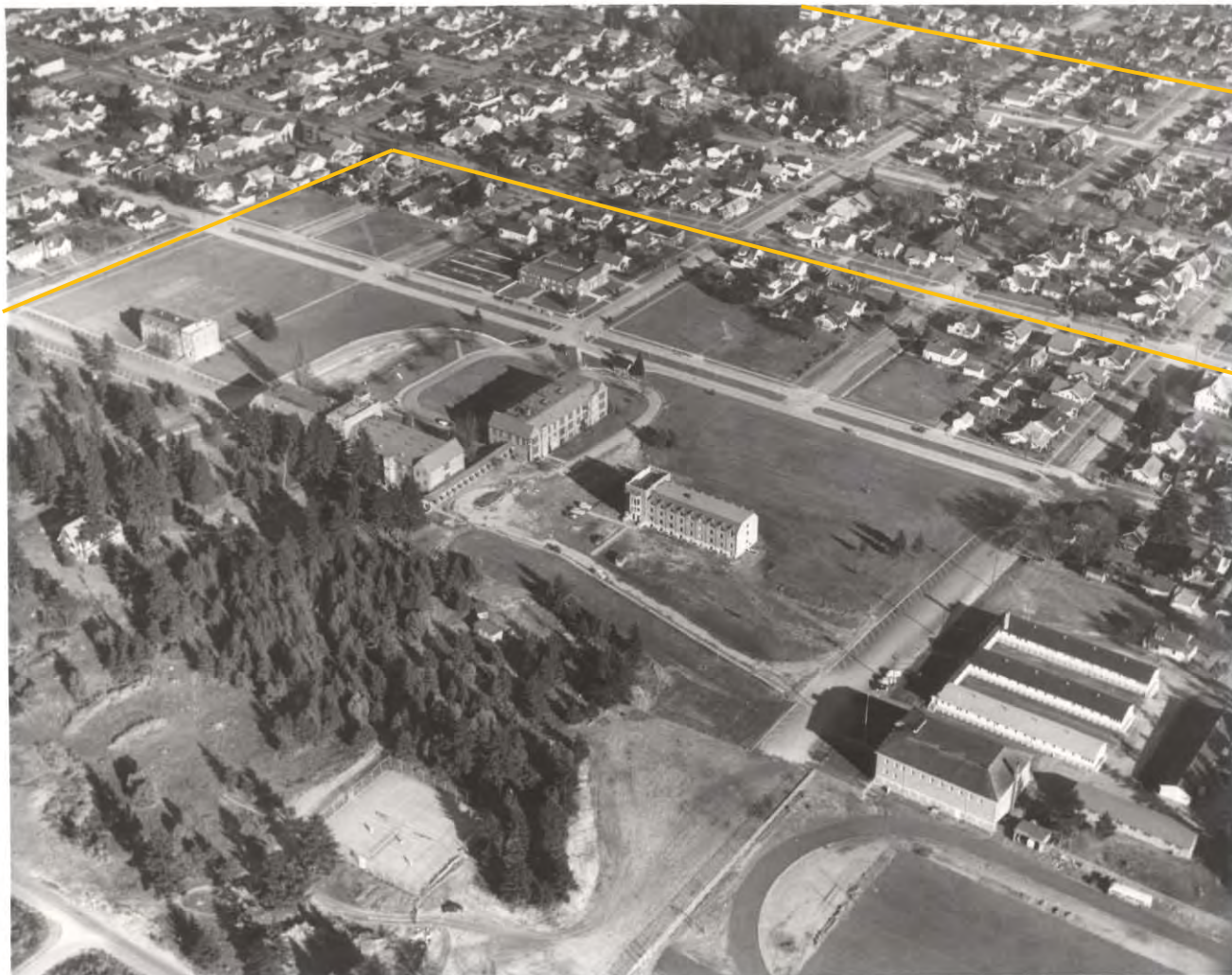
1947 View southeast, Richards's collection, Tacoma Public Library

College Park Historic District

Name of Property

Pierce County, WA

County and State



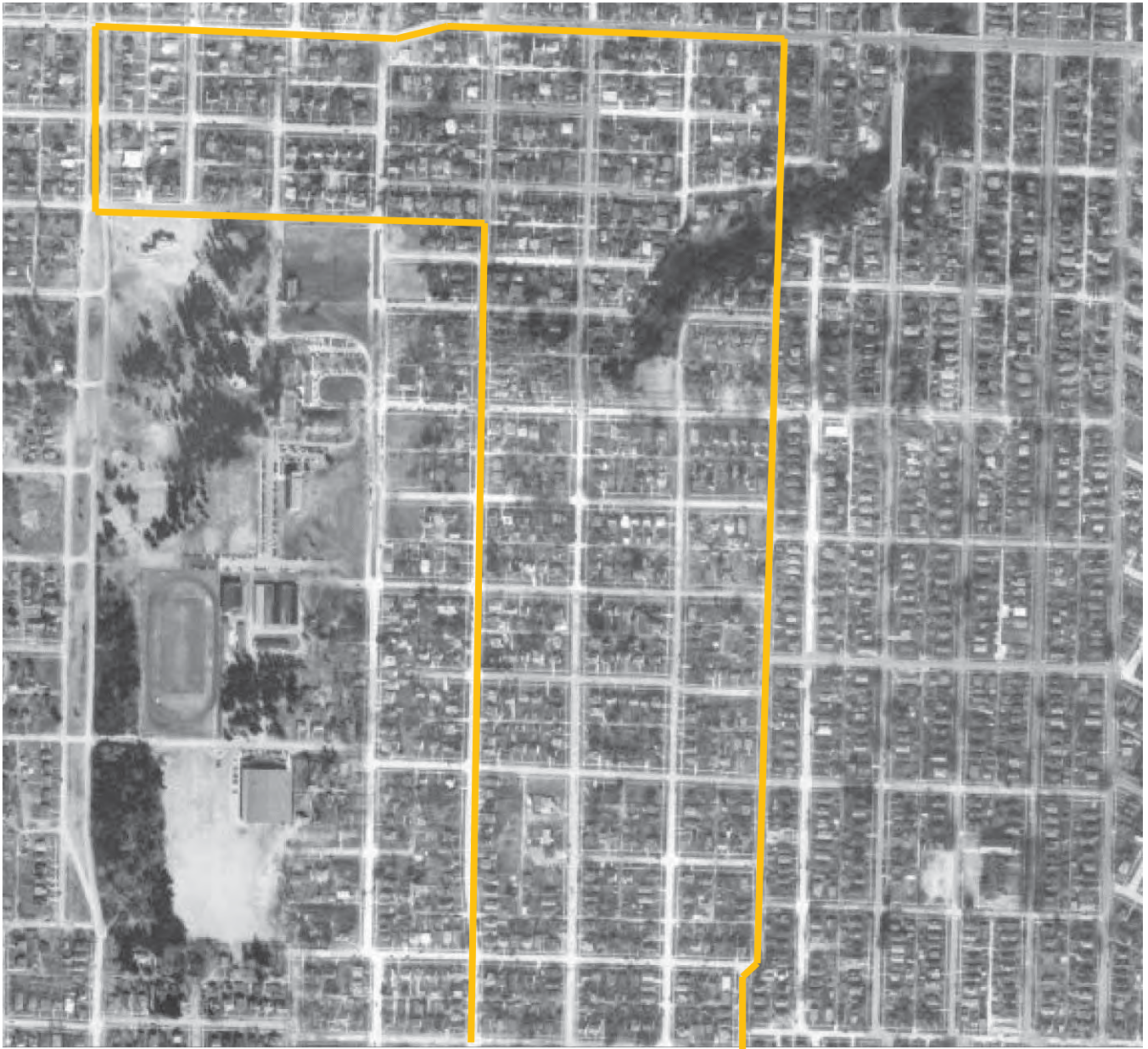
1947 View northeast, Richards Collection, Tacoma Public Library

