

**Members**

Mark McIntire, *Chair*  
 Bret Maddox, S.E., *Vice Chair*  
 Edward Echtle  
 Ken House  
 Imad Al Janabi, PhD.  
 Jonah Jensen  
 Megan Luce  
 Ha Pham  
 Pamela Sundell  
 Duke York

Marshall McClintock, North Slope Ex-Officio

**Staff**

Reuben McKnight, Historic Preservation Officer  
 Tonie Cook, Landmarks Coordinator



# Agenda

## Landmarks Preservation Commission Community & Economic Development Department

Date: May 25, 2011  
 Location: 747 Market Street, Room 248  
 Time: 5:00 p.m.

LPC38/11

*Please note assigned times are approximate. The Chair reserves the right to alter the order of the agenda.*

### 1. ROLL CALL

### 2. CONSENT AGENDA

A. Excusal of Absences

### 3. PUBLIC HEARING- NOMINATION

A. 1239 East 54 <sup>th</sup> Street, J.M. Hendrickson Homestead	Mark Lawrence McIntire	15 m
------------------------------------------------------------------	------------------------	------

### 4. DESIGN REVIEW

A. 1207 N K Street <i>Exterior modifications (windows, addition, porch, cladding)</i>	Tyler Gazecki	10 m
------------------------------------------------------------------------------------------	---------------	------

### 5. CHAIR COMMENTS

### 6. BOARD BRIEFING

A. Balfour Dock	Tom Cashman	30 m
-----------------	-------------	------

### 7. BOARD BUSINESS/PRESERVATION PLANNING

A. Camp Six		Staff
-------------	--	-------

Reuben McKnight  
 Historic Preservation Officer

*Next Regular Meeting: June 8, 2011, 747 Market Street, Tacoma Municipal Bldg., Rm. 248 5:00 p.m.*

*This agenda is for public notice purposes only. Complete applications are included in the Landmarks Preservation Commission records available to the public BY APPOINTMENT at 747 Market Street, Room 1036, or online at <http://tacomaculture.org/historic/resources.asp>. All meetings of the Landmarks Preservation Commission are open to the public. Oral and/or written comments are welcome.*



The City of Tacoma does not discriminate on the basis of disability in any of its programs, activities, or services. To request this information in an alternative format or to request a reasonable accommodation, please call the Community and Economic Development Department at 591-5200 (voice). TTY or speech to speech users please dial 711 to connect to Washington Relay Services, or email [landmarks@cityoftacoma.org](mailto:landmarks@cityoftacoma.org).



**STAFF REPORT**

**LPC 37/11**  
May 25, 2011

**PUBLIC HEARING - NOMINATION**

**NOTES ON GENERAL ORDER**

The Landmarks Preservation Commission will hear public comments today regarding a nomination to the Tacoma Register of Historic Places.

Tacoma Register listing follows procedures defined in 13.07.050, and consists of a minimum of two separate Commission meetings. The initial meeting determines whether the property meets the threshold criteria in the ordinance for age and integrity. If the Commission finds that the age and integrity standards are met, then the Commission may move to have the nomination scheduled for a public hearing and comment period, at which the public may enter comments into the record for consideration. Following the comment period, the Commission may deliberate on the nomination for up to 45 days before recommending to City Council listing on the register, or denying the nomination.

The Tacoma Municipal Code lists six criteria for designation in Chapter 13.07.040.

*The purpose of this hearing is to receive public comments regarding the nominated property, and to determine if the property meets one or more of the nomination criteria in the City Ordinance. The Commission may elect to leave the record open until the next regular meeting, or, if no additional comment is warranted, take action on the nomination following public testimony.*

**AGENDA ITEM 4A: 1239 East 54<sup>th</sup> Street, J.M. Hendrickson Homestead Nomination**

*Mark Lawrence McIntire AIA NCARB LEED Gittens | McIntire*

**BACKGROUND**

Constructed in 1922, the vernacular house and garage, along with a barn constructed in 1924, is located on the 3.78 acres of the J.M. Hendrickson Homestead, at 1239 East 54<sup>th</sup> Street. The nomination of the J.M. Hendrickson Homestead to the Tacoma Register of Historic Places includes the house, garage, and barn as well as the site and historic landscaping.

The significance of the nomination includes:

Criterion A, for its association with events contributing to broad patterns of Tacoma's history, specifically, the family retaining original ownership of the homestead and, as part of the third wave of Scandinavian immigrants, arriving in 1905, and before 1913 traveled by rail to Tacoma; in addition, Mr. Hendrickson was a Northern Pacific railroad engineer.

Criterion C, for its intact vernacular architecture, 'Craftsman inspired' house style, 1940s garage, and original barn, site and historic landscaping; and,

Criterion F, for its unique location, situated on upper McKinley Hill within an urban environment, and working Homestead landscape, with garden and livestock for most of its existence. In addition, the landscape is also included in the nomination for its continuation as a working landscape with a garden and livestock for most of its existence alongside an urban environment situated on upper McKinley Hill, five blocks from the streetcar line, and two blocks from the transit line on Portland Avenue.

The Commission voted to forward this property for public comment and additional consideration on April 13, 2011, finding that it appears to meet the Landmarks designation criteria in 13.07.040.

## STANDARDS

The property is nominated under the following Tacoma Register Criteria:

- A. Is associated with events that have made a significant contribution to the broad patterns of our history; and
- 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;
- F. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

This is a nomination for the exterior of the existing buildings, including the house, garage, and barn; as well as the landscaping.

## RECOMMENDATION

If no additional comments are received, Staff recommends that the nomination be forwarded with recommendation for listing to the City Council. Staff also recommends that the LPC decision specify that new development on the site (outbuildings) be subject to design review, but that general residential landscaping activities (fencing, paths, gardening) be exempt.

Sample Motion to Recommend Designation:

*"I move that the Landmarks Preservation Commission recommend to City Council that the **J.M. Hendrickson Homestead**, be included on the Tacoma Register of Historic Places, including the exterior of the existing buildings at **1239 East 54<sup>th</sup> Street**, finding that it meets Criteria Cite Criteria of TMC 13.07.040."*

Sample Motion to Deny Designation:

*"I move that the Landmarks Preservation Commission deny the nomination for the **J.M. Hendrickson Homestead**, finding that it does not appear to meet the criteria for designation at TMC 13.07.040."*

Sample Motion to Defer:

*"I move that the Landmarks Preservation defer a decision on the nomination of the **J.M. Hendrickson Homestead** and that the comment period be extended to the next regular LPC meeting (or state another reason)."*

## DESIGN REVIEW

### AGENDA ITEM 3A: 1207 N K Street (North Slope Special Review District)

*Tyler Gazeki, Gazecki Architects*

## BACKGROUND

Constructed in 1910, this American Four Square home at 1207 North K Street is a contributing structure located in the North Slope Special Review District. The building has been vacant for a number of years and is in a state of disrepair. In 2007, the Commission approved a previous owner's proposal to remove nonhistoric rear additions and garage, rehabilitate the house, including restoring the traditional roofline, a new wraparound front porch, replacement of nonhistoric vinyl windows, and construction of a new two car garage. Other than removal of the nonhistoric elements, including nonhistoric asbestos siding, the remaining approved plans were not completed. (A summary of the previous 2007 approval is below.)

The new owner intends to remodel the house into a duplex. This will require a conditional use permit from the City. The current application includes:

1. removal of a nonhistoric rear addition and construction of a new, full width addition
2. removal of existing wood siding, and replacement with Hardi Plank horizontal bevel siding;
3. enlargement and/or relocation of most window openings;
4. construction of a new front porch centered on the front façade, including relocation of the front door; and
5. construction of a new 3-car detached garage.

The proposal notes the following specifications:

1. Cladding: 1 X 8 fiber-cement clapboard with a  $\frac{3}{4}$  " overlap exterior siding
2. Windows: Horizontal slider, single hung and fixed window styles with low-e glazing. (The Applicant requests deferral on a decision for type and style)
3. General material samples and paint samples are requested to be deferred.

The proposal also includes a rear and side concrete patio / landscape area. (see Site Plan)

Please note: The current application included copies of the elevations submitted in 2007 by the previous owner. Although these plans show horizontal slider window configurations, the windows that were approved by the Commission were Marvin Ultimate Double Hung Clad windows. In addition, the 2007 approval included repair and in-kind replacement of existing wood cladding.

Prior to the application submittal, the Applicant met with Staff, including a site visit on April 19, 2011.

## **ARCHITECTURAL REVIEW COMMITTEE**

Staff recommended an architectural review committee review prior to consideration by the full commission. The Committee met on May 18, 2011.

Attendees: Commissioners Mark McIntire, Pamela Sundell, Jonah Jensen, Imad Al Janabi, Bret Maddox and Marshall McClintock.

Applicant: Tyler Gazecki – 1207 N K Street

Staff: Tonie Cook

Ms. Tonie Cook introduced the project scope, explained that the purpose of the meeting was for the Commission to provide feedback and to gain a better understanding of the project; she noted the Committee may or may not make a recommendation on the proposal to the full Commission. She summarized the previous approvals on the property in 2007 and the current proposal, and asked Mr. Gazecki to present his proposal.

Mr. Tyler Gazecki confirmed the Commissioner's receipt of copies of the proposed application and asked if the Commissioners had questions.

Initial discussion included:

1. Front porch. Should be more Colonial Revival in style, because it would better match the existing style of the home. Recommended a hipped roof for the porch instead of a gabled roof.
2. Style: concern regarding introduction of Craftsman elements that were not part of the building originally.
3. Existing brackets in the eaves should be retained.
4. There was discussion about the possibility of a door on the second story of the porch, that historically would have accessed a second story full width porch with a balustrade. Mr. Gazecki expressed concerns with liability over an accessible second story porch. It was noted that a code compliant railing (for height) would be acceptable.

Mr. Gazecki asserted that the value of the homes in the area do not justify the increased costs that would be required to remodel the home to historic standards. There was no further discussion on the other elements of the application, including the new window openings and locations, the rear addition and garage.

Commissioner McClintock offered information on examples of the sale prices in the area; Commissioner Sundell noted there were examples of applicants who specifically pursued remodeling projects on historic homes.

Ms. Cook reminded the Commissioners that their authority to review proposals was based on the North Slope Historic District Guidelines and Secretary of Interior's Standards of Rehabilitation.

Mr. Gazecki asked if any additional information was needed of him and requested the Committee to make a decision on his application at the meeting. He noted that he would stop the process at this time and not pursue permits if the Commission would not approve the proposed design.

Chair Mark McIntire stated that decisions on applications cannot be made by the Architectural Review Committee, but could be made at the regular Commission meeting. There was discussion on the proposal being scheduled at the May 25, 2011 regular meeting.

Ms. Cook stated that the application could be withdrawn. Mr. Gazecki stated that he would withdraw the application.

The meeting ended at 5:20 p.m.

Summary of the 2007 approvals follows:

1. Removal of nonhistoric rear addition and replacement with a new rear addition restoring traditional roofline.
2. Demolition of nonhistoric attached garage and construction of new 25' X 30' two car garage on rear, (see plans);
3. Recommended relief for the side yard and front yard HMR-SRD setback requirements, per TMC 13.06.118(F). Variances required for the removal and reconstruction of the rear addition and reconstructed front porch.
4. Repair of original siding and replacement where required in-kind with wood lapped siding;
5. Replacement of windows with Marvin Ultimate Double Hung clad wood windows, except where egress is an issue, where casement configurations with a faux checkrail will be used to simulate double hung windows; retention and repair of original window trim; installation of new aluminum trim and crown in identical style where new windows are installed.
6. Construction of a new front porch and rear deck per submitted plans.

## STANDARDS

### *North Slope Special Review District Design Guidelines*

4. **Sense of Entry.** Goal: Emphasize entrances to structures. Entrances should be located on the front facade of the building and highlighted with architectural details such as raised platforms, porches, or porticos to draw attention to the entry. Entrances not located on the front facade should be easily recognizable from the street.
5. **Roof Shapes and Materials.** Goal: Utilize traditional roof shapes, pitches, and compatible finish materials on all new structures, porches, additions, and detached outbuildings wherever such elements are visible from the street. Maintain the present roof pitches of existing pivotal, primary, and secondary buildings where such elements are visible from the street. Typically, the existing historic buildings in the neighborhood either have gable roofs with the slopes of the roofs between 5:12 to 12:12 or more, and with the pitch oriented either parallel to or perpendicular to the public right-of-way, or have hipped roofs with roof slopes somewhat lower. Most roofs also have architectural details such as cross gables, dormers, and/or widow's walks to break up the large sloped planes of the roof. Wide roof overhangs, decorative eaves or brackets, and cornices can be creatively used to enhance the appearance of the roof.
6. **Exterior Materials.** Goals: Use compatible materials that respect the visual appearance of the surrounding buildings. Buildings in the North Slope Neighborhood were sided with shingles or with lapped, horizontal wood siding of various widths. Subsequently, a few compatible brick or stucco covered structures were constructed, although many later uses of these two materials do not fit the character of the neighborhood.

Additions to existing buildings should be sided with a material to match, or be compatible with, the original or existing materials. New structures should utilize exterior materials similar to those typically found in the neighborhood.

7. **Rhythm of Openings.** Goals: Respect the patterns and orientations of door and window openings as represented in the neighboring buildings. Typically, older buildings have doors and transoms that matched the head height of the adjacent windows. Doors also tend to be paneled or contain glazed openings. Windows are vertically oriented. Large horizontal expanses of glass are created by ganging two or more windows into a series. Most windows are either single or double hung, with a few casement windows being incorporated into the designs. Many of the buildings had the upper sash articulated into smaller panels, either with muntin bars, leaded glazing, or arches. Most older windows were also surrounded with substantial trim pieces or window head trim.
8. **Additional Construction.** Goal: Sensitively locate additions, penthouses, buildings systems equipment, or roof-mounted structures to allow the architectural and historical qualities of the contributing building to be dominant. While additions to contributing buildings in historic districts are not discouraged, they should be located to conceal them from view from the public right-of-way. Some new additions, such as the reconstruction of missing porches or the addition of dormers in the roof, may need to be located on the front facade of the building. When an addition is proposed for the front of the building, appropriate and sensitive designs for such modifications should follow the guidelines for scale, massing, rhythm, and materials.

