

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

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Community Planning and Development

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**Period of Significance**

1890 - 1960

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**Significant Dates**

1888 Establishment of Pt. Defiance street car line

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1889 Establishment of Sixth Ave. street car line.

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1889 Baker's First Addition

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1907 Badgerow Addition

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1909 New 21<sup>st</sup> bridge across Buckley gulch

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1909 Bullett Addition

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1910 Consolidation of street car lines

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1920 College of Puget sound selects new site

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1923 College Addition

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1924 College of Puget Sound opens in August.

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1926 Opening of Cushman Dam & Substation

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1938 Street Car operation ends in Tacoma

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**Significant Person**

(Complete only if Criterion B is marked above.)

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**Cultural Affiliation**

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**Principal Architects/Builders known within the district**

Bullard and Hill, Architects

Lundberg, C. F. , Architect

Mason, R. S. , Architect

Darmer & Cutting Architects

Bergfeld, Paul, Architect

Russell, Lance & Muri Architects

Potter & Merrill Architects

Farrell, William, Architect

Woodroofe & Constable Architects

Hill & Mock Architects

Sutton, Whitney & Dugan Architects

Nelson, Silas E. , Architect

Tuttle, Rollin S. , Architect

Tuttle & Woodroofe, Architects

Bullard, George W. , Architect

 

 

 

 

 

 

 

 

 

 

 

 

 

 

 

 

 

 

 

 

 

Strerns, William G. – Builder

March, James H. –Builder

Mason, James A. - Builder

Corner & Mitchell – Builder

Middlehauf, S. B. - Builder

Snyder, Lewis H. – Builder

Snyder, William H. – Builder

Lay, Gardner – Builder

Potter, Harry J. – Builder

John A. Jardeen and sons – Builder

Jardeen Brothers – Builder,

Jardeen, E. Larry - Builder

Hanson, Hans – Builder

Lind-Koehler Company – Builder, C H. Lind

Schnieider, Henry J. – Builder

Tuell, Joseph Edwin & Alice – Builder

Tuell Brothers – builder, Frank H. & Oscar L. Tuell

Madsen, Carl – Builder

Madsen, Fred – Builder

Madsen, Albert – Builder

Peter Madsen & Sons- Builder

Hangenbuch, Clinton H. – Builder / Contractor

Speers, Zerr & Steel Inc. – Builder

George, William H. – Builder (1870-1968)

Heale, Robert S. (Stanley) – Builder (1882-1925)

Torresdal, Sigved W. – Builder

MacDonald, Hector A. – Builder (1866-1941)

Russell, Kit C. (Carson) – Builder (1881-1949)

Cheetham Brothers – Elmore T. & George (arch.)

Melsness, Marlin – Builder

Johnson, Ole I. – Builder

Zeh, Anthony J. – Builder

Robinson, Alfred B. – Builder

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### Statement of Significance Summary Paragraph

The College Park Historic District is a cohesive and highly intact collection of early 20th to mid-century houses that reflect the architectural styles found during this period in Tacoma's development. It is significant at the local level and is eligible as a National Register of Historic Places, historic district under Criteria A as it relates to the unique development patterns found within the City of Tacoma and the people who lived within these homes, as well as Criteria C for the wealth of architectural styles and workmanship found within the district as well as the development trends within the city of Tacoma. 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. 20<sup>th</sup> 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 13<sup>th</sup> 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 21<sup>st</sup> street and Yakima Avenue across the Buckley Gulch in 1912. At which point the new line going up 21<sup>st</sup> 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 21<sup>st</sup> Street (Point Defiance line) and North 12<sup>th</sup> (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

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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.

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.

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## Narrative Statement of Significance

### 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 12<sup>th</sup> 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 13<sup>th</sup> 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 21<sup>st</sup> 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 12<sup>th</sup> 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 26<sup>th</sup> 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 12<sup>th</sup> 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

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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 15<sup>th</sup> and 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 13<sup>th</sup> 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.

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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.

### **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 experienced 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. 12<sup>th</sup> 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 21<sup>st</sup> 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 7<sup>th</sup> 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

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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 way in Everett, Washington at the age of 97. His work included the original Saint Joseph Hospital (1891) Ruehr & Berfeld and Saint Paul Church (1910). Examples of his work within the district include 3002 N. 21<sup>st</sup>. (1909)

**George W. Bullard, Architect (1856 -1935)**

George Wesley Bullard was one of Tacoma's better-known and prolific architects of the late 19<sup>th</sup> first part of the 20<sup>th</sup> 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 Woodroofe, Griffin and 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 11<sup>th</sup> 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.15<sup>th</sup> Street (1901) and 2905 N. 19<sup>th</sup> 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 Woodroofe forming the firm of Woodroofe & 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 Woodroofe 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 19<sup>th</sup> first half of the 20<sup>th</sup> 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*).

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***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. 8<sup>th</sup> Street (1893).

***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. 19<sup>th</sup> 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 19<sup>th</sup> 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. 18<sup>th</sup> Street (1914), 3403, 3407 & 3411 N. 18<sup>th</sup> (1926), 3225 N. 19<sup>th</sup> Street (1913), 3406 & 3407 (1924), 3411 & 3415 N. 19<sup>th</sup> Street (1925), and 3320 N. 21<sup>st</sup> 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. 19<sup>th</sup> Street (1910, *Bullard & Hill*) and 2919 N. 19<sup>th</sup> 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 19<sup>th</sup> 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. 18<sup>th</sup> Street (1938), 3320 N. 19<sup>th</sup> Street (1928) and 3418 & 3424 N. 19<sup>th</sup> Street (1926).