College Park Historic District

Name of Property

Pierce County, WA

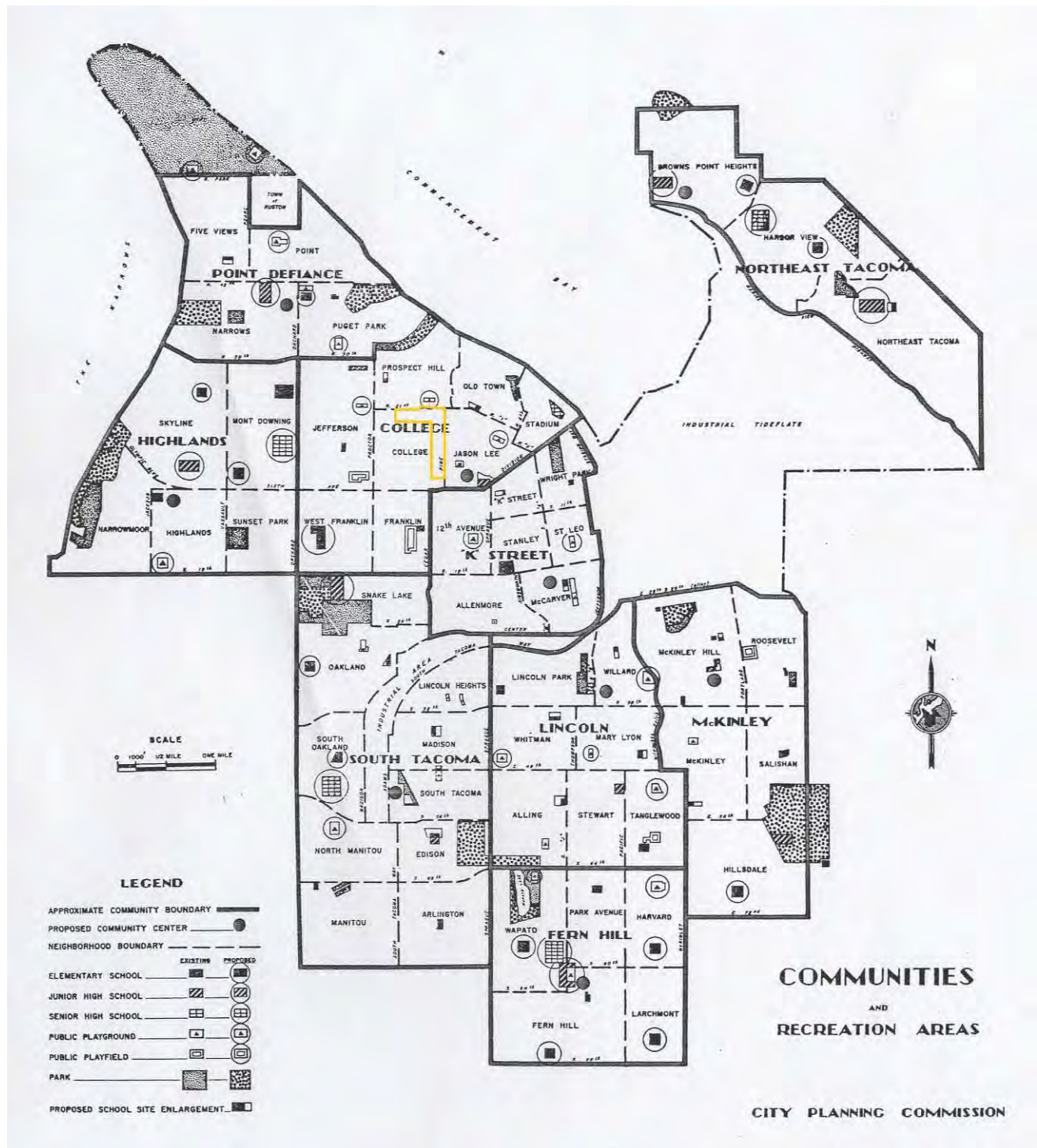
County and State



1950 Aerial Photograph, City of Tacoma

College Park Historic District
Name of Property

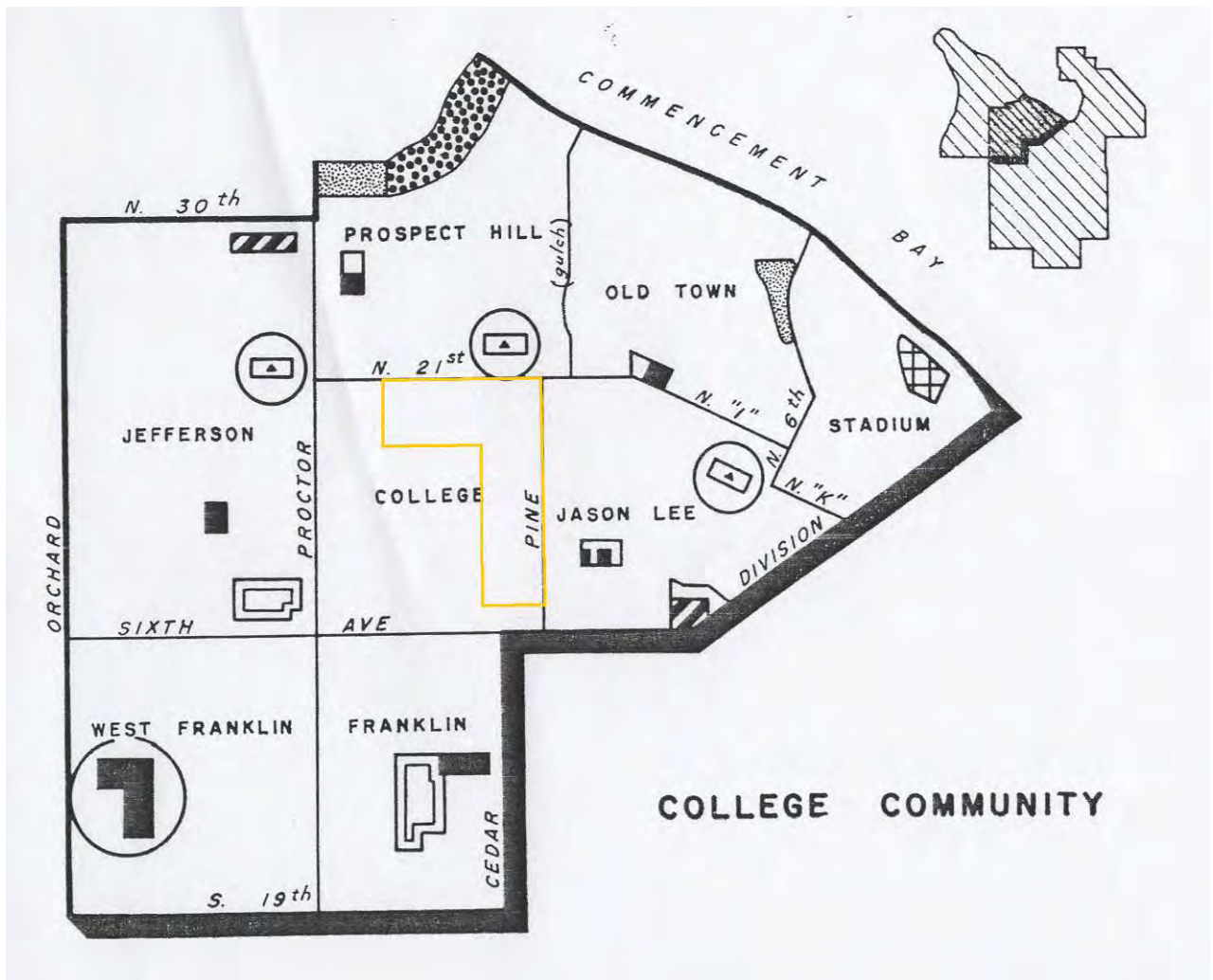
Pierce County, WA
County and State



1952 City of Tacoma Master Plan – Communities and Recreation Areas

College Park Historic District
Name of Property

Pierce County, WA
County and State



COLLEGE NEIGHBORHOOD

The College of Puget Sound occupies the center of this neighborhood and so limits the population possibilities of this neighborhood. No recreation areas are indicated in this neighborhood on the PLATE XII above, but it is hoped that a part of the College Campus may be set aside for childrens' play space or that a playground is secured on the perimeter of this campus.