### ***Secretary of Interior's Standards for Rehabilitation***

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### **ANALYSIS**

1. This c.1910 house at 1207 N K Street is a contributing structure in the North Slope Historic District. As part of the North Slope it is listed on the Tacoma, Washington and National Registers of Historic Places.
2. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to this building per TMC 13.07.095, prior to those changes being made, by virtue of its status as a City Landmark.
3. The property has been vacant for a number of years and is in a state of disrepair on the exterior.
4. In 2007, the Landmarks Preservation Commission approved a major rehabilitation proposal by a previous owner; the summary of the approval follows: removal of nonhistoric cantilevered rear addition, replacement with new addition; restoration of the traditional roofline; demolition of nonhistoric garage and construction of new garage; relief for side and front yard setbacks; repair of original siding and replacement with in-kind wood lapped siding; replacement of windows with Marvin Ultimate Double Hung clad wood windows, except where egress and casement configurations

with a faux checkrail to simulate double hung windows; retention and repair of original window trim; installation of new aluminum trim and crown in identical style where new windows are installed; and construction of a new front porch and rear deck.

5. On May 18, 2011, the Architectural Review Committee met to consider the new proposal submitted by the new property owner, to rehabilitate the property for modern functional use.
6. At the ARC meeting, after a brief discussion about the proposed design and remodel costs, the applicant asked to withdraw the application. Subsequently, the applicant indicated his desire to remain on the meeting agenda of May 25, 2011.
7. The current proposal requests the Commission defer review on the following items: window specifications, material samples, paint color, and roof. Paint color and roof color are exempt from Commission review.
8. The current proposal to remove the nonhistoric rear addition is appropriate and meets *Secretary of Interior's Standards for Rehabilitation Standard #3*, specifically, "...adding conjectural features or elements from other historic properties, will not be undertaken". It is appropriate to remove nonhistoric elements.
9. The location of an addition on the rear elevation meets the *North Slope Historic Special Review District Guideline #8*, Additional Construction, specifically, additions, "...should be located to conceal them from view from the public right-of-way..."
10. The removal of existing original wood siding and replacement with new material, Hardi Plank horizontal bevel siding does not meet *Secretary of Interior's Standards for Rehabilitation Standard #5*, specifically, for, "Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved" nor SOIS#6, which reads, "Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence". In addition, this proposal is not consistent with NSHD design guideline #6 regarding exterior materials.
11. Most of the existing windows are nonhistoric windows on the property; the enlargement and/or relocation of most windows on the house does not meet *North Slope Historic Special Review District Guideline #7*, Rhythm of Openings, for, "Respect the patterns and orientations of door and window openings as represented in the neighboring buildings....Most windows are either single or double hung, with a few casement windows being incorporated into the designs. Many of the buildings had the upper sash articulated into smaller panels, either with muntin bars, leaded glazing, or arches". The Commission has approved new window replacement on nonhistoric windows, however the new window configuration and size match the traditional openings and sizes.  
  
The enlargement and relocation of most windows changes the historic character of the property and does not meet *Secretary of Interior's Standards for Rehabilitation Standard #2*, thus, "The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided".
12. The construction of a new front porch entrance with a steep pitched gable roof and columns introduces a new element that does not match the historic style and character of the property. The traditional porch on the American Foursquare type house includes a low pitched or hipped roof, or a second story deck with balustrade, over the entrance. Historically a full width porch was typical; visual evidence from the house at 1207 N K is consistent with this.

The reconstruction of the missing porch in a design that does not match the physical evidence available on the existing historic house, or constructing a new porch design inconsistent with the historic character of the home, does not meet *Secretary of Interior's Standards for Rehabilitation Standards #3*, specifically, for, "...Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken" and, does not meet SOIS #6, specifically, for, "...[features that] require replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence".

13. The construction of a 3-car garage based on an approved 2-car garage design by a previous owner in 2007 will require additional design plan details.

## RECOMMENDATION

Staff defers a recommendation on the proposal.

## BOARD BRIEFINGS

### AGENDA ITEM 6A: Balfour Dock

Tom Cashman, Executive Director, Foss Waterway Seaport

Mr. Cashman will provide an overview and update on the plans for Balfour Dock, which is listed on the National Register of Historic Places.

## BOARD BUSINESS

### AGENDA ITEM 7A: Camp Six

Staff will provide an update on the recently reported closure of the Camp Six Logging Museum.

From TNT 5/10/11:

*The gates at Camp 6 Logging Museum in Point Defiance Park closed permanently Monday, shuttering a porthole to Western Washington's steam-logging history that has drawn visitors for 47 years.*

*After several futile months, owner Western Forest Industries Museum has not been able to find a buyer that could continue operating the camp and its railroad.*

*Included in the collection is a Shay locomotive, five bunkhouses, five bunk cars, an old steam donkey engine and a Lidgerwood skidder, a hoisting system used to move logs without dragging them across the ground.*

*The skidder was built in the Tacoma Tidelands in 1929 and is believed to be the last one in the world, officials said. It weighs roughly 240 tons, is 60 feet long and it took eight semitrailers to haul the pieces into the park when it is one of the pieces a buyer has already expressed interest in.*

*Any items not sold are expected to be added to the Mount Rainier Scenic Railroad in Mineral.*

*The money from the equipment sales will be needed to clean up the 14-acre Camp 6 site before returning it to Metro Parks, which has leased them the land for decades.*

*A 4,000-foot railroad track must be torn out and heavy equipment hauled away. When it opened, the camp was popular for its rides aboard an authentic steam train. It later became an iconic part of Tacoma's park life because of its popular Santa Train.*

## PENDING AGENDA ITEMS

- May 24, 2011 – National Historic Preservation Month Awards and Annual Report to City Council
- June 8, 2011 – Elks on Broadway Design Review Application, Historic Building Inventory Process
- June 22, 2011 – Old Town Survey Results

\*\*\*

# Landmarks Preservation Commission

## Tacoma Community and Economic Development Department



747 Market Street ♦ Room 1036 ♦ Tacoma WA 98402-3793 ♦ 253.591.5220

### 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 Officer with any questions at 253-591-5220.

#### PART 1: PROPERTY INFORMATION

<b>Property Name</b>	
Historic <u>The J. M. Hendrickson Homestead</u>	Common <u>The Magelssen Residence</u>
<b>Location</b>	
Street Address <u>1239 East 54th Street, Tacoma, Washington</u> Zip <u>98404</u>	
Parcel No(s). <u>0320222126</u>	Legal Description and Plat or Addition: <u>Section 22 Township 20 Range 03 Quarter 24 COM INTER E LI NW &amp; N LI OF E 56TH ST TH N 660 FT TH W 254 FT TO POB TH N 300 FT TH W 254 FT TH N 300 FT TH W 254 FT TH S 600 FT TH E 508 FT TO POB EXC RDS ALSO EXC THAT POR CYD TO CY OF TACOMA PER AFN 2330542 OUT OF 2-010 SEG 2009-0445 12/12/08CL</u>
<b>Nominated Elements</b>	
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 Structure	<input checked="" type="checkbox"/> Site
<input type="checkbox"/> Historic Additions	<input checked="" type="checkbox"/> Historic Landscaping, Fencing, Walkways, etc.
<input checked="" type="checkbox"/> Ancillary Buildings/Outbuildings	<input type="checkbox"/> Interior Spaces/Other (inventory in narrative)
<b>Owner of Property</b>	
Name <u>Carol M. Magelssen</u>	
Address <u>1239 East 54th Street</u> City <u>Tacoma</u> State <u>WA</u> Zip <u>98404</u>	
Is the owner the sponsor of this nomination? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>Form Preparer</b>	
Name/Title <u>Mark Lawrence McIntire AIA NCARB LEED</u> Company/Organization <u>Gittens   McIntire</u>	
Address <u>934 Broadway   Suite 100</u> City <u>Tacoma</u> State <u>WA</u> Zip <u>98402-4419</u>	
Phone <u>253   759.1621</u> Email <u>mlm@gittensmcintire.com</u>	
<b>Nomination Checklist—Attachments</b>	
<input checked="" type="checkbox"/> \$100 Filing Fee (payable to City Treasurer)	<input type="checkbox"/> Continuation Sheets
<input checked="" type="checkbox"/> Site Map (REQUIRED)	<input type="checkbox"/> Historical Plans
<input checked="" type="checkbox"/> Photographs (REQUIRED): please label or caption photographs and include a photography index	<input type="checkbox"/> Other (please indicate): _____ _____
<input checked="" type="checkbox"/> Last Deed of Title (REQUIRED): this document can usually be obtained for little or no cost from a titling company	

<b>FOR OFFICE USE</b>	
Date Received	_____
Fee Paid	_____

11/2008  
Nominations to the Tacoma Register of Historic Places are processed according to the procedures and standards described in TMC 1.42 and 13.07. Submittal of a nomination form does not obligate the City to place a property on the Register or to extend financial incentives to a property owner. Documents submitted become public record. Additional requirements may be imposed by other City, state or federal regulations.

**Narrative (continued)**

**PART 2: PHYSICAL DESCRIPTION**

**Extent of Changes**

Please summarize the changes to plan, original 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) House Front Porch infill 1955	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Interior (woodwork, finishes, flooring, fixtures)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Original cladding	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Other elements	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Windows (no replacement windows or replacement sashes)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			

**Physical Description Narrative**

Describe in detail the present and original (if known) physical appearance, condition and architectural characteristics (use continuation sheets if necessary).

The Hendrickson Family Homestead is a 1922 vernacular house and garage on 3.78 acres of land with a barn constructed in 1924. A chicken coop built at the same time adjacent the barn collapsed by 1964. The lot is bounded by East 52nd Street on the north, East L Street on the west and with the house facing East 54th Street on the south, one-half block from East M Street. Originally, the neighborhood designation was Bismarck from the predominantly German and Scandinavian immigrants that populated the area and was changed after World War I to its present Hillsdale. The property was part of an unrecorded plat named the Sheridan Garden Tracts annexed by vote into the City in 1891, and was just a few hundred feet from the 1907 renegotiated Puyallup Reservation boundary. The adjacent plat additions, Ouimette and Metzler, and MacReady Heights on top of the hill were platted in 1908.

The only modifications to the original 1922 house are the rear shed-roofed kitchen-utility room extension added in 1933 and the front porch enclosure added in 1955. The garage was slightly modified with lean-toes on its east and north sides in the 1940's for additional covered storage. The barn, though weathered, is as it was built. Designed and constructed by John M. Hendrickson (the owner's grandfather), a Norwegian-Swedish immigrant and a Northern Pacific railroad engineer, the house, garage and barn are conventionally planned, constructed and finished, with the house and garage having reserved Craftsman inspired detailing common to the era. It is unclear whether the house plan is a stock plan, a modification of same, or whether it is an original plan fashioned from the numerous pattern books of the day. Uniform 4-inch-exposure cedar lapped siding clads the house and garage with bracketed barge boards, exposed rafter tails and beveled tongue-and-groove soffit. The house's mitered-corner lapped siding has a skirted bottom at the top of the horizontal board-formed concrete basement-foundation, approximately 2'-6" above grade. Window and door openings received a common projecting sill with flat cased surrounds and an understated crown molding on the head trim. Doors and windows are the original wood sash items.

The main roof of the house is a 5:12 pitched gable perpendicular to the street as is the garage. A single gabled dormer on the house roof faces west. Originally roofed with cedar shakes, the house and garage are now covered with asphalt composition shingles.

Though the interior of the house is not presented here for nomination, it is nevertheless intact with original finishes and most of the original fixtures. Considered a story and a half because the second floor's sloping ceiling is below 7-feet, this 1,800 SF four-bedroom house has all its original built-ins, cabinetry and millwork with few additions. A few interior photographs are included for illustrative purposes.

The barn's cedar lap siding, corner boards, and trim have never been painted with only the large double-barn-door painted white. The original cedar-shake roof is a 4:12 pitch.

The original fence enclosing the property was four barbed wire strands on split timber posts. Along E. 54th Street a rail-fence was built in the 1960's. Chain-link fencing replaced the barbed-wire in 1997.

Though the property is over-grown now, from the time of the barn's completion and until 1994, cows were kept and by their presence maintained the vegetation as a closely-cropped pasture as will be seen in photographs to follow.

No part of the structures have been modified since the mid-1950's.

**Narrative Continuation**

This page may be edited or copied as needed.  
Continued from page 2.



Street (South) Elevation



Rear (North) Elevation



Side (West) Elevation



Side (East) Elevation



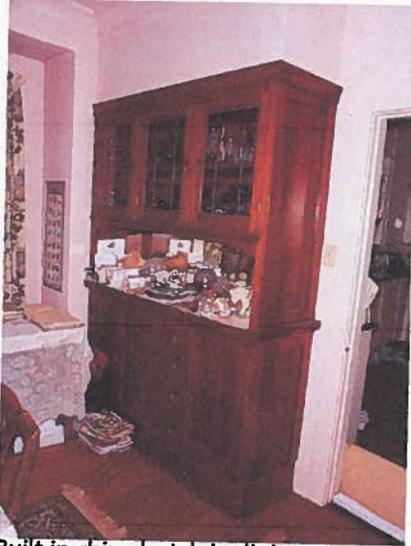
Garage, South Elevation



Garage, West Elevation

**Narrative Continuation**

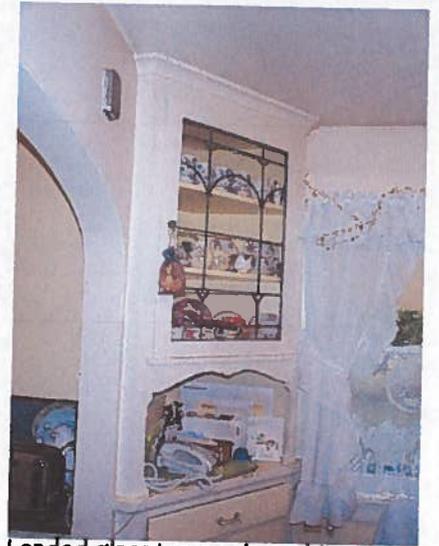
This page may be edited or copied as needed.  
Continued from page 3.