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***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. 11<sup>th</sup> Street (1929), 3109 \* 3011 N. 11<sup>th</sup> 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 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. 19<sup>th</sup> 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).

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***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 14<sup>th</sup> 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. 13<sup>th</sup> Street (1928), 3005 & 3009 N. 14<sup>th</sup> 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 19<sup>th</sup> 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. 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. 19<sup>th</sup> 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. 13<sup>th</sup> (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. 19<sup>th</sup> Street (1916), 3206 19th Street (1916), 3210 N. 19<sup>th</sup> Street (1915), 2914 N. 20<sup>th</sup> Street (1929) and 3108 N. 20<sup>th</sup> Street (1910).

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***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. 19<sup>th</sup> Street (1910), 1712 N. Junett Street (1910) and 3112 N. 20<sup>th</sup> Street (1909, *Potter & Apps*).

***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 2902, 2906, 2908 & 2912 N. 15<sup>th</sup> 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 8<sup>th</sup> Street up until his death. William and Carrie Snyder resided in the district at 2921 North 9<sup>th</sup> 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. 8<sup>th</sup> Street (1924), 3019 N. 8<sup>th</sup> Street (1925), 3110 N. 9<sup>th</sup> Street (1919), 2905 & 2909 N. 10<sup>th</sup> Street (1924) and 3010 N. 10<sup>th</sup> 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.

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*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).

***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 Woodroofe, refer to Woodroofe 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. 8<sup>th</sup> Street (1906), 3112 N. 9<sup>th</sup> Street (1907, *Tuttle & Woodroofe*).

***Arnott Woodroofe, Architect (1879 - 1976)***

Arnott Woodroofe 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 Woodroofe moved to Canada to work for Sir Andrew Taylor who opened an office in Vancouver, BC in 1899. In 1904 Arnott Woodroofe 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 Woodroofe. By 1907 the Tuttle brothers had moved on and Woodroofe joined forces with Arnold S. Constable (1885-1981) to form the firm of Woodroofe & 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 Woodroofe formed another firm with Jack DeForest Griffin and Irwyn H. Hill. In 1917 Woodroofe 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 Woodroofe passed away in Spokane in 1976 at the age of 97. While in Tacoma the work of Arnott Woodroofe 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 Woodroofe was a partner, most of which are residential designs. Examples of his firm's work within the district include 3112 N. 9<sup>th</sup> Street (1907, *Tuttle & Woodroofe*), 1902 N. Junett Street (1910, *Woodroofe & Constable*) and 2913 N. 19<sup>th</sup> Street (1910, *Woodroofe & Constable*).

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***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 11<sup>th</sup> 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. 11<sup>th</sup> Street (1933), 3011 N. 11<sup>th</sup> Street (1932), 3015 N. 11<sup>th</sup> Street (1931), 3016 N. 12<sup>th</sup> Street (1929), 3110 N. 12<sup>th</sup> Street (1928) and 3116 N. 12<sup>th</sup> 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.

**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 19<sup>th</sup> 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. 8<sup>th</sup> street (1893) and 3124 N. 9<sup>th</sup> 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 7<sup>th</sup> to 10<sup>th</sup> Streets and on the North 16<sup>th</sup> to 21<sup>st</sup> 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. 9<sup>th</sup> (1912), 3319 North 19<sup>th</sup> (1925) and 3017 N. 13<sup>th</sup> Street (1924).

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### **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<sup>s</sup> (1912) and 3104 N. 20<sup>th</sup> 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).

### **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. 18<sup>th</sup> (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 jetted second story on the front façade of the home. (McAlester 2013:426). Representative examples of the style are found at 3319 N. 18<sup>th</sup> 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. 18<sup>th</sup> (1926), 1501 N. Cedar (1935) and 1203 N. Junett Street, (1938).

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### 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 <sup>th</sup> , 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 <sup>th</sup> 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. 13<sup>th</sup> 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 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.

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## 9. Major Bibliographical References

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**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
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- 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.



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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](http://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

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"Many Good Examples". Tacoma Daily Ledger 20 Jul. 1913, p. 24  
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

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Muller-Lindahl Addition:

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

Tibbal's Addition:

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

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**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	<u>10</u> Zone	<u>539032</u> Easting	<u>5235006</u> Northing	4	<u>10</u> Zone	<u>539509</u> Easting	<u>5233815</u> Northing
2	<u>10</u> Zone	<u>539836</u> Easting	<u>5235022</u> Northing	5	<u>10</u> Zone	<u>539508</u> Easting	<u>5234797</u> Northing
3	<u>10</u> Zone	<u>539826</u> Easting	<u>5233804</u> Northing	6	<u>10</u> Zone	<u>539022</u> Easting	<u>5234799</u> Northing

**Or Latitude/Longitude Coordinates**

(enter coordinates to 6 decimal places)

1 \_\_\_\_\_  
Latitude Longitude

2 \_\_\_\_\_  
Latitude Longitude

3 \_\_\_\_\_  
Latitude Longitude

4 \_\_\_\_\_  
Latitude Longitude

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### 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 18<sup>th</sup> 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.

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### 11. Form Prepared By

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

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### Additional Documentation

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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**

*See attached Sheets*

College Park Historic District  
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**Property Owner:** (Complete this item at the request of the SHPO or FPO.)

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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.