1952 City of Tacoma Master Plan - College Neighborhood

College Park Historic District
Name of Property

Pierce County, WA
County and State



1939 Aerial View, East of UPS, University of Puget Sound, Collins Library Collection



1954 Aerial View, northeast of UPS view southwest, University of Puget Sound, Collins Library Collection



1954 Aerial View, view north from UPS. University of Puget Sound, Collins Library Collection

College Park Historic District

Name of Property

Pierce County, WA

County and State



1954 Aerial View, north of UPS view south, University of Puget Sound, Collins Library Collection



1954 View from Jones Hall east over quadrangle up N. 15th Street, University of Puget Sound, Collins Library Collection



1968 Aerial View, northeast of UPS view southwest, University of Puget Sound, Collins Library Collection

College Park Historic District

Name of Property

Pierce County, WA

County and State

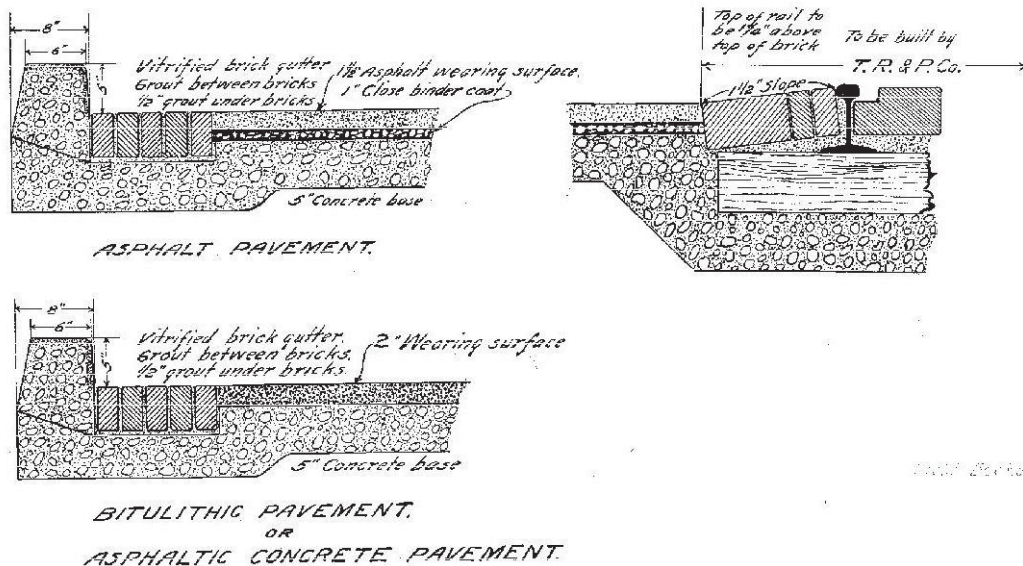


1973 Aerial Photograph, City of Tacoma

College Park Historic District
Name of Property

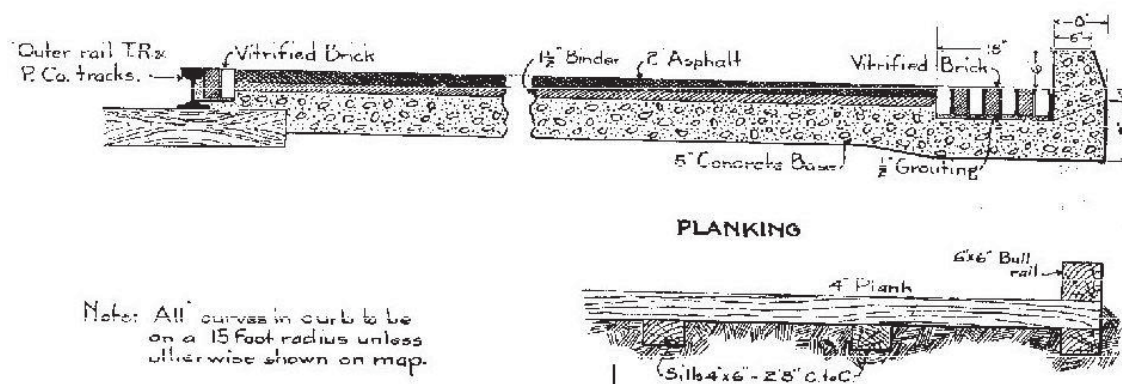
Pierce County, WA
County and State

STREETS & SIDEWALKS:



Gutter and rail detail N. 12th & Pine Street, 1913, City of Tacoma Collection

CROSS-SECTION OF PAVEMENT



Gutter and rail detail N. 21st Street, 1908, City of Tacoma Collection

Pierce County, WA
County and State

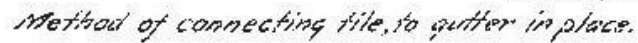


Diagram illustrating the sectional view of a curb and gutter. The curb is shown with a height of 5" x 10" and a width of 3" x 6". The gutter is shown with a height of 3" x 8". The curb is labeled "Iron strap every 8 ft." and the gutter is labeled "5" x 3" x 6" x 8" x 10".

Wooden Curb Detail N. 14th Street, 1912, City of Tacoma Collection

College Park Historic District
Name of Property

Pierce County, WA
County and State



Example of brick gutter, N. Cedar Street north of N. 15th St.



Example of typical neo-historic street lights, N. 13th St.



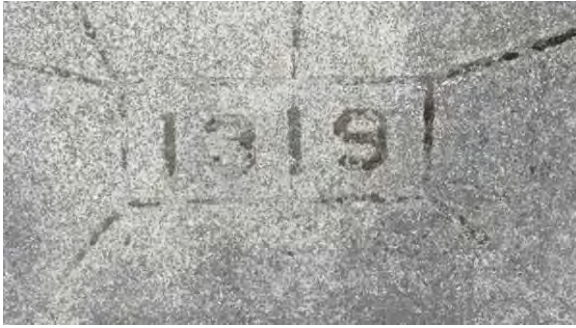
Examples of Street names cast into sidewalks

College Park Historic District

Name of Property

Pierce County, WA

County and State



Examples of House Numbers cast in to pathways



Examples of Contractor stamp cast into sidewalks

College Park Historic District
Name of Property

Pierce County, WA
County and State

NEWSPAPER ACCOUNTS AND ADVERTISEMENTS:

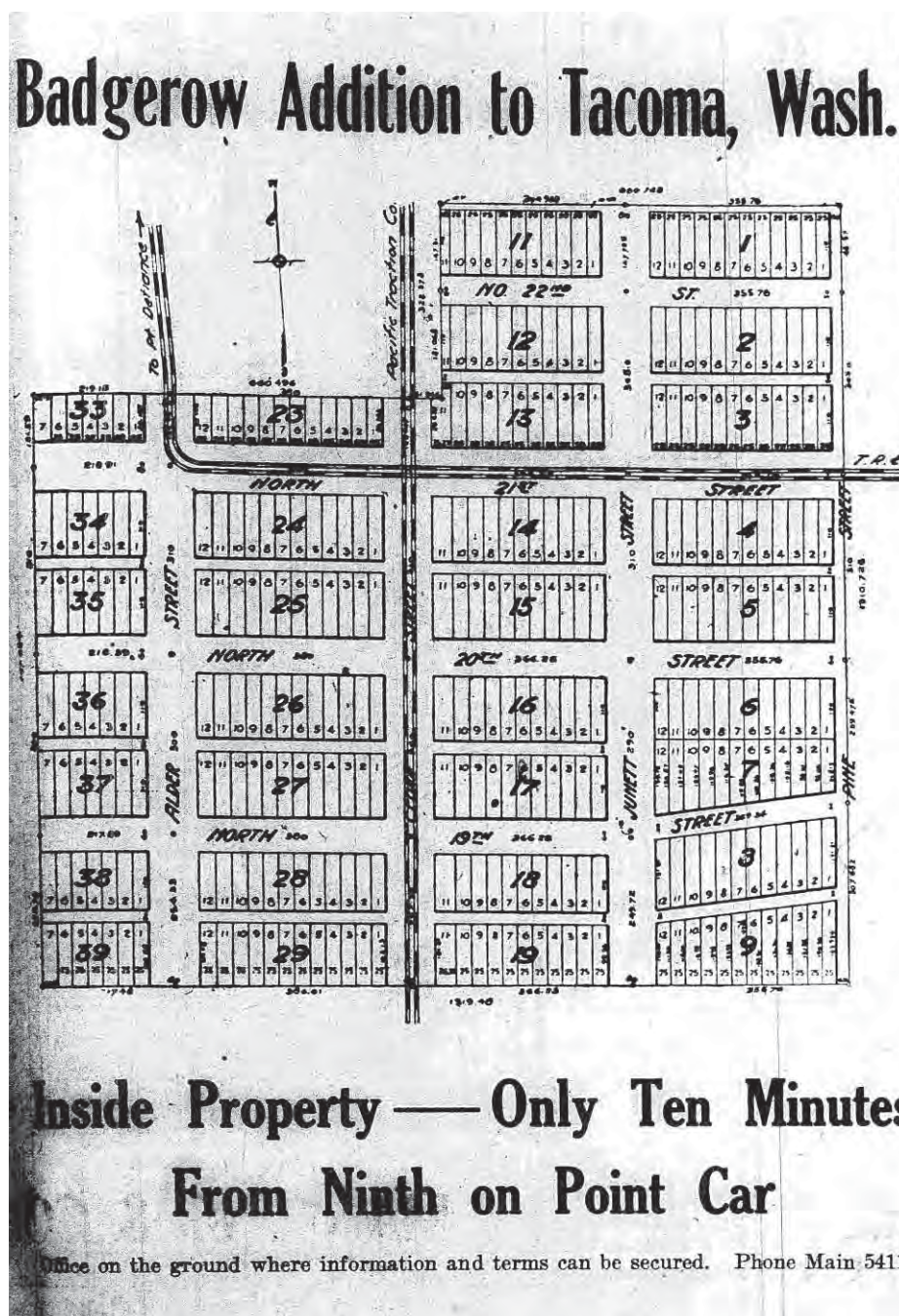
BAKER'S
First Addition,
ON SALE
JANUARY 30, 1889.
Lots \$350, corners \$400.
BALT CASH. APPLY TO
SLAUGHTER & CO.
108 South Tenth Street.
Albright & Manning,
1 & 3 Wright Block.

BAKER'S FIRST ADDITION
TO TACOMA
Is located in the northeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of section 31, township 21 north, range 3 east, containing 40 acres. This tract adjoins Buckley's addition on the west, the south side of which fronts on Mason's Boulevard Motor line. This tract is well located, being high and level, and commands a fine view of the bay and surrounding country. The contract for clearing the entire addition has been let to R. B. Mullen, and a force of men under his supervision will commence work on Monday morning. Lots in this addition will be on sale Wednesday morning, January 30, at 10 o'clock. Prices, \$350 for inside and \$400 for corners; half cash, balance in six months, at 10 per cent. interest. Come early and secure lots in the best addition that has been placed on the market this year. For further information apply to
Albright & Manning, SLAUGHTER & CO.,
Cor. Ninth and Railroad. 108 Tenth Street.
Jan 11

1889 January 27, Tacoma Daily Ledger, Tacoma Public Library

College Park Historic District
Name of Property

Pierce County, WA
County and State



1907 April 28, Tacoma Daily Ledger, Tacoma Public Library

College Park Historic District

Name of Property

Pierce County, WA

County and State

Loans, Rentals & Insurance. H. B. WALTER & CO., 216-17 Bankers' Trust Bldg.

CORNER NORTH 10TH AND I STREETS
3 lots opposite Rust's house, \$7,000.

WING'S ADDITION
10 level lots, cheapest in this addition, \$1,000.

NORTH 17TH AND CEDAR STREETS
3 lots on this corner, \$1,200. The Pacific Traction line is building along Cedar street.

NORTH 17TH AND JUNETT
3 lots on this corner, sloping towards the gulch, \$700.

GUY SYFORD,
517 California Bldg.

\$25 EACH [\$ 750—Lots 1, 2, 3, Block 912, Park

1907 May 18, Tacoma Times, Library of Congress

NORTH OF 6th AVENUE

\$500 cash—6 rooms, 2 lots on North 24th st., 2 blocks from car line. Price \$2500.
\$500 cash—6 rooms, lot 30x120 feet on North 7th, 1 block from car line for \$2100. Balance \$25 per month at 7 per cent.
\$300 cash—5 rooms and 1 lot on North Gove st., 1 block from Point Defiance car line. Price \$1600. Balance monthly at 7 per cent.
\$300 cash—7 rooms and two lots on North 26th st., in School Section. Price \$1500. Balance \$10 per month at 8 per cent.
\$250 cash—Four lots and house 14x22, with kitchen, near Point Defiance park for \$650—absolute cost of place. Balance \$10 per month and interest. Fine view of mountain and water.
\$800 cash—5-room bungalow at 3114 No. 8th st., with bath, fireplace and every convenience. A beautiful home for \$2700. Balance on easy terms.
\$200 cash—Handsome 6-room Swiss chalet and 2 lots, near end of K st. car line. Price \$3500. Balance, value of equity, \$2000, in suitable building lots and remainder payable \$25 monthly.

NOW IS THE TIME TO BUY. BRING THIS AD. WITH YOU.

H. J. SCHWINN & CO, Inc.
Chas. E. Cutter, Mgr. Real Estate Sales Dept., 316 Bankers' Trust Bldg.

1909 Jan. 16, Tacoma Times, Library of Congress

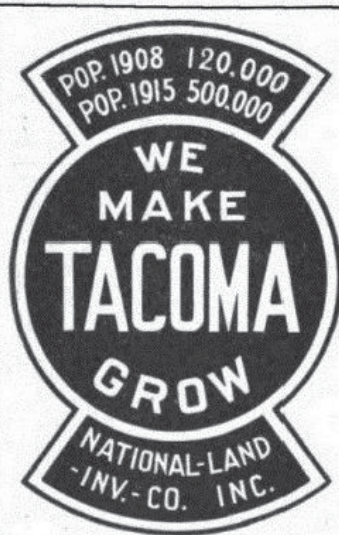
College Park Historic District
Name of Property

Pierce County, WA
County and State

28

THE COMMERCIAL WEST

Saturday, August 8, 1908



TACOMA—THE NEW YORK OF THE PACIFIC

Come West and Make Money

LOTS - - \$25.00 AND UP
\$1.00 per week

ACRE TRACTS \$100.00 AND UP
\$5.00 per month.

WRITE FOR FREE BOOKLET.

National Land Investment Co., Inc.

CAPITAL \$100,000.00

401-421 California Bldg.