Built-in china hutch in dining room adjacent window seat; note original No. 1 white oak flooring with Swedish finish



Arched doorway into 1933 addition breakfast nook from kitchen, wall-mounted ironing board; note original marbled linoleum with black border; original light fixture



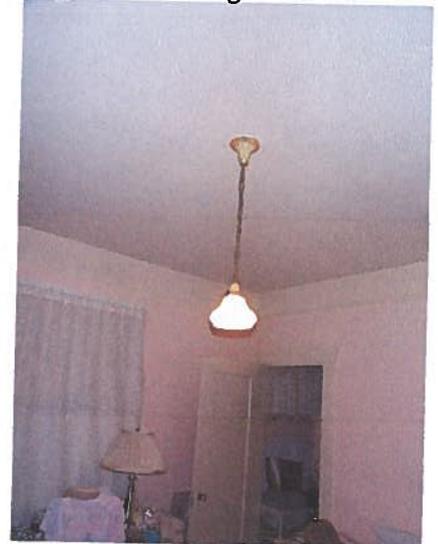
Leaded-glass tea service cabinet in breakfast nook; note glass hardware pulls which match the kitchen cabinets



Left: original boiler still intact  
Below: this radiator along with all others still in use



Original bedroom light fixture



**Narrative Continuation**

This page may be edited or copied as needed.  
Continued from page 4.



Barn, South Elevation



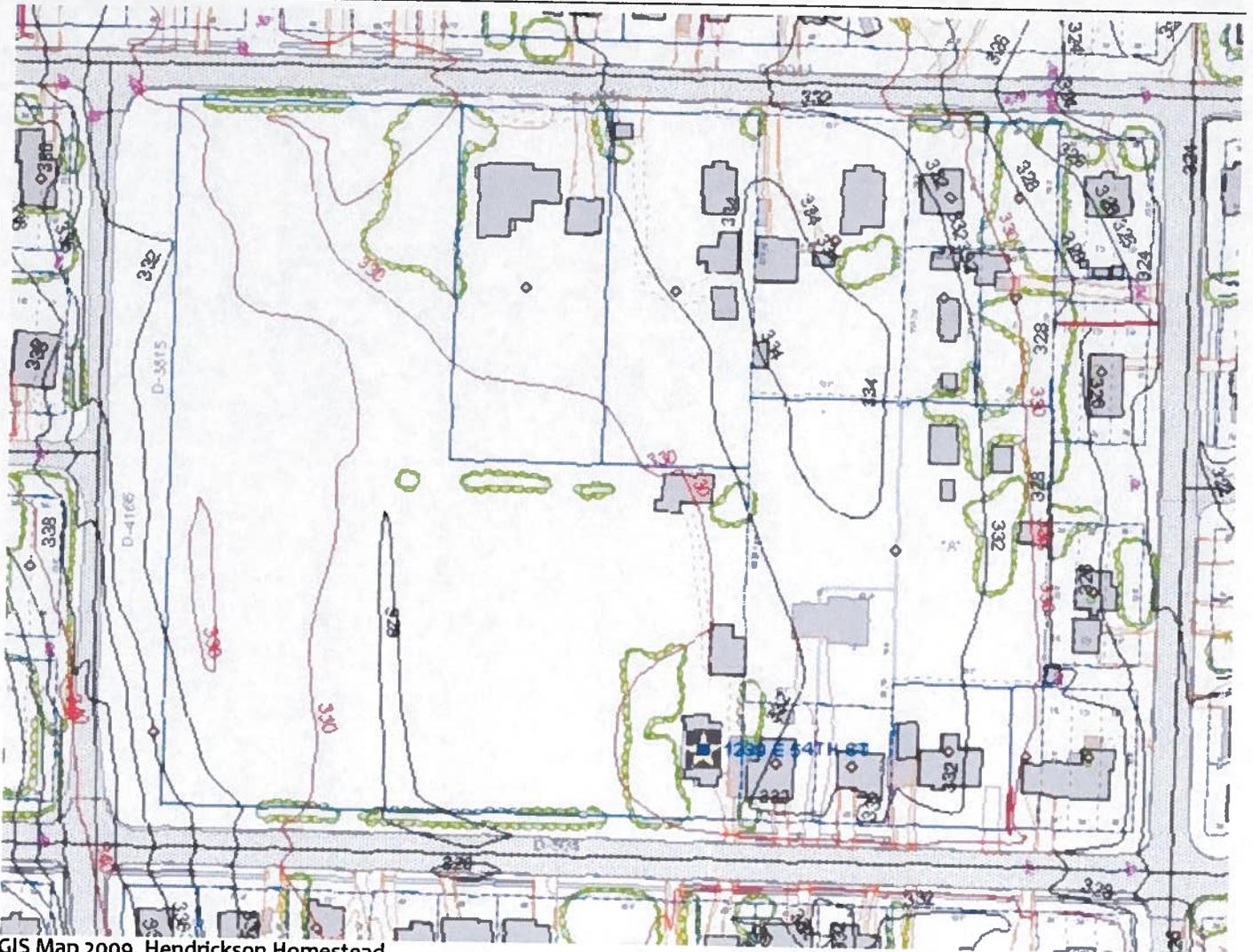
Barn, West Elevation



1931 Aerial Photo, Hendrickson Homestead

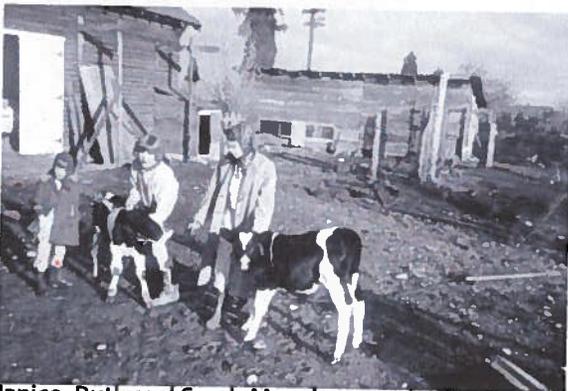
**Narrative Continuation**

This page may be edited or copied as needed.  
Continued from page 5.



GIS Map 2009, Hendrickson Homestead

As evidenced by the 1931 aerial map and this 2009 GIS map, little has changed in the configuration of the property or its structures.



Janice, Ruth and Sarah Magelssen with calves  
Donner and Rudolph, Fall 1961



Calves Autumn and Big John with Ruth and Janice  
Magelssen, Fall 1961

**Narrative Continuation**

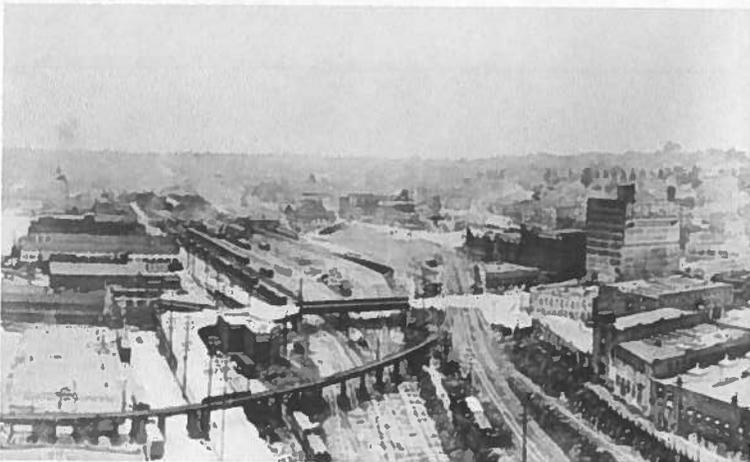
This page may be edited or copied as needed.  
 Continued from page 6.



1933, Barn and Chicken Coop

The Henderickson Homestead has remained within the family since its 1922 construction with the chain of title passing from J. M. and Sara (Ericson) Hendrickson to their children in 1944. Daughter and son-in-law, Helen Margaret (Hendrickson) Magelssen and Harold C. Magelssen in 1949 purchased the brother Floyd's interest in the property, with the Magelssen's oldest daughter Carol, receiving title in 2000. This family homestead, situated on the leeward side of upper McKinley Hill, has remained intact rather than go the way of most others throughout the City, which were bought, divided and developed starting from the founding of the Tacoma Land Company in 1873.

As will be discussed further in the following section, the story of this immigrant family's situation is not a new one in a nation of immigrants, but one that nevertheless does not tire of the telling.



1922: As a reference, downtown Tacoma in the year the Henderickson Homestead was built. The photo is taken from above the 1100 block of Dock Street looking South. From the Sanberg building at the middle right, the Hendrickson's is approximately three miles south-by-southeast. Courtesy of The Library of Congress.



Here is the ANSWER to  
 How to  
 PLAN, FINANCE AND BUILD  
 YOUR HOME

**BETTER** built small houses—3 to 6 rooms—at lower cost from plans designed to eliminate building waste without sacrificing good looks—this was the ideal of the group of practicing architects who compiled the remarkable new home plan book, "How to Plan, Finance and Build Your Home."

This book and plan service is part of the national small home building movement originating with the Architects' Small House Service Bureau of Minnesota, Inc. and now being extended by the Architects' Small House Service Bureau of the United States, Inc. The United States Service Bureau has the endorsement of the Department of Commerce of the United States Government and the American Institute of Architects. The Minnesota group of architects compiled this book for the Northern Pine Association, which, jointly with the Minnesota Highway, from the Northern Pine Association of the United States Service Bureau, is interested in its distribution.

In endorsing the work of the Architects' Small House Service Bureau of the United States, Inc., Mr. Herbert Hoover, Secretary of the Department of Commerce, says:

"I have looked into the work of the Architects' Small House Service Bureau of the United States with its diagrams and blue-prints and have examined its various sections and specifications. The complete plans, specifications, dimensions and bills of materials will give anyone working out for their own home and to use the best materials and climate water, in general, a really complete home building guidebook. The fact of credit by The American Institute of Architects should guarantee a high standard of service. It gives me pleasure to endorse this work and to urge you that the Department of Commerce will do all it can to cooperate with the Institute and the Bureau."

"The book and plans may be obtained direct from either the Architects' Small House Service Bureau, Northwestern Division, Inc., or the Southern Pine Association. The book is sold for \$3.50 prepaid. The service includes providing working drawings, details, specifications, quantity survey forms of agreement, ready to use, at prices ranging from \$17.50 to \$25.00 depending upon the size of the house."

Plan or Use  
 This Coupon: Southern Pine Association; The Architects' Small House Service Bureau  
 New Orleans, La. Northwestern Division, Inc. Minneapolis, Minn.

Right: March 1922 Popular Science advertisement for The Architect's Small House Service Bureau, Minneapolis, MN

Order either from The Southern Pine Association, New Orleans, La., or The Architects' Small House Service Bureau, 31 W. DuSable, 1933 Harvard Ave., South Minneapolis, Minn.

I enclose \$3.50 for which please send me a copy of the book, "How to Plan, Finance and Build Your Home" Address \_\_\_\_\_

### 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 documentary 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 1922 Other Date(s) of Significance 1955  
Architect (s) \_\_\_\_\_ Builder J. M. Hendrickson, Owner Engineer \_\_\_\_\_

#### 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 (use continuation sheets if necessary). If using a Multiple Property Nomination that is already on record, or another historical context narrative, please reference it by name and source.

Tacoma, from its European-settler beginnings with Swede, Nicholas Delin's (Nicklaus Dahlen) 1852 sawmill and who later led others to the shores of Commencement Bay, to its development as a busy seaport with assistance from tugboats owned by Norwegians Andrew and Thea Foss, owes much to its Scandinavian settlers. Rather than recite a catalog of Tacoma's Scandinavian pioneers and their achievements, suffice to say a large portion of the earliest land claims including Delin's original property were staked by Swedish and Norwegian immigrants. Owing to a culture valuing education and self-sufficiency coupled with cultural handicraft skills relavently adapted to the Pacific Northwest and the embrace of technological advances, Scandinavians have left their imprint on Tacoma's cultural and physical landscape.

John M. Hendrickson, though of Swedish descent was born in Norway in 1888 and immigrated to the United States in 1905, making his way to the immigrant community of Brooten, Minnesota near St. Cloud and sharing a household with other recent immigrants. Finding employment as an engineer with the Northern Pacific Railroad, promotions through the Railroad brought J. M. Hendrickson to Tacoma, NP's western terminous before 1913. Here he met his future wife, Sara Ericson.

Sara Ericson was born in Näs, Dalarna, Sweden in 1889, immigrating to the United States in 1910. The 1910 Census places Sara in the 7th Ward of Tacoma (Hilltop south of Wright Park), housekeeping with her sisters Britta and Marie in the Hultman household, cousins to the Ericson sisters. J. M. and Sara were married at the Swedish Evangelical Lutheran Church (First Lutheran) on June 15, 1915.

According to the original deed, the land was purchased for \$10 on the 3rd of June 1921 from Traders Trust Company of Tacoma with the building permit announcement for the house and garage appearing in the Tacoma Daily Ledger on 13 August 1922. J.M. Hendrickson constructed the house, garage and later the barn by himself with possible help from Sara's relations and J. M.'s work associates. Their children, Helen Margaret (1916-2003) and Floyd (1918-1965) are part of the chain of ownership for the Hendrickson Homestead. Sara (Ericson) Hendrickson was layed to rest in April of 1940 with J. M. to follow in February of 1944. Through the will, the Homestead was deeded to Floyd and Helen Margaret jointly. In 1949, Helen Margaret and her husband Harold C. Magelssen (1906-1994) purchased Floyd's interest in the property.

Helen Margaret (Hendrickson) Magelssen attended Sheridan Elementary, Stewart Middle School and received a diploma from Lincoln High School in 1935, followed by graduation from Washington State University 1940. She was recruited from college to teach at a school for disabled children on Long Island, NY and remained there for one year. After returning to Washington, she was employed by the Everett School District where she met her future husband from Utsalady, Camano Island, WA, Harold Christian Magelssen. (His parents: father, Thorbjorn born in Norway, mother, Ida Wangsness born in North Dakota of Norwegian-immigrant parents)

Harold Magelssen was educated at the New Whatcom Normal School, after 1937 known as Western Washington College of Education (WWU) in Bellingham, WA. He applied his teaching skills at Snohomish County School District and in the Navy before terminating his commission at the end of WWII and later at the Dunwoody Institute in Minneapolis, MN for one year and again when returning to Washington State at the Tacoma Vocational School (now known as Bates Technical Institute) from which he retired. Harold and Helen Margaret were married February 24th, 1945 in New York, NY by Norman Vincent Peale and produced five daughters of whom three\* became teachers like their parents: Carol\*, Sarah\*, Margaret, Ruth\*, and Janice. Carol M. Magelssen, the applicant, is a retired middle school teacher from Tacoma Public Schools.