TACOMA, WASH.

FIVE NEW RAILROADS FOR TACOMA

The Chicago, Milwaukee & St. Paul
The Union Pacific
The Gould System

The Chicago & Northwestern
The Canadian Pacific

All are headed this way. Terminals have already been secured

Tacoma is the Gateway to the Orient!

Remember we have been telling you for the past four years that
Tacoma Real Estate is

The Safest and Best Investment in the Northwest

You have missed handsome
profits if you failed to take our advice, but it isn't too late.

Tacoma Real Estate Values will Double in the Next Twelve Months.

Tacoma Land and Improvement Co. 119 Eleventh Street,
TACOMA, U. S. A.

FIDELITY TRUST CO.

Tacoma, Washington

Capital, \$300,000 Surplus, \$150,000
Deposits, \$3,300,000

Transacts a general Banking Business. Accounts of banks and bankers
solicited and handled on most favorable terms. Correspondence invited.

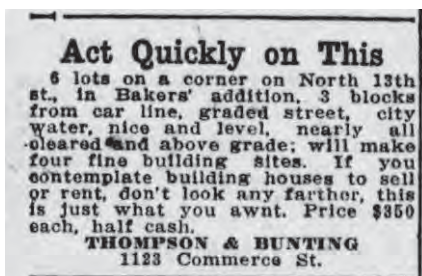
OLDEST TRUST COMPANY IN WASHINGTON.

J. C. Ainsworth, Pres. John S. Baker, Vice Pres. P. C. Kauffman, 2nd
Vice Pres. Arthur G. Prichard, Cash. Forbes P. Haskell Jr., Ass't Cash.

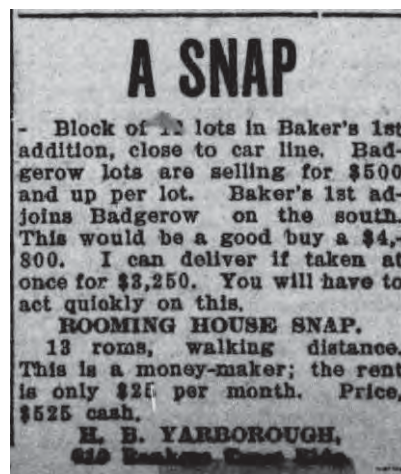
1908 August 08, The Commercial West, Minneapolis MN. (Speculative Advertisement)

College Park Historic District
Name of Property

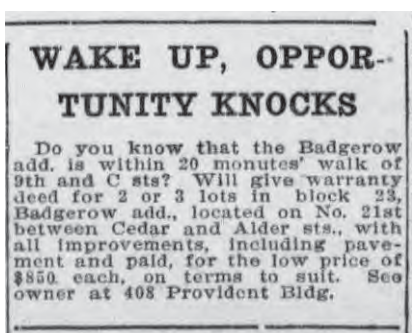
Pierce County, WA
County and State



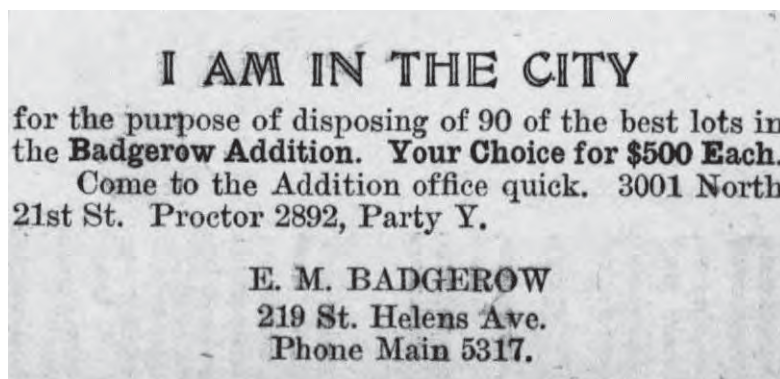
1909 Apr. 16, Tacoma Times, Library of Congress



1909 Jan. 16, Tacoma Times, Library of Congress



1910 Nov. 05, Tacoma Times, Library of Congress



1912 Dec. 07, Tacoma Times, Library of Congress

College Park Historic District
Name of Property

Pierce County, WA
County and State

LOTS ONLY MILE OUT AT WILDWOOD PRICES

**Muller-Lindahl Addition, Adjoining the
Favorite Buckley Tract, Promises to
Be Season's Residence Sub-
division Sensation.**

The opportunity to buy a choice residence site, hardly more than a mile distant from Pacific avenue and 11th street, surrounded on all sides by new and attractive homes, at prices commonly and successfully maintained on residence property "way out in the wilds" is offered by Thompson & Lindahl in the Muller-Lindahl addition, marketed two weeks ago.

The addition is among those which bids fair to be to this season's realty market what the eagerly awaited "big seller" is to the book business. Only because the original owners of the addition withheld the parcel from the market years after everything else around it was sold out and built up, is such a chance available to the investor or home builder now.

There are 15 acres in the Muller-Lindahl addition, used until early spring as a cow pasture. On one side is the Buckley addition, since the day it was platted the best all round "seller" in the city. To the south is Coulter's addition, another favorite, while on the west are Balcom's and Glyndon's additions, both built up to cozy bungalows and substantial residences.

One block away, to the north, is the terminus of the Tacoma Railway & Power company's K street car line. Governor Teat's famed "Star-Berry" farm lies immediately adjoining. Pine street is paved to its intersection with the addition line. It is to be graded through, as is also 11th street. There are water mains and sewers on Pine street and a sanitary sewer on Cedar street, in and paid for. Contractor T. H. Depew has just about finished clearing away the stumps of the big firs that were cut down years ago, and a petition is in circulation for opening North 9th street.

The addition is almost as level as a floor and will one day rank the Buckley addition for desirability. And lots are selling at from \$350 to \$500. That such prices obtain just off the paved district and only a mile from the business heart of the city is hardly, to be realized, contemporary real estate men say. They express the opinion that the 127 lots will not last long at such prices. Anyhow, they say, there will never be another really close-in buy more on the "snap" order than the Muller-Lindahl addition.

THE BULLITT ADDITION

This property consists of the most desirable tract in the North End. It is close to the Point Defiance car line, running from Lawrence street to Union avenue, and from North 18th to North 22nd street. There is not a bad lot in the addition.

All improvements are made, streets graded, sidewalks laid, sewer and water pipes put in.

Complete abstract of title is furnished with each sale, and conveyance is by warranty deed.

Reasonable restrictions prevent undesirable improvements being made and insure the construction of good houses.

No less than two lots will be sold to any one person, and not more than one house may be erected on any two lots. The distance to the Point Defiance car line is but one block.

Prices range from \$600 to \$750 per lot for inside lots, with only a proportionate increase for corners.

We believe these lots are better value for the money than can be secured in any other addition to Tacoma.

Terms are very easy, with a low rate of interest on deferred payments.

Plats may be secured at the office of the undersigned.

J. A. WOLBERT,
1011 A Street.

1910 May 15, Tacoma Daily Ledger,
Tacoma Public Library

1910 June 15, Tacoma Daily Ledger,
Tacoma Public Library

Pierce County, WA
County and State

16

TACOMA DAILY TRIBUNE, TACOMA, WASHINGTON.

Sunday, May 25, 1908.

Sunday, May 25, 1908.

The Only Office is Located on the Grounds, 3001 No. 21st St. Point Cars, THREE MILES OF CITY BEYOND

THE

BADGEROW

ADDITION

The Only Office is Located on the Grounds, 3001 No. 21st St. Point Cars. WE ARE LESS THAN TEN MILES FROM CENTER OF CITY

Residence Mrs. Matheson,
Lots 1-2, Block 15.

Residence Mrs. Smith,
Lots 1-2, Block 15.

Residence John B. Walker,
Lots 1-2, Block 15.

Residence Mrs. G. Walker,
Lots 1-2, Block 15.

Residence Mrs. H. Walker,
Lots 1-2, Block 15.

Residence Mrs. J. Walker,
Lots 1-2, Block 15.

Residence Mrs. K. Walker,
Lots 1-2, Block 15.

Residence Mrs. L. Walker,
Lots 1-2, Block 15.

Residence Edward J. Jackson,
Lots 1-2, Block 15.

Residence Mrs. M. Walker,
Lots 1-2, Block 15.

Residence John B. Walker,
Lots 1-2, Block 15.

Residence Mrs. G. Walker,
Lots 1-2, Block 15.

Residence Mrs. H. Walker,
Lots 1-2, Block 15.

Residence Mrs. J. Walker,
Lots 1-2, Block 15.

Residence Mrs. K. Walker,
Lots 1-2, Block 15.

Residence Mrs. L. Walker,
Lots 1-2, Block 15.

Residence George W. Smith,
Lots 1-2, Block 15.

Residence W. C. Smith,
Lots 1-2, Block 15.

Residence Mrs. G. Walker,
Lots 1-2, Block 15.

Residence Mrs. H. Walker,
Lots 1-2, Block 15.

Residence Mrs. J. Walker,
Lots 1-2, Block 15.

Residence Mrs. K. Walker,
Lots 1-2, Block 15.

Residence Mrs. L. Walker,
Lots 1-2, Block 15.

Residence Mrs. M. Walker,
Lots 1-2, Block 15.

Residence John Miller,
Lots 1-2, Block 15.

Residence Philip J. Walker,
Lots 1-2, Block 15.

Residence Mrs. G. Walker,
Lots 1-2, Block 15.

Residence Mrs. H. Walker,
Lots 1-2, Block 15.

Residence Mrs. J. Walker,
Lots 1-2, Block 15.

Residence Mrs. K. Walker,
Lots 1-2, Block 15.

Residence Mrs. L. Walker,
Lots 1-2, Block 15.

Residence Mrs. M. Walker,
Lots 1-2, Block 15.

Residence F. H. Walker,
Lots 1-2, Block 15.

Residence Mrs. G. Walker,
Lots 1-2, Block 15.

Residence Mrs. H. Walker,
Lots 1-2, Block 15.

Residence Mrs. J. Walker,
Lots 1-2, Block 15.

Residence Mrs. K. Walker,
Lots 1-2, Block 15.

Residence Mrs. L. Walker,
Lots 1-2, Block 15.

Residence Mrs. M. Walker,
Lots 1-2, Block 15.

Residence Mrs. N. Walker,
Lots 1-2, Block 15.

Residence Mrs. G. Walker,
Lots 1-2, Block 15.

Residence Mrs. H. Walker,
Lots 1-2, Block 15.

Residence Mrs. J. Walker,
Lots 1-2, Block 15.

Residence Mrs. K. Walker,
Lots 1-2, Block 15.

Residence Mrs. L. Walker,
Lots 1-2, Block 15.

Residence Mrs. M. Walker,
Lots 1-2, Block 15.

Residence Mrs. N. Walker,
Lots 1-2, Block 15.

Residence Mrs. O. Walker,
Lots 1-2, Block 15.

Residence Mrs. G. Walker,
Lots 1-2, Block 15.

Residence Mrs. H. Walker,
Lots 1-2, Block 15.

Residence Mrs. J. Walker,
Lots 1-2, Block 15.

Residence Mrs. K. Walker,
Lots 1-2, Block 15.

Residence Mrs. L. Walker,
Lots 1-2, Block 15.

Residence Mrs. M. Walker,
Lots 1-2, Block 15.

Residence Mrs. N. Walker,
Lots 1-2, Block 15.

Residence Mrs. O. Walker,
Lots 1-2, Block 15.

Residence Mrs. G. Walker,
Lots 1-2, Block 15.

Residence Mrs. H. Walker,
Lots 1-2, Block 15.

Residence Mrs. J. Walker,
Lots 1-2, Block 15.

Residence Mrs. K. Walker,
Lots 1-2, Block 15.

Residence Mrs. L. Walker,
Lots 1-2, Block 15.

Residence Mrs. M. Walker,
Lots 1-2, Block 15.

Residence Mrs. N. Walker,
Lots 1-2, Block 15.

Residence Mrs. O. Walker,
Lots 1-2, Block 15.

College Park Historic District

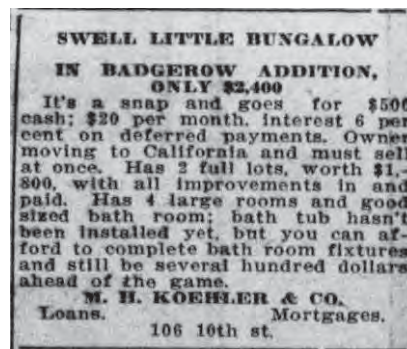
Name of Property

Pierce County, WA

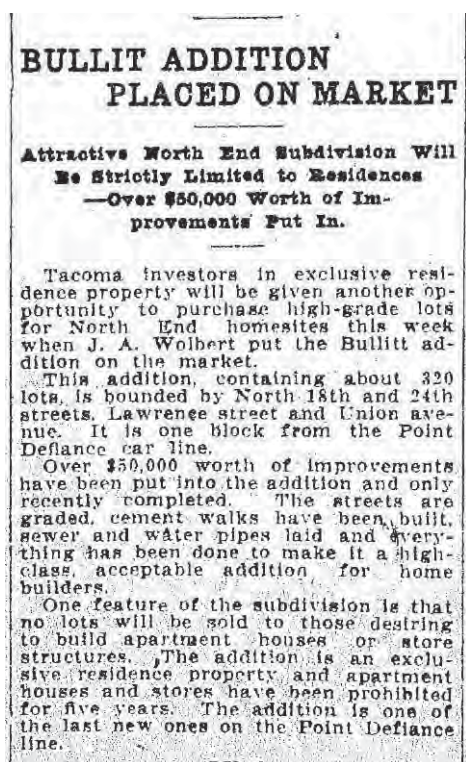
County and State



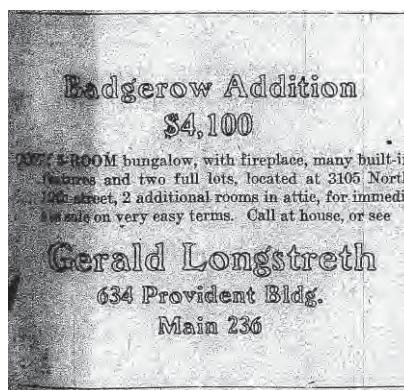
1920 Mar. 01, Tacoma Times, Library of Congress



1920 Mar. 01, Tacoma Times, Library of Congress



1920 January 26, Tacoma Daily Ledger, Tacoma Public Library



1924 November 16, Tacoma Daily Ledger, Tacoma Public Library

1920Nov20, Tacoma Sunday Ledger, p. C1, Tacoma Public Library.

College Park Historic District
Name of Property

Pierce County, WA
County and State



MAGNIFICENT BUNGALOW

THIS BEAUTIFUL HOME was built by the owner under contract for his own home. A transfer in business makes it necessary for him to consummate a quick sale. The home is only three years old and occupies one of the finest corners at North 17th and Alder, with paved street and all assessments paid. It is at the very entrance of the campus of the College of Puget Sound, and we have no hesitancy in saying values are sure to enhance in this district. From the exterior the house is one of the most attractive in the entire city. There is an excellent lawn and choice shrubs.