Criteria A: Is associated with events that have made a significant contribution to the broad patterns of our history:

The Hendrickson Homestead represents a microcosm of the immigrant narrative. In this instance, the third wave of Scandinavian immigration. New Sweden was the first settlement name dating from the late 1620's of the area along the Atlantic Coast between Chesapeake Bay and the Hudson River, encompassing the present states of Maryland, Delaware and New Jersey, being incorporated into New Netherlands in 1633. This was the first wave. The second wave began with the loosening of immigration restrictions from the 1830's to the 1850's coinciding with the expanding industrial revolution and push westward, settling many in the upper mid-West from Chicago to North Dakota. The second wave was precipitated by droughts and crop failures in northern Europe. The third wave was an echo of the second due in part to poor economic conditions in Europe from the 1880's to WWI. This wave of Scandinavian immigrants rode the rails to the West Coast where native skills in fishing and timber were still much in demand, but with more assimilated individuals finding employment in commerce or the professions. In all waves, new immigrants sought to recreate the home they had known in the old country. For many immigrants the small self-sufficient homestead (hemman in Swedish, hjemstedet in Norwegian) represented what they had known and desired to recreate. With rapid urbanization beginning in the late 19th Century, many of the small farms and hamlets within and around the periphery of cities and towns were replatted into smaller lots to make way for development. The Hendrickson Homestead has survived intact due to the industry of the family that founded it and its location in a secluded swath between the edge of urbanization and the Reservation.

Criteria C:

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

Vernacular house building has been often overlooked in historical surveys as not conforming to a given typology or house style, or for not meeting a preconceived aesthetic. With construction materials having been in mass production since the late 18th Century, vernacular building became the normal method of construction rather than the exception. This being said, by inference, vernacular architecture is a more authentic artifact of study with regard to an inhabitant's response to geography, site, ethnicity and use of building materials and techniques for a given era and locale than are revivalist aesthetic structures designed for rather than built by the inhabitants themselves. Vernacular architecture became the 20th Century's modernist ideal inside-out assemblage of mass-produced materials organized around a conveniently aligned-room arrangement to maximize comfort and sanitation.

As stated previously, it is unclear given the house plan and exterior appearance the exact origin of the design. The house bears little resemblance to common mail-order homes of the age by Sears, Montgomery Ward or any of the regional house plan and pre-fabrication publications. J. M. Hendrickson was an engineer trained in heavy construction in an age awash in publications about house construction like *Carpentry and Building*, *The Building Age*, *Pencil Points*, *The White Pine Series* and *House Beautiful*. Likewise, Sara (Ericson) Hendrickson would have had access to the women's magazines of the era which wrote exhaustively on space planning, modern appliances and home accoutrements. It is likely that the house, garage and barn were a synthesis of homes they had lived in or were acquainted with through experience or publication. The house having modest adornment, though quality in material and workmanship, is very much of the age and ethnicity of which it was built, with the garage seeming to belong to an era before WWI as it was used initially as a stable until the timelessly utilitarian barn was built two years later.

The Hendrickson Homestead represents an authentic response to geography, site, ethnicity and the use of building materials and techniques for its time and the re-created environment of its inhabitants.

Criteria F:

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

The Hendrickson Family Homestead has been a working landscape with garden and livestock for most of its existence (until 1994) which harkens to our immigrant and pioneer pasts. Having been built and sustained within an urban environment, five blocks from the streetcar line running on McKinley Avenue between 1905 and 1955, two blocks from the transit line on Portland Avenue, is what distinguishes this property as exceptional, particularly surviving through the post-WWII era when Levittown-type development was springing up around it. Interesting to note as an aside, urban agriculture has regained a currency in sustainability thinking which is modeled on many of the notions found in utopian Northern European Garden Communities of the late 19th and early 20th Centuries.

The Hendrickson's is a landscape within the landscape, an echo of a still visible immigrant past.

## Bibliography

Bergman, Hans. History of Scandinavians in Tacoma and Pierce County. self-published, Tacoma, WA 1926

Gottfried, Herbert. American vernacular buildings and interiors, 1870-1960. W. W. Norton & Company, New York, NY, 2009

Hunt, Herbert. History of Tacoma. S. J. Clarke Publishing Company, Chicago, IL, 1916

Building Permit, Tacoma Daily Ledger, August 13, 1922, page B4.

Obituary, Sara M. Hendrickson, Tacoma News Tribune, April 11, 1940, page 13.

Obituary, John M. Hendrickson, Tacoma News Tribune, February 7, 1944, page 13.

United States Federal Census, 1910.

When recorded return to:  
Evelyn M. Zeller  
10900 NE 8<sup>th</sup> Street, Suite 900  
Bellevue, WA 98004

UNRECORDED

**QUITCLAIM DEED**

Grantor(s): (1) Helen Margaret Magelssen (Margaret Helen Magelssen, nee Hendrickson) (2) \_\_\_\_\_  
Grantee(s): (1) Carol M. Magelssen (2) \_\_\_\_\_  
Additional Grantor(s) on pg. \_\_\_\_\_ Additional Grantee(s) on pg. \_\_\_\_\_  
Legal Description (abbreviated): COM. INTER E LI NW & N LI OF E 56<sup>th</sup> ST TH N 660 FT TH W 254 FT TO POB TH N 300 FT TH W 254 FT TH N 300  
Additional legal(s) on page \_\_\_\_\_  
Assessor's Tax Parcel No. 032022 201 0

The GRANTOR, HELEN MARGARET MAGELSSSEN, who acquired title as MARGARET HELEN MAGELSSSEN, nee HENDRICKSON, and who is the surviving spouse owner per community property agreement with Harold Christian Magelssen, Deceased, recorded previously in the records of the Pierce County Auditor, for and in consideration of love and affection, conveys and quitclaims to CAROL M. MAGELSSSEN, a single woman, to be her sole and separate property, the following described real property and improvements thereon, commonly known as 1239 East 54<sup>th</sup> Street, Tacoma, Washington 98404, situated in the County of Pierce, State of Washington, together with all after acquired title of the grantor therein, legally described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN

Dated: March 28, 2000

Helen Margaret Magelssen  
HELEN MARGARET MAGELSSSEN

By: Carol M. Magelssen  
CAROL M. MAGELSSSEN,  
Her Attorney In Fact

(Acknowledgment on page 2)

Magelssen Quitclaim Deed (Tacoma Property) - Page 1

ETN: 1024990 3-28-2000  
Excise Tax Collected: \$0.00  
Affidavit Processing Fee: \$2.00  
Cathy Pearsall-Stipek CPO Pierce County Auditor  
BY: LISA DRURY

200003280360

For reference only, not for re-sale.

UNRECORDED

For reference only, not for re-sale.

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Pierce )

I certify that I know or have satisfactory evidence that **CAROL M. MAGELSSSEN** is the person who appeared before me, and said person acknowledged that she signed this Quitclaim Deed as attorney in fact for the Principal, **HELEN MARGARET MAGELSSSEN**, and acknowledged to me that she signed this Quitclaim Deed as the free and voluntary act of the said Principal for the uses and purposes mentioned therein, and that she was authorized to execute this Quitclaim Deed pursuant to Durable Power of Attorney dated February 15, 1991, a certified copy of which is attached hereto and is to be recorded concurrently with this Quitclaim Deed, and the Revised Code of Washington (RCW) section 11.94.050(2).

Dated : March 28 2000.



Evelyn M. Zeller  
(Signature)

Evelyn M. Zeller  
(Name printed or stamped)

NOTARY PUBLIC in and for the State of  
Washington, residing at King County.  
My appointment expires 1/27/2001.

**EXHIBIT A**

Beginning at a point where the East line of the South half of the Northwest quarter of Section twenty-two (22), in Township twenty (20), North, Range three (3) East, W.M. intersects the North line of the East 56<sup>th</sup> Street, running North 660 feet, thence West 254 feet to the true point of beginning; thence North 300 feet parallel with East line of said Section twenty-two (22), thence West 127 feet parallel with the North line of East 56<sup>th</sup> Street, thence North 300 feet parallel with the East line of said Section twenty-two (22), thence West 381 feet parallel with the North line of East 56<sup>th</sup> Street, thence South 600 feet parallel with the East line of said section twenty-two (22), thence East 508 feet to the true point of beginning, being tracts 1, 2, 3, 7, 8, 9, and 10 as shown on the unrecorded plat of Sheridan Garden tracts,

Situated in the County of Pierce, State of Washington.

For reference only, not for re-sale.



on oath, to me known to be the individual described in and who executed the within instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

S. F. McAnally Notary Public  
State Of Washington,  
Commission Expires April 20, 1925

S. F. McAnally  
Notary Public in and for the State of  
Washington, residing at Tacoma, in said County

Filed and recorded at request of Stanley Truscelo Sep. 22, 1921 at 1:05 P.M.

C.A.Campbell Auditor Pierce Co. Wn.

By *[Signature]* Deputy

--E.E.K.--

608854 (Internal Revenue \$1.00 Sep. 22, 1921 S.)

This Indenture, Made this 21st day of September, 1921 between John A. Noble, a bachelor party of the first part, and A. Richardson party of the second part:  
Witnesseth: That said party of the first part, for and in consideration of the sum of Ten Dollars, lawful money of the United States of America, to him in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell, convey and confirm unto said party of the second part, his heirs and assigns, the following described real estate, situate, lying and being in the County of Pierce State of Washington, to wit:

All of that portion of lot four (4) of section seven (7) township twenty one (21) north Range two (2) east of the Willamette Meridian in the Abandoned Military Reserve lying north of the north line of that certain five acre tract deeded by said first party to George W. Fairman and Calis A. Fairman his wife by deed dated July 7th, 1919 and recorded the same day in the office of the Auditor of said County under said Auditor's fee number #529180 subject to a certain land contract dated August 11th 1919 between the said party of the first part and W.W.White which is still in full force and effect.

The said party of the second part agreeing to be bound by the provisions of the said contract in the place and stead of the said party of the first part, and have all of the right title and interest in the said contract now in the said party of the first part, and subject to all taxes and assessments and liens and encumbrances allowed thereon since the date of the said contract together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging, TO HAVE AND TO HOLD THE SAME, to said party of the second part, his heirs and assigns, forever And said party of the first part for himself and his heirs, executors and administrators, does by these presents covenant, promise and agree to and with said party of the second part his heirs and assigns, that he will WARRANT and DEFEND the title to the same forever against all lawful claims and demands whatsoever.

In Witness Whereof, said party of the first part has hereunto set his hand and seal the day and year first above written.

Witnesses:  
H. J. Gillens

John A. Noble (Seal)  
(Seal)  
(Seal)  
(Seal)

State of Washington, )  
County of Pierce, ) ss.

I, the undersigned a Notary Public in and for the State of Washington, do hereby certify that on this 21st day of September A.D. 1921 personally appeared before me John A. Noble a bachelor to me known to be the individual described in and who executed the within instrument and acknowledged that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.  
Given under my hand and official seal this 21st day of September A.D. 1921

W. G. Heinly Notary Public  
State Of Washington,  
Commission Expires Aug. 17, 1923

W. G. Heinly  
Notary Public in and for said State, residing at  
Tacoma in said County

Filed and recorded at request of A. Richardson Sep. 22, 1921 at 1:06 P.M.

C.A.Campbell Auditor Pierce Co. Wn.

By *[Signature]* Deputy

--E.E.K.--

608355 (Internal Revenue \$3.00 June 13, 1921 T.T.Co.)

This Indenture, Made this 3rd day of June A.D. 1921, between TRADERS 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, in said State, party of the first part and John N. Hendrickson party of the second part,

Witnesseth: That the said party of the first part for and in consideration of the sum of Ten And No/100 Dollars lawful money of the United States of America, to it in hand paid by the said party of the second part, does, by these presents, grant, bargain, sell, convey and confirm, unto the said party of the second part, his heirs, executors, administrators and assigns, the following real estate, lying and being in the County of Pierce State of Washington, described as follows, to-wit:

Beginning at a point where the East line of the South half of the Northwest quarter of Section twenty-two (22), in Township twenty (20) North, Range three (3) East W.M. intersects the North line of East 86th Street, running thence North 660 feet, thence West 254 feet to the true point of beginning, thence North 300 feet parallel with East line of said Section Twenty-two (22) thence West 127 feet parallel with the North line of East 86th Street, thence North 300 feet parallel with the East line of said section twenty-two (22), thence West 381 feet parallel with the East line of East 86th Street, thence South 600 feet parallel with the East line of said Section twenty-two (22), thence East 508 feet to the true point of beginning, being tracts 1, 2, 3, 7, 8, 9 and 10, as shown on the unrecorded plat of Sheridan Garden tracts With all and singular the hereditaments and appurtenances to the same belonging or appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To Have and to Hold, The above granted premises unto the said party of the second part, his heirs, executors, administrators and assigns forever, with all the privileges and appurtenances thereto belonging.

Party of the second part herein assumes and agrees to pay all taxes and assessments since June 13, 1919

In Witness whereof, The said party of the first part, pursuant to and by authority of a resolution of its Board of Trustees, duly passed and entered on its records, has caused its corporate name to be subscribed hereto and its corporate seal, duly attested, to be hereunto affixed the day and year first above written.

April 27, 2011

Historic Preservation Officer  
Landmarks Preservation Commission  
City of Tacoma, C.E.D.D.  
747 Market Street, Room 1036  
Tacoma, WA 98402-3793

Dear Commissioner,

Enclosed please see our completed application for **Design Review for Single Family Residential Properties** for 1207 North K Street. We have lived one block from this property for the past 19 years. We have owned and managed a four-plex rental located one block away (1020 N. K. St.) for the past 17 years. I have practiced residential design for 42 yrs; 25 years as a registered architect. I have formerly been a member of the City of Tacoma's Housing Commission, held the design chair on the City's Planning Commission, The City of Bonney Lake's Design Commission, and belonged to several citizens' advisory groups with Pierce County contributing to and crafting zoning ordinances for housing. My father's family has resided in the North End continuously since the 1920's, my mother's since the 1880's. Knowledge gleaned from this background and history has been applied to the project at hand.

The design solution presented in this application is based on the observations and design criteria as listed below:

Owner's Observations:

1. Of the 9 lots in the 1200 block of North K St, only 1 of the other 8 homes is a vintage-appearing structure. The remaining structures are second generation or remodeled to non-period styling.
2. The market for a 2,700 sq. ft. 100 year old single family residence in this immediate vicinity is virtually nonexistent and partially explains the abandonment of the former owner's efforts.
3. I believe that many planners would consider the recent down-zoning of the neighborhood to be short-sighted given the current trend of the communities' evolving housing needs.
4. It appears that the HRD design criteria may verge on putting aesthetics before function, romantic ideology over serving the community's habitation needs. It appears to enforce a regressive (single family) density in a neighborhood that has been a single family/multi-family mix for over half a century.
5. It appears that the HRD zoning language is vague and inarticulate. The City's Comprehensive Plan possesses no preservation Element or specific objectives, criteria, etc. for building an adequate ordinance upon. Useful and necessary design guide lines should be developed, currently absent.
6. It appears that a "fixation" on a building's window's design, configuration, composition, construction materials, etc. illustrates a lack of thorough study not appropriate for a bona-fide regulation of historic preservation efforts.

Owner's Design Criteria:

1. Financial feasibility requires that this structure be converted to a multi-family residence. This applicant is pursuing a Conditional Use Permit to acquire a duplex use outright (not A.D.U.) in order to maintain financial feasibility. The building is being permitted as containing an A.D.U. to be converted to a duplex upon receipt of the Conditional Use Permit.
2. The design solution must incorporate features and benefits that appeal to today's residents. Generous daylight, bathroom count, kitchen layout, security features, outdoor activity areas, privacy features, off-street parking, energy conservation, ease of maintenance, and other modern features must be incorporated.
3. Value engineering must be implemented. Amenities provided above and beyond the minimal requirements must suit the resident's needs. Pouring thousands of dollars into exterior ornamentation that only pleases a handful of history buffs would be an unreasonable expectation for the City to place upon any project of this sort during today's economic environment.

In summary, this applicant, based upon his expertise and neighborhood familiarity, considers the project submitted to be a wise, skillful, and a substantial contribution to the district's historic housing stock. We look forward to having it approved as submitted.

Respectfully submitted,



Tyler Gazecki, AIA

**Landmarks Preservation Commission**  
Tacoma Economic Development Department  
Culture and Tourism Division



747 Market Street ❖ Room 1036 ❖ Tacoma WA 98402-3793 ❖ 253.591.5220

**APPLICATION FOR DESIGN REVIEW  
FOR SINGLE FAMILY RESIDENTIAL PROPERTIES**

Please include ALL of the following information with your application. Insufficient application materials will result in a delay in processing of your application. If you have any question regarding application requirements, or regulations and standards for historic homes and neighborhoods, please call the Historic Preservation Officer at 253.591.5220.

**PART 1: APPLICANT INFORMATION**

House Address 1207 N. K ST. Landmark/Conservation District (if applicable) NORTH SLOPE H.P.

**OWNER INFORMATION**

Name (printed) TYLER GAZECKI, AIA Email GAZECKI@MSN.COM

Address (if different than above) 1022 N. K ST. - 98403 Phone 606-0689

Homeowner's Signature\* [Signature]

\*Application must be signed by the property owner to be processed.

**CONTRACTOR INFORMATION**

If application will be presented by a representative or contractor, please fill in the following:

Representative's Name SAME Company HUNTINGTON & CO., INC.

Address SAME

Email SAME Phone SAME

**FOR OFFICE USE ONLY**

PRELIMINARY PLAN CHECK DATE: \_\_\_\_\_

INITIALS CHECKED FOR BUILDING CODE\*: \_\_\_\_\_

LAND USE/ZONING (IF APPLICABLE)\*: \_\_\_\_\_

\*PRELIMINARY PLAN CHECK IS NOT AN APPROVAL OF A PROJECT. A SEPARATE PERMIT APPLICATION MAY BE REQUIRED.

**APPLICATION FEE (please see page 2)**

Estimated Project Cost, rounded to nearest \$1000 \$100,000

Application Fee Enclosed \$500

### RESIDENTIAL APPLICATION CHECKLIST A

(For Garages, Porches, Decks, Additions, Foundations and other Major Projects)

CHECKLIST to include the following:\*

<input checked="" type="checkbox"/>	Accurate Measured Site Plan (which shows ridgelines and dormers of <u>existing</u> and <u>new</u> buildings)
<input checked="" type="checkbox"/>	Accurate Measured Elevation Drawings (all sides, with dimensions, siding materials, windows, and doors indicated)
<input checked="" type="checkbox"/>	Photograph(s) of Site and surrounding area - <u>SEE ATTACHED EXHIBIT - E</u>
<input checked="" type="checkbox"/>	Detail illustrations of trim, casing, balusters, posts and railings (if applicable) <u>EXHIBIT. F &amp; G</u>
<input type="checkbox"/>	Material samples (ie. stained glass, or if proposing uncommon material)*
<input type="checkbox"/>	Paint samples (from hardware store)*

In addition to the above, please provide the following information:

Size of new construction (footprint, i.e. 22 X 30'):	<u>N/A</u>
Overall height and pitch of roof (for new buildings):	<u>N/A</u>
Exterior cladding material(s):	<u>1 X 8 FIBER-CEMENT CLAP BOARD W/ 3/4" O-LAP</u>
Window types and materials:	<u>DEFERRED REVIEW REQUESTED (SEE ATTACHED)</u>
EXTERIOR Door types and materials:	<u>D-FIR - STILE &amp; RAIL (SEE ELEV.)</u>
Window trim ( <u>attach drawings</u> , catalog sheets, etc. if necessary):	<u>PLS SEE ATTACHED</u>
Roof Material:	<u>EXISTING COMP. SHINGLE</u>

#### \*ADDITIONAL TIPS

- Drawings required for building permits can often be used for Landmarks Review, as long as information regarding finish detail, exterior materials, and windows and doors are indicated.
- For information about drawing site plans, please refer to BLUS Publication B1, Site Plan
- Elevations should be scale drawings and should include dimensions, heights, window and door locations, eave overhangs, trim details, and the locations of materials and other elements.
- Please include a photograph of existing house (for new garages if the new garage is to match any existing features of the house)
- For structures within the North Slope Historic District, refer to the North Slope Design Guidelines for more information about design. Contact the Historic Preservation Officer for more information.

\* DEFERRED REVIEW REQUESTED - SEE FOLLOWING PAGE.

Re: Submittal requirements for: 1. Material samples, 2. Window types, 3. Paint samples

This applicant requests that the commission approve this application while deferring the review and approval of colors, front door, and window product selection. We typically provide full scale mock-ups and on-site color samples for these items. We have found this to be a superior means of evaluating the appropriateness of these items given the impact significance they have on the overall effect of the exterior elevation treatment.

**PROJECT  
DESCRIPTION**

## **PROJECT DESCRIPTION**

### **A. Overall Scope of Work**

The fundamental objective of this Work is to provide the community and immediate neighborhood with necessary and desirable housing that meets the needs of today's residences. Efficient floor plans and layout possessing generous bathroom count, modern kitchens, ample storage, adequate electrical and other utility services, fireplaces, pantries, utility rooms, energy conservation features, security features, off-street parking, outdoor recreation features, privacy enhancing features, etc. have been incorporated to the rehabilitation and renovation of this outdated structure. The finished product will represent a historic reference in its design; detailing and finishing that will be well beyond the district "average" as it currently stands.

All work including interior, exterior, site work, lighting, railings, windows, color scheme, etc. will be coordinated and harmonious with neo-traditional four square craftsmen styling.

### **B. Changes to Existing Buildings**

At the point the property was acquired, a portion of the North side of the structure had been removed, the asphalt siding removed, and the garage removed. The submitted changes begin with these changes acknowledged and accepted. An exterior structure (future garage as approved), front porch and existing deck enclosure constitute the fundamental changes to the existing building. The existing "foot print" of the structure as well as the existing roof layout and profile will remain as currently configured.

### **C. New Construction/Elements to be Removed and/or Replaced**

All work including interior, exterior, site work, lighting, railings, windows, color scheme, etc. will be coordinated and harmonious with neo-traditional four square craftsmen styling. Roof material may be repaired or replaced per future inspections.

#### **1. Interiors**

In order to accommodate the economic feasibility requirement of a duplex use of the building, all non-bearing walls will be removed. Twenty-five percent of the bearing walls will be relocated (see floor plans for bearing walls). This "gutting" will include the interior stairway, front door location, etc.

## 2. Exterior

All windows will be removed and replaced to accommodate the daylight, ventilation, egress and aesthetic needs as dictated by the reconfigured interior floor plan. Additionally, 70 sq of floor space will be added by enclosing the existing deck on the northwest corner of the second floor. A new exterior stairway will be added to the north side of the structure. A new covered porch will be added to the front (south) elevation.

## 3. Site/Yard

All existing pavement, rock walls, landscaping will be removed. New fencing, rock walls, pavement, parking areas etc. will be added per site plan provide.

### D. Windows:

There are several means of influence which windows and their use and placement play into the historic nature of a vintage four square type home.

They include:

#### 1. The addition of larger period style windows to add more daylight.

Many historic housing types and styles that have been built in the district had their origins in other parts of the country, which possessed more daylight than received in Tacoma. Overcast skies provide a fraction of ambient light as compared to clear skies. Hence, many four square type stock plans required either the addition of windows, the enlargement of stock windows sizes, or both, in order to provide a healthy degree of natural light. Please see exhibit A-1 for examples of period-built revisions to stock plans located within the historic district. The submitted remodel utilizes these practices for this reason.

#### 2. Use of random "spot" windows (typically 2 x 2 picture windows) for light and interior design effect.

Exhibit A-2 illustrates the common application of small windows to address several concerns. They include:

- a. Providing daylight in closets, bathrooms and other small rooms. Obscure glass was not commonly available a century ago. If privacy was a concern, a small window placed high on the wall (sill level 5 ft or higher) was used to provide daylight.

b. Paring windows on either side of the fireplace was a simple way to create an attractive composition on the fireplace wall.

c. Using spot windows in series was a simple way for the builder to create a design effect both on the interior and exterior of the home.

### 3. "Random" placement of side elevation windows serving functional needs.

Exhibit B-1 clearly shows function can and does come first when placing windows on side and rear elevations. This is particularly meaningful on larger homes and period renovated homes which possess more rooms than the usual one-room-per-corner layout.

### 4. Use of period-style windows repeated in-line for design effect and daylight.

The glazing and framing technology of the four square era limited the available size of windows. To obtain more light, multiple windows were used in linear fashion. This was also done to achieve a desirable aesthetic. Examples of both of these treatments on four square house types located in the Historical District can be found in Exhibit B-2. In summary, a departure from the one-window-per-corner-four-windows-per-side stock window treatment on a four square is common in period revised designs. The proposed remodel is consistent with the historic treatment of windows in providing functional daylight in a locally built "stock plan" four square.

## E. Impact on Historic Character

The subject property falls within a general historic building type (shape) known as a "Four Square." This is not a "style" per the accepted terminology of the historic preservation profession but rather a "type" or "shape" (see appendix).

It is commonly understood that this type/shape was generally embellished in the ornamental and stylistic features of a given "style"; therefore, historians will identify a given four-square as a "colonial four square" or Greek revival four square or craftsmen four square or eclectic (more than one style used) four square. Given there is no graphic (drawings or photos) of the property as it appeared in its original state (see exhibit C for status-as-is at time of design review approval) this owner has determined that applying aspects of craftsman style (currently a very popular neo-traditional style in this region) to the building is both appropriate and desirable.

(See exhibit D for photos illustrating four square homes wearing a variety of styles. All of these examples are located within the boundaries of the N.S.H.D).

The embellishments/details/features being integrated into the final design solution express “craftsman styling.” They include:

- Window mullion configurations
- Window placement
- Porch design: including columns and roof pitch, design and size
- Color scheme
- Railing design
- Siding and trim details
- Exterior door design
- Fence design
- Exterior lighting fixtures

For additional information on the historic nature of four square designs, please see appendix “A”.

#### F. Conclusion

In order to make this outdated structure, located in a marginal area of dubious historical significance, both financially and functionally viable in today’s market, a change of use from a single family to a duplex use is required. The design impacts as they affect the appearance of the home from the public right-of-ways have been handled in a manner consistent with the historic traditions of modifying the stock four square design when build in the turn of the century period. When completed, it will fit seamlessly with the historic inventory of four square homes in the district.

**EXHIBITS**

EXHIBIT A



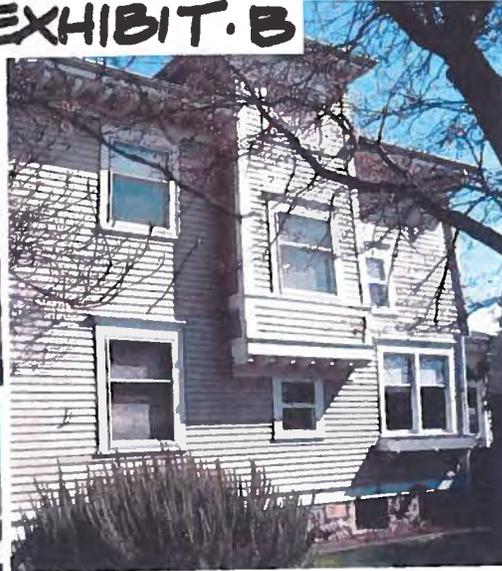
① ADDITION OF PERIOD-STYLE LARGER WINDOWS TO ADD MORE DAYLIGHT



② USE OF RANDOM "SPOT" WINDOWS (2x2 PICTURE) FOR LIGHT & INTERIOR DESIGN EFFECT;



# EXHIBIT B



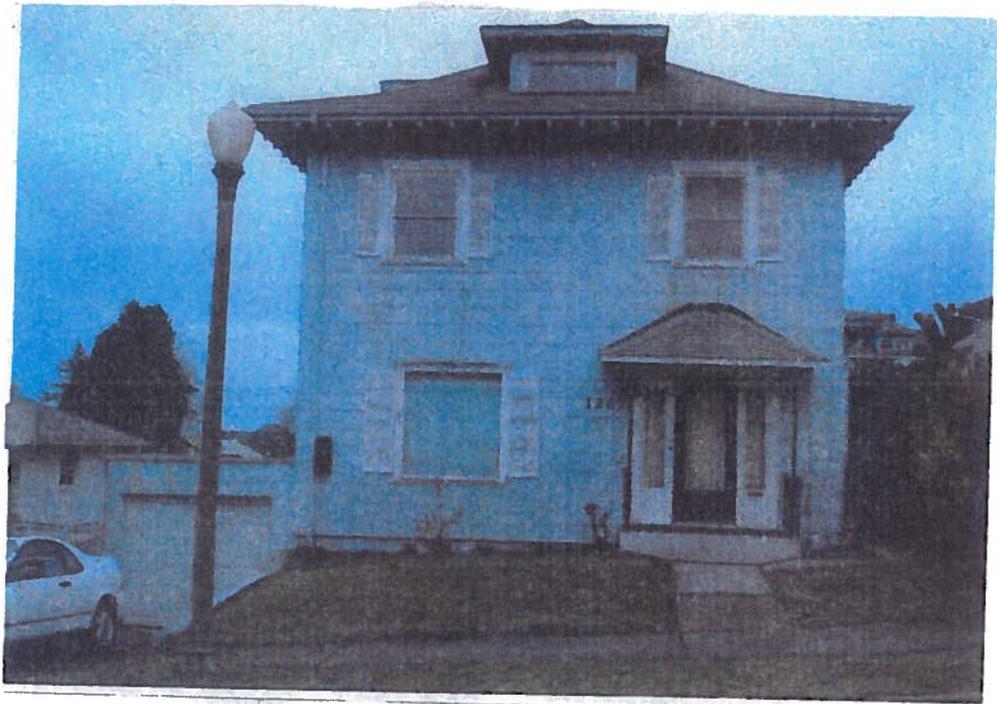
① RANDOM SIDE ELEVATION  
WINDOWS SERVING  
FUNCTIONAL NEEDS



② USE OF PERIOD-STYLE  
WINDOWS REPEATED IN-  
LINE FOR DESIGN  
EFFECT & DAYLIGHT



EXHIBIT.C



# EXHIBIT D



"COLONIAL": EXPRESSED BY COLUMNS, RAILINGS  
PALLADIAN WINDOW

"CRAFTSMAN/PRAIRIE": SHINGLES, WINDOWS, SHALLOW ROOF



"VICTORIAN":  
PORCH, RAILINGS



"CRAFTSMAN": PORCH FORM & COLUMNS,  
WINDOW MULLIONS, EXPOSED WOOD FINISH



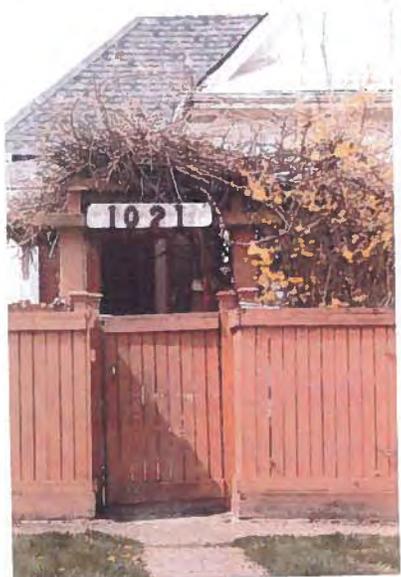


EXHIBIT E

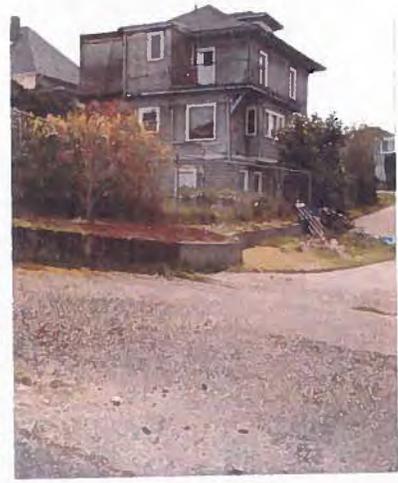
NEXT DOOR (WEST) ↑ →  
← ACROSS THE STREET (S)



ENCROACHMENTS/HAZARDS  
NEXT DOOR (EAST) →  
↓

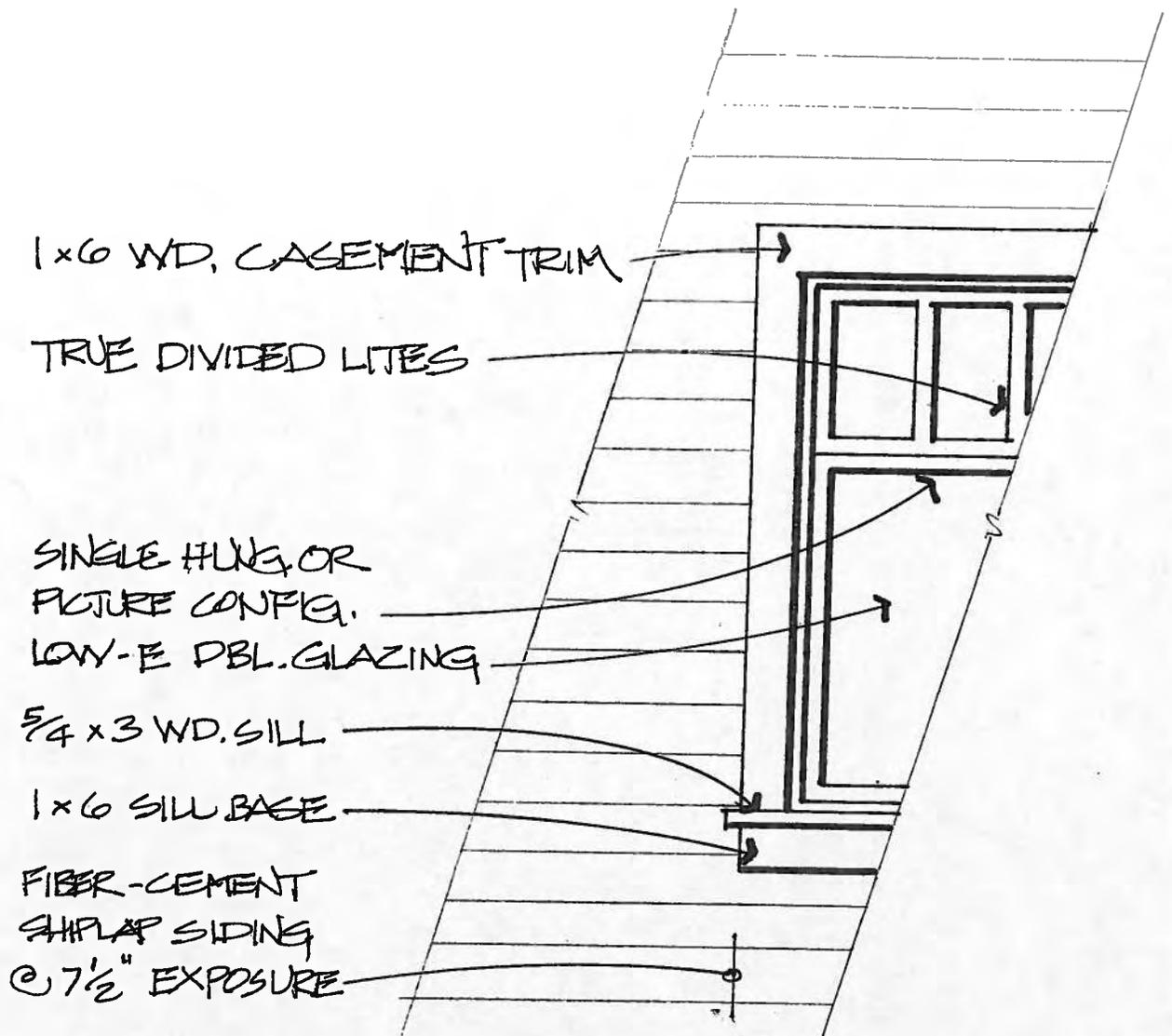


↑ ACROSS THE ALLEY (NORTH) ↑  
ENCROACHMENTS/HAZARDS (EAST)



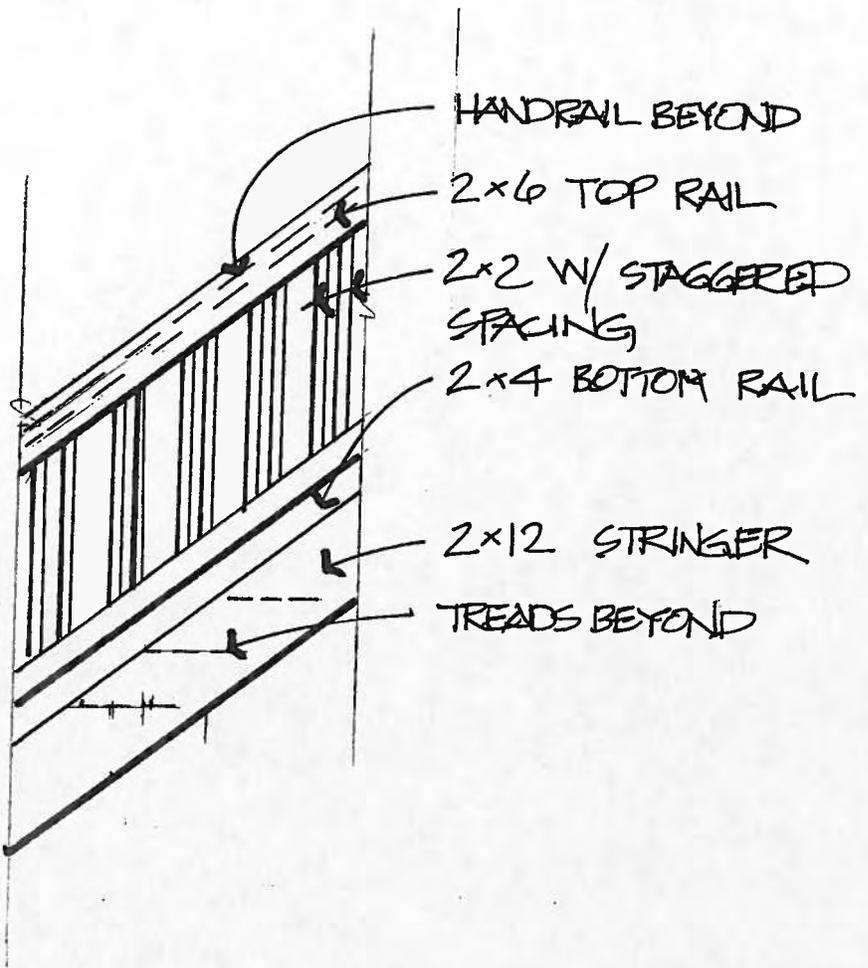
"BEFORE"  
↙

# EXHIBIT F



TYP. WINDOW DETAIL

# EXHIBIT G

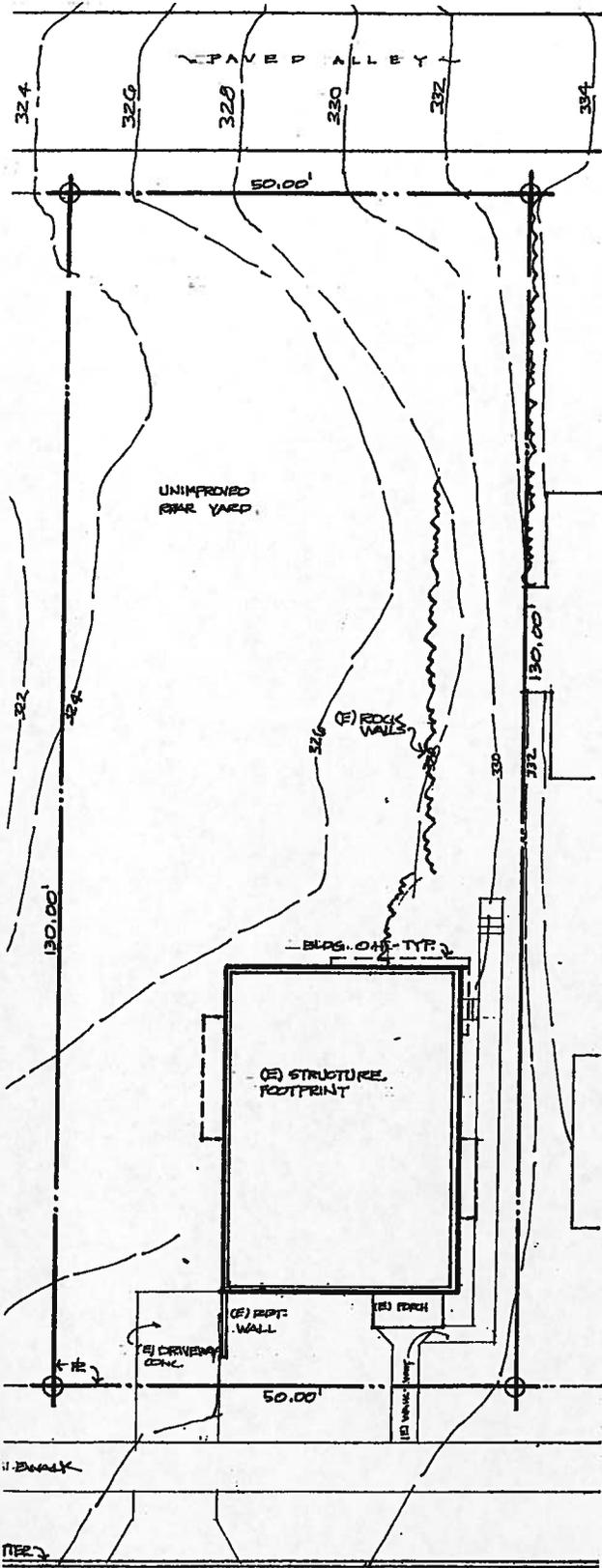


RAILING DETAIL

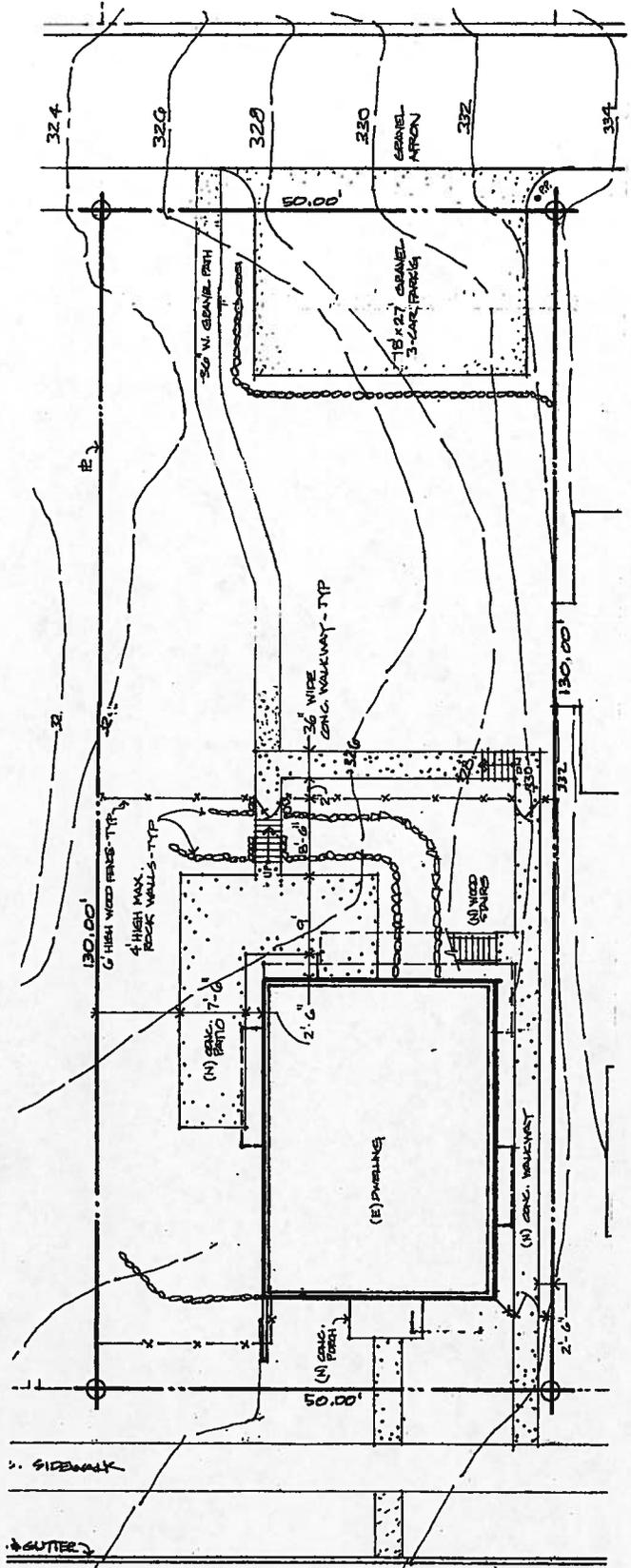
**ARCHITECTURAL  
PLANS**

# SITE PLAN

1 of 8



EXISTING / AS-IS

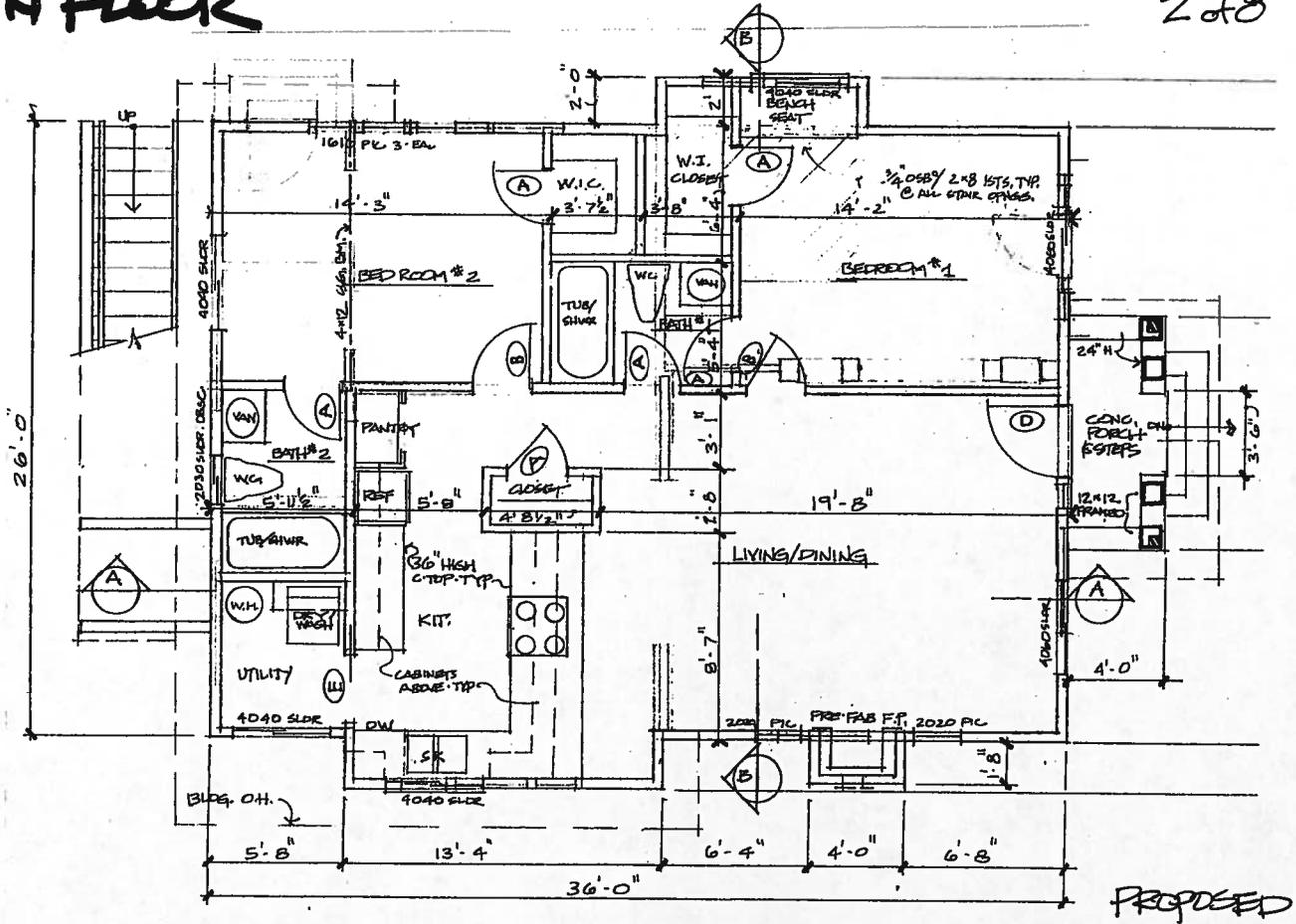


PROPOSED

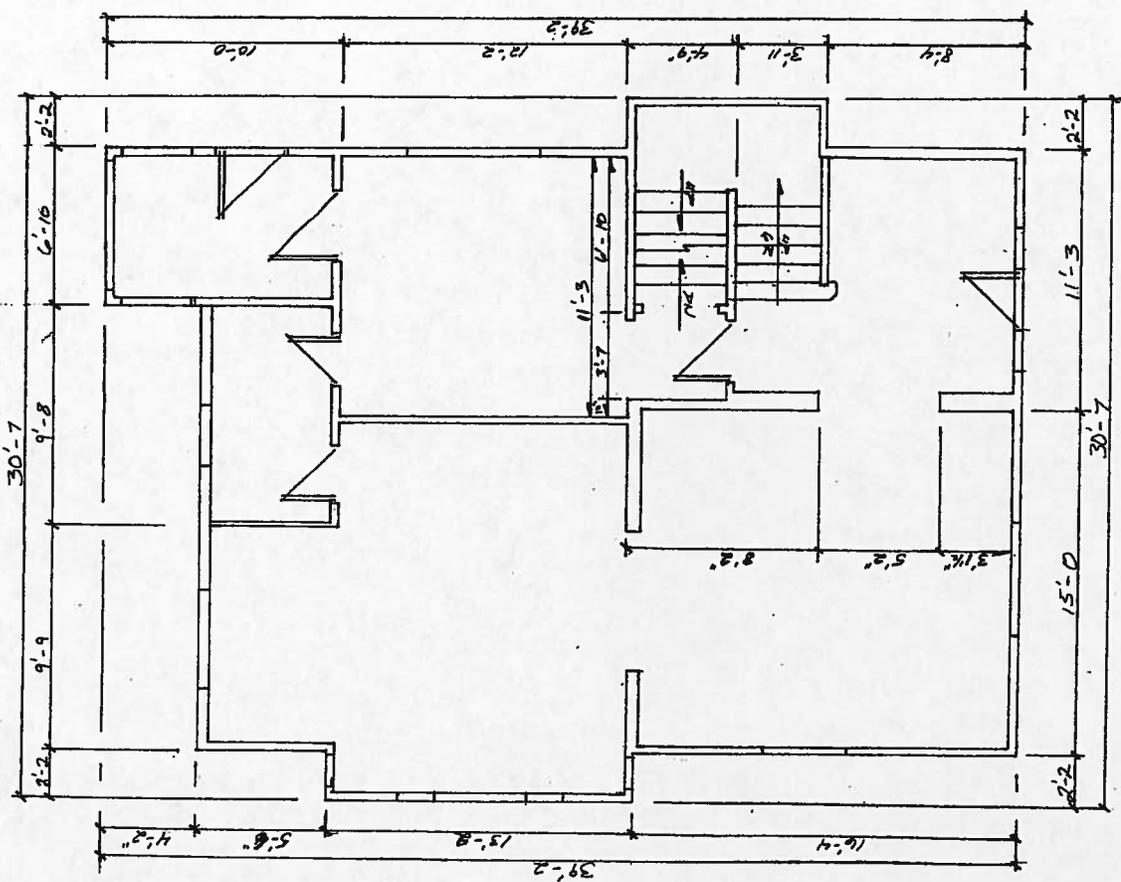


# MAIN FLOOR

2 of 8



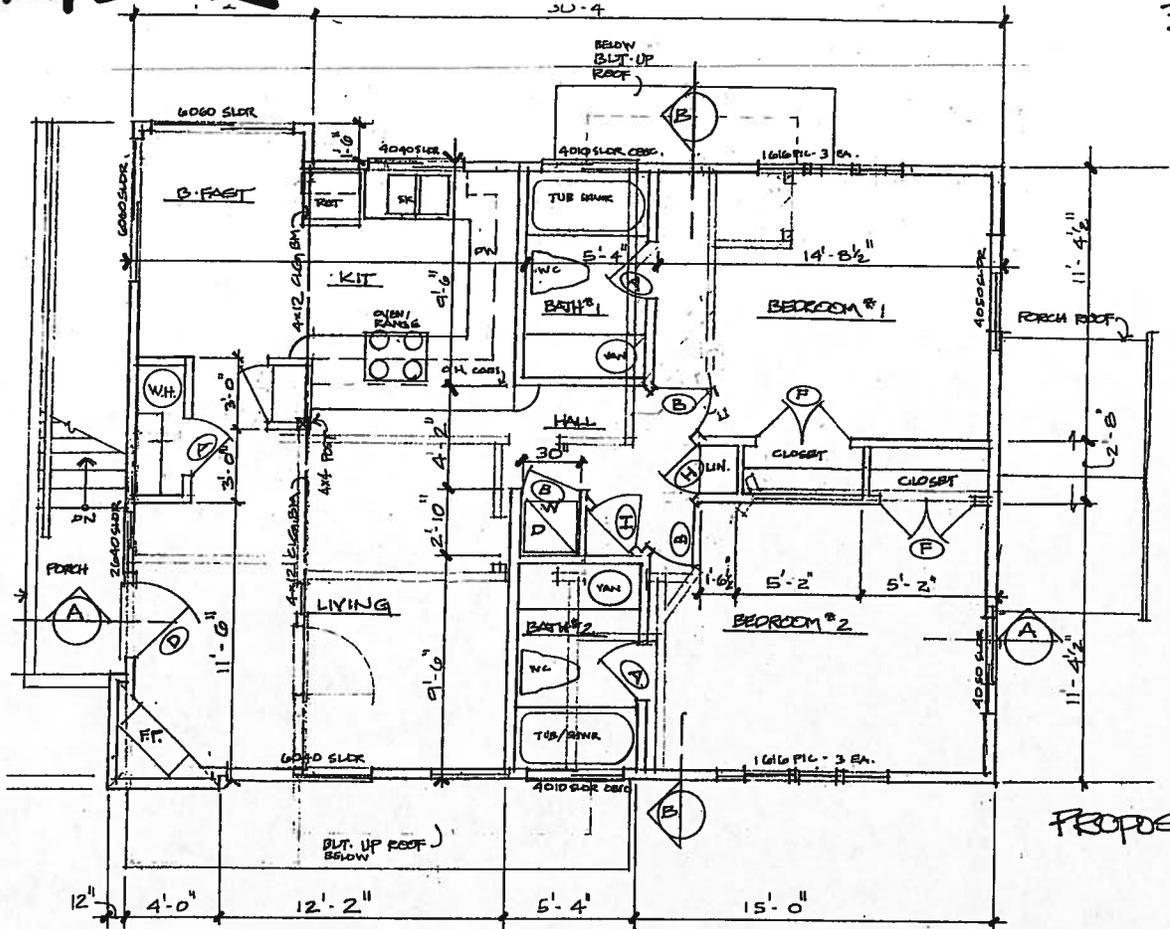
PROCEED



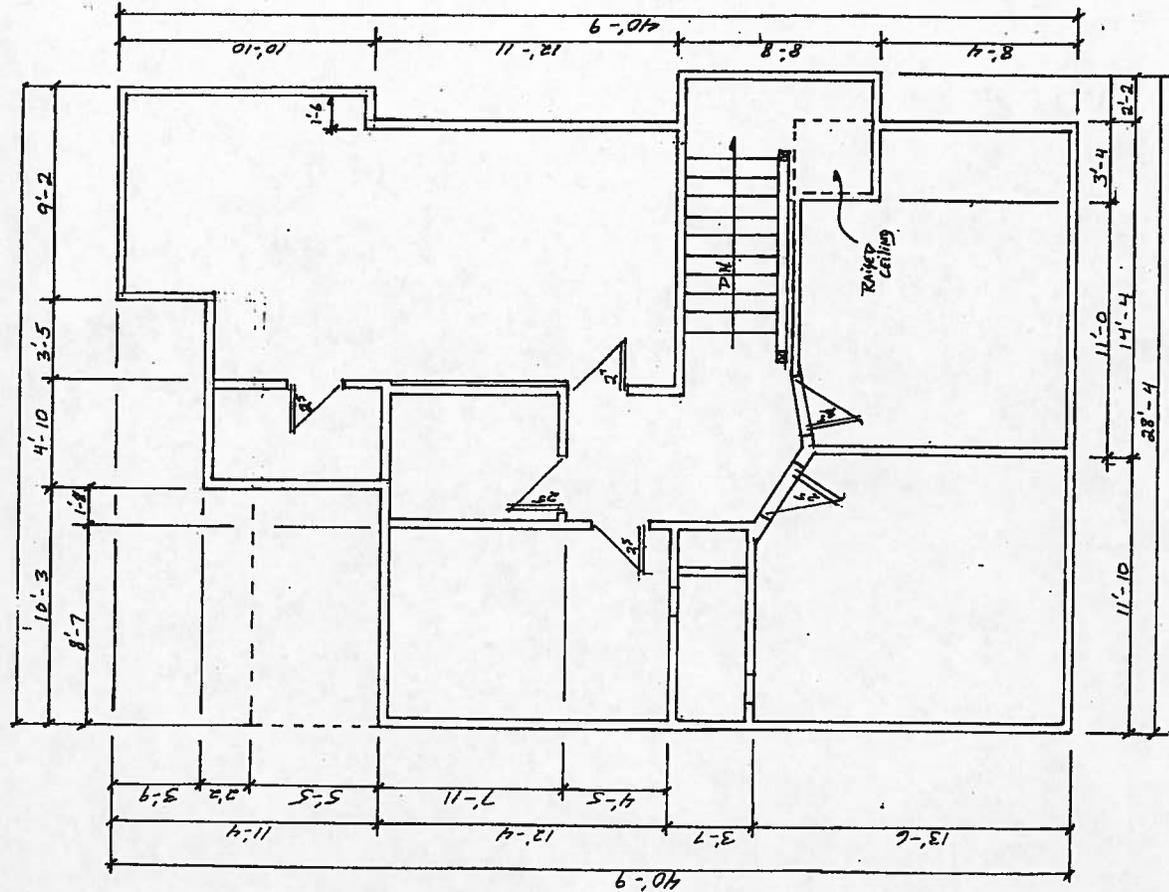
AS-15

# UPPER FLOOR

3x8



PROPOSED

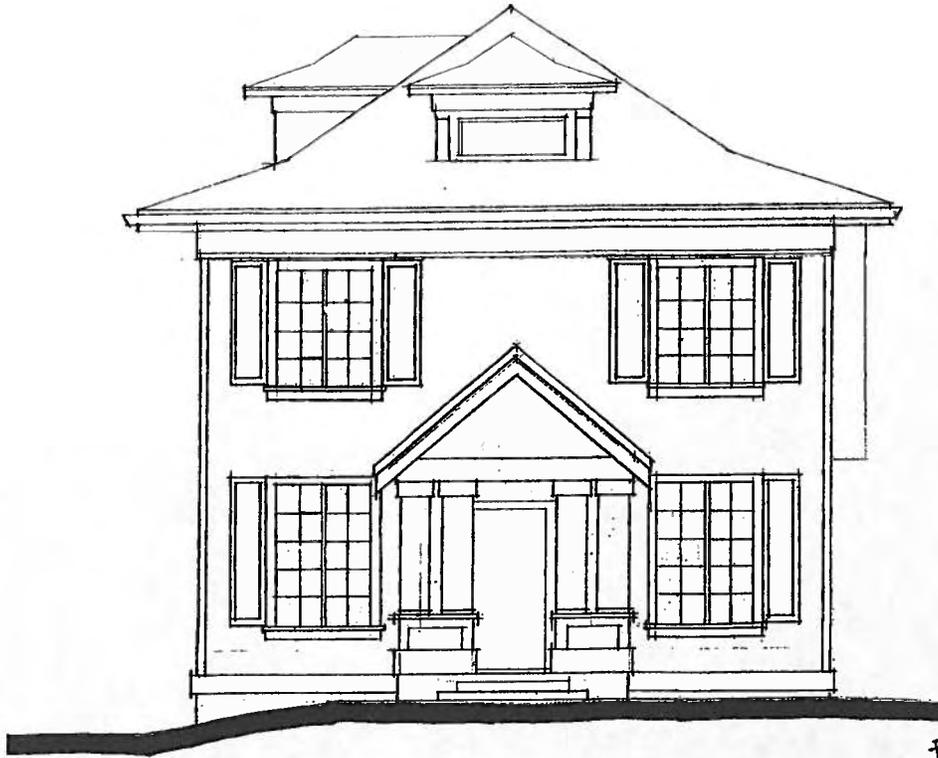


AS-15

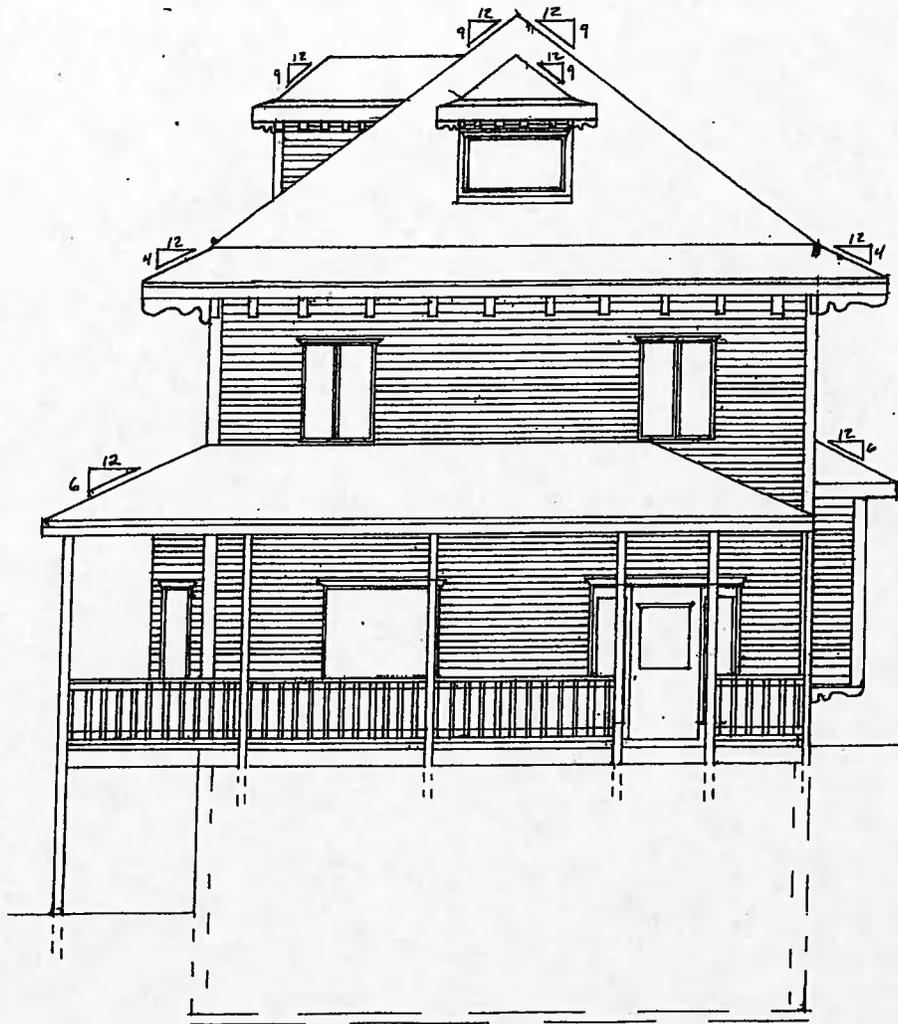


SOUTH

528



PROPOSED

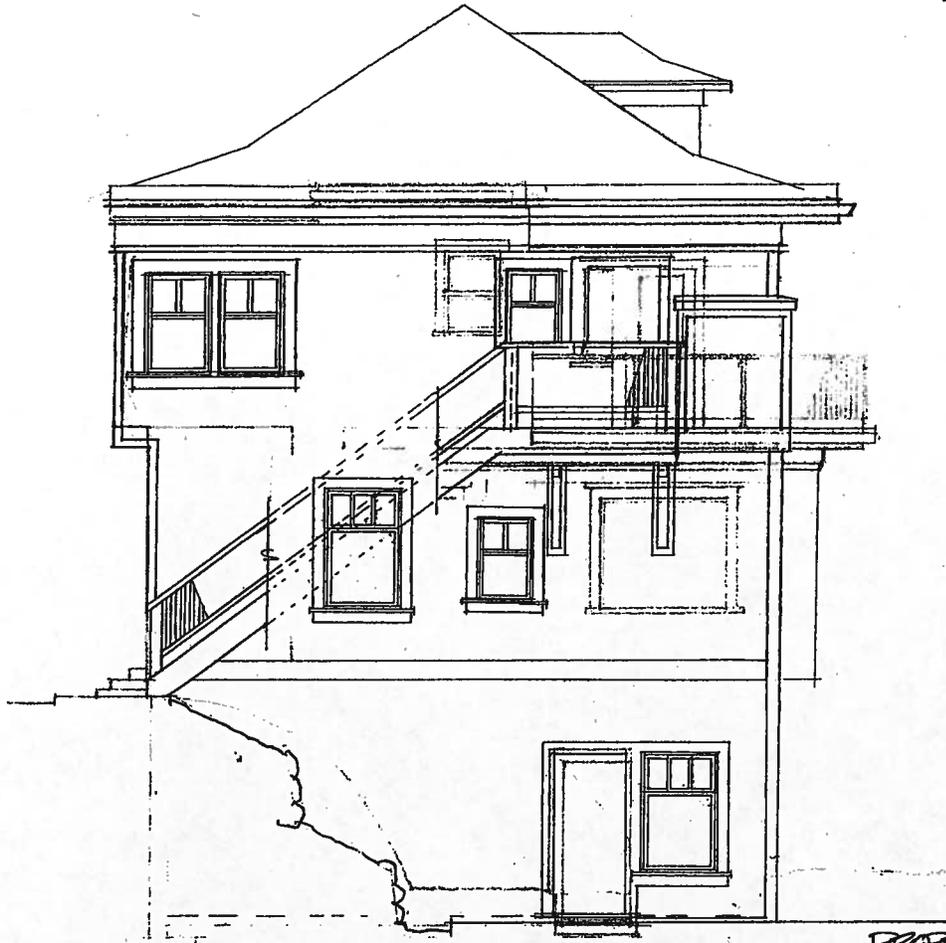


APPROVED

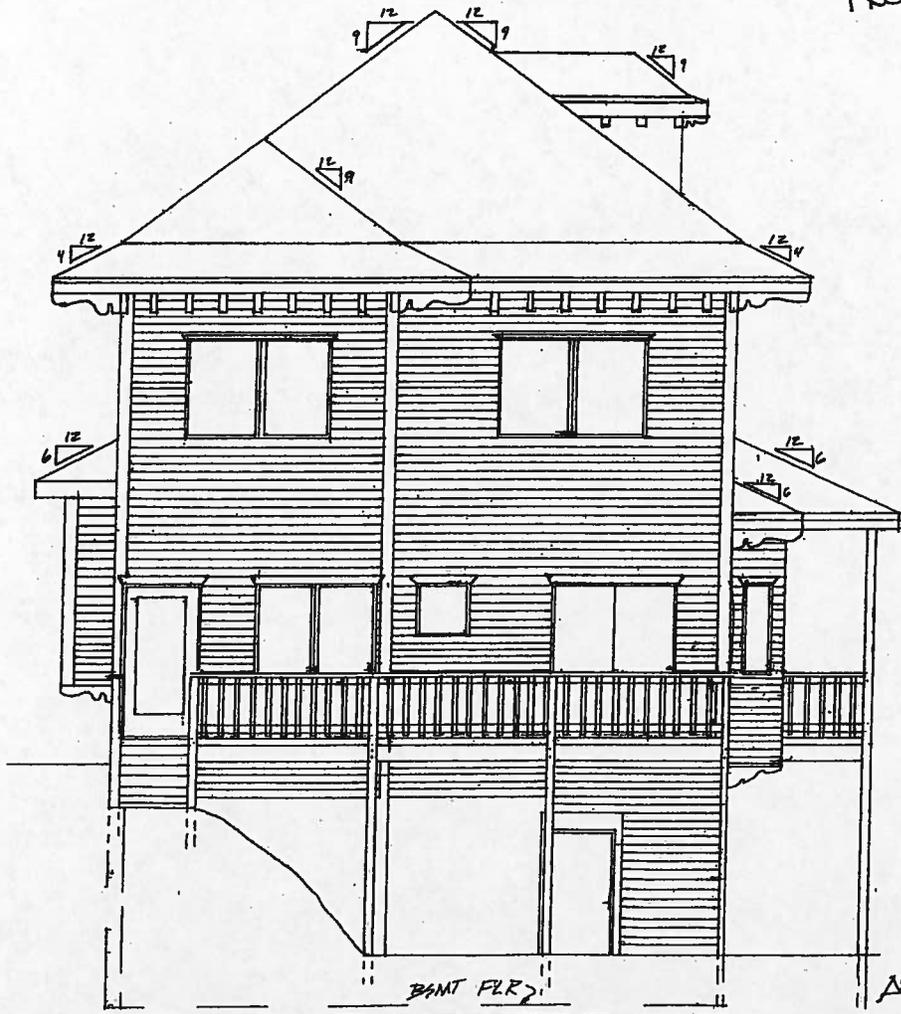


NORTH

7 of 8



PROPOSED



EXIST. FLR