ON ENTERING you will find a circular walk leading to a large concrete porch. There is a living room 14x20 with massive fireplace, a music room or den separated from the living room by large French doors, a dining room 14x14, large cabinet kitchen with six coats of white enamel, breakfast room, two large sleeping rooms, full bath with recess tub, with terrazo floor on the main floor. The floors are of triple construction, two fir floors with oak floor for finish. The electrical fixtures are of the very best, having many outlets. Besides having an excellent furnace, this home is wired for electric heat and cooking. There is a basement approximately 38x35 feet, and laundry. On the second floor you will find one sleeping room and large attic for storage. There is a large garage with concrete floor. We ask you to compare the value of this home with anything on the market in the city. Price \$8,850; can be sold as low as \$1,000 cash. We are exclusive agents. Evenings call Proctor 3743.

1926 Jul. 1926, Tacoma Daily Ledger, pg. 13, Tacoma Public Library

College Park Historic District
Name of Property

Pierce County, WA
County and State

College Addition Has Building Boom



Upper left—House on the corner being built by Chris Jorgenson; next to it on the left is the home of J. M. Joseph. Upper right—House on the corner owned by Ed Driscoll; next to it the home of Helgey Anderson. Lower left—Home of A. J. Zeh; next to it the cottage of Howard A. Collier. Lower right—House being built by A. J. Zeh. These houses are on the four corners of the intersection of North 12th and Cedar streets.

The old Star berry farm of a few years ago has completely disappeared under the onward march of prosperity. A little more than a year and a half ago, the Peat's barn stood in the center of what is now North 12th street and the territory bounded by Junett, Lawrence, North 10th and North 13th streets was a barren waste. Today, after 15 months, more than 30 new homes have been erected in this small district and more are in the making or in the planning.

When the platted ground was offered for sale by a building and loan association, the property was eagerly purchased for the most part by con-

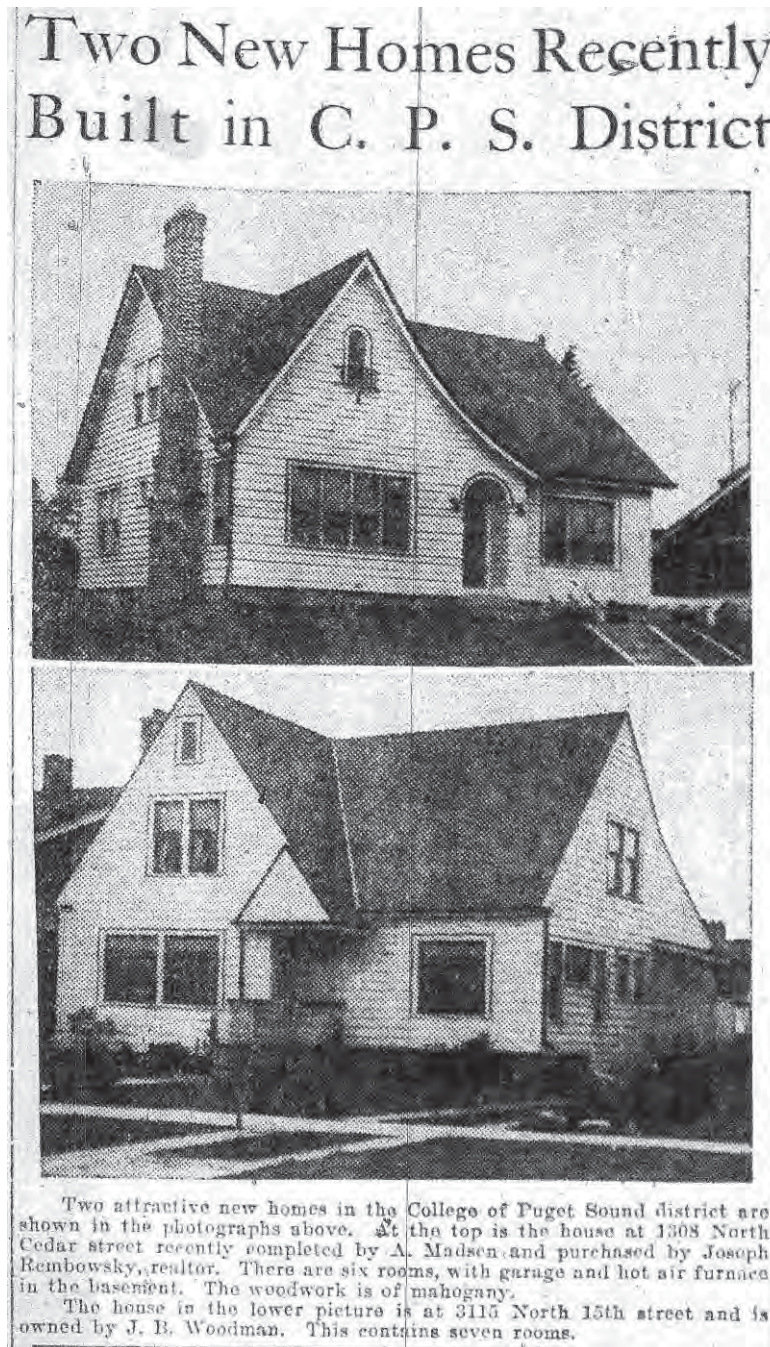
tractors who wished the sites for building of modern homes. The close proximity to the College of Puget Sound made this addition all the more desirable.

And while the contractors have been busy building homes of durability for fastidious purchasers, the city has been busy and the streets throughout the addition are being improved and nearly all the sidewalks in the territory covered have been built. A portion of Cedar street lying between 10th and 11th streets has not been opened, but the condemnation proceedings are now in the superior court and it will be but

a short time until that part of the street will be improved. Among the contractors who have taken an active part in the building up of this addition is A. J. Zeh, who has already completed four modern dwellings and has another four ready to put under construction. The addition is reached by street car, by riding to the north end of the K street line and walking two blocks to the center of the addition. It is thought that as soon as the improvements upon the streets leading to the college campus are completed, that the K street line will be extended through to the college grounds.

College Park Historic District
Name of Property

Pierce County, WA
County and State



1928 Oct. 07, Tacoma Sunday Ledger, Tacoma Public Library

College Park Historic District
Name of Property

Pierce County, WA
County and State



CHARMING
Is Just the Word

This charming new Tacoona Home located at 3318 North 19th was built for sale by Mr. J. A. Jardeen, Tacoma Contractor. It is constructed throughout with building materials from the John Dower Lumber Company which means it contains Maximum Home Value.

Every foot of floor space has been used to good advantage. There is a living room and dining room with coved ceilings, kitchen and breakfast nook, four bedrooms and a full basement.

The thoroughly modern plan with its unusual exterior and most conveniently arranged interior has all the requirements of a true home for a fairly large family. It is one of Tacoma's "Better Homes" built with "Better Lumber" from Dower's.

John Dower Lumber Co.

1929 Apr. 14, Tacoma Daily Ledger, p. B10, TPL



BEAUTIFUL HOME
Near College of Puget Sound
3118 North 13th St.

NEW HOUSE, 6 rooms (3 bedrooms upstairs), basement, hot air furnace, sawdust burner, hardwood floors throughout and high quality plumbing. Beautiful lawn and shrubbery.

ELECTRIC range, drapes, curtains and window shades, stair carpet, linoleum, lawn mower, hose, screens, miscellaneous tools and implements go with place.

OWNER has been transferred to California and has instructed me to sell for \$6,500. on reasonable terms. If you want a real home, let me show you this one.

HARRY V. SMITH
Provident Building -3542 6606

1929 Nov. 24, Tacoma Daily Ledger p. D1, TPL

College Park Historic District
Name of Property

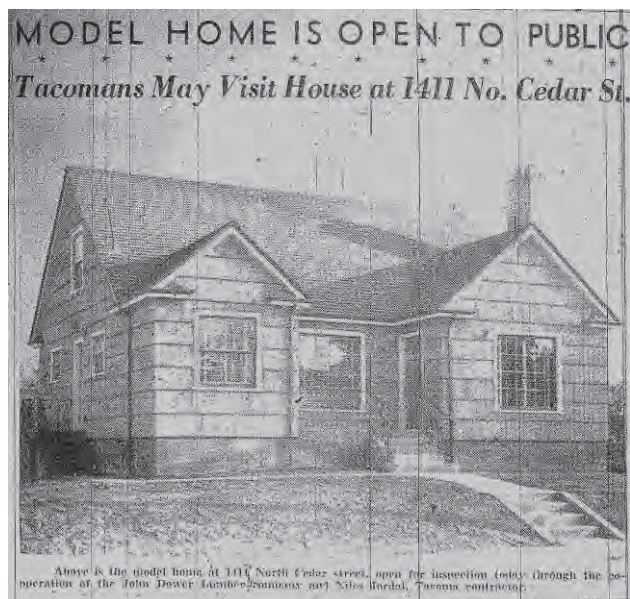
Pierce County, WA
County and State



1936 Jan. 12, Tacoma Sunday Ledger, p. B6, TPL

College Park Historic District
Name of Property

Pierce County, WA
County and State



1936 Dec. 13, Tacoma Sunday Ledger p. B8, TPL



1942 Apr. 18, Tacoma News Tribune, p. A9, TPL



1936 May 17, Tacoma Daily Ledger p. B8, TPL

College Park Historic District
Name of Property

Pierce County, WA
County and State



COLLEGE DISTRICT

IN THAT newer and attractive section lying north of the college campus, a modern 7 room home with 1 bedroom and tiled bath on first floor, 2 bedrooms and lavatory on the second. An excellent heating plant and 2 car garage. Grounds 60x120 feet in rolling lawns attractively planted. See it at 3324 North 19th, but do not disturb residents. Price \$6,750.

MIDDLE NORTH END

NEWLY and charmingly decorated; newly roofed and in general good repair. A comfortable home located on paved street and paved alley in an excellent north end district. Complete and modern living quarters of 4 rooms and bath on first floor and 3 rooms upstairs. There are few homes on today's market offering so much for \$3,600. See it at 3009 North 24th and be convinced.

SIDNEY B. SMITH
Realtor

818 Rust Building Broadway 3642

1942 Apr. 21, Tacoma News Tribune p. 18, TPL

Puget Sound College District Bargain Deluxe
3424 North 21st Street
Open House Today -- 2 to 5 p.m.



This attractive home has 14½'x24' living room, guest size dining room, fireplace, 3 bedrms., double plumbing, hardwood floors, full basement, auto. oil air conditioning furnace, 3-car garage and many other features. Beautiful level park-like landscaped corner location with paved street. Very desirable location among other fine homes. **IMMEDIATE POSSESSION. DRASTIC PRICE REDUCTION FROM \$19,000 TO \$16,800 FOR QUICK SALE. SEE THIS SURPRISINGLY GOOD VALUE TODAY.** Mr. Squires will show you through or call Residence, MA 1088. C-50. **RICHAVEN, REALTORS, 2010 6th Ave. BR 1218.**

1950 Jul. 15 Tacoma News Tribune p. A2, TPL

College Park Historic District
Name of Property

Pierce County, WA
County and State

Property Owner: (Complete this item at the request of the SHPO or FPO.)

name Multiple Property Owners
street & number _____ telephone _____
city or town Tacoma state WA zip code 98406

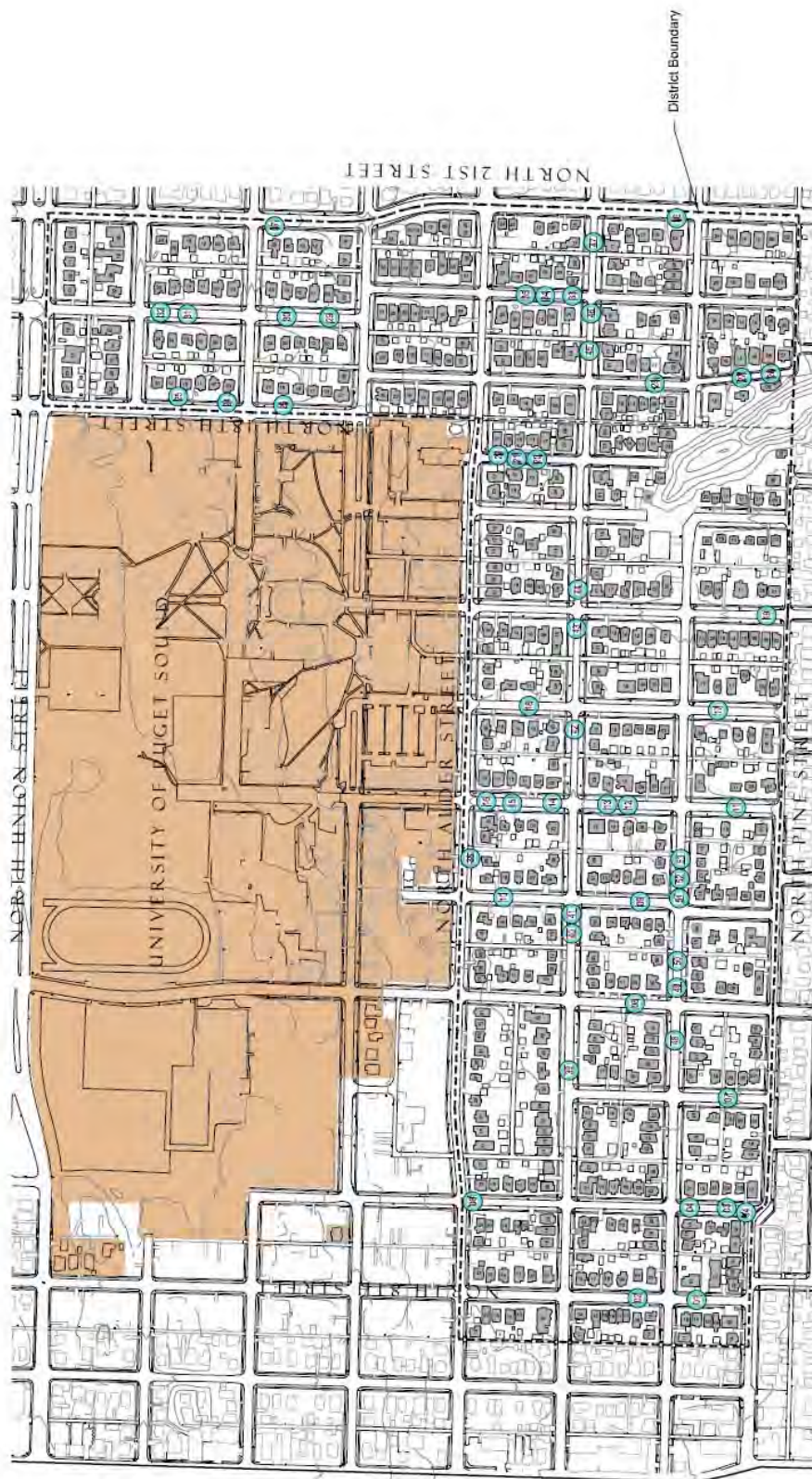
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

College Park Historic District
Name of Property

Pierce County, WA
County and State

Photographs:



COLLEGE PARK HISTORIC DISTRICT

5 X 7 PHOTOGRAPH LOCATIONS

PHOTO ID. NO. 24

Staff Note: To reduce file size, Attachment 7 (College Park Historic Nomination) has been abridged (photographic building inventory), but can be viewed in "Part 2" of the Landmarks recommendation packet posted at www.cityoftacoma.org/collegeparkHD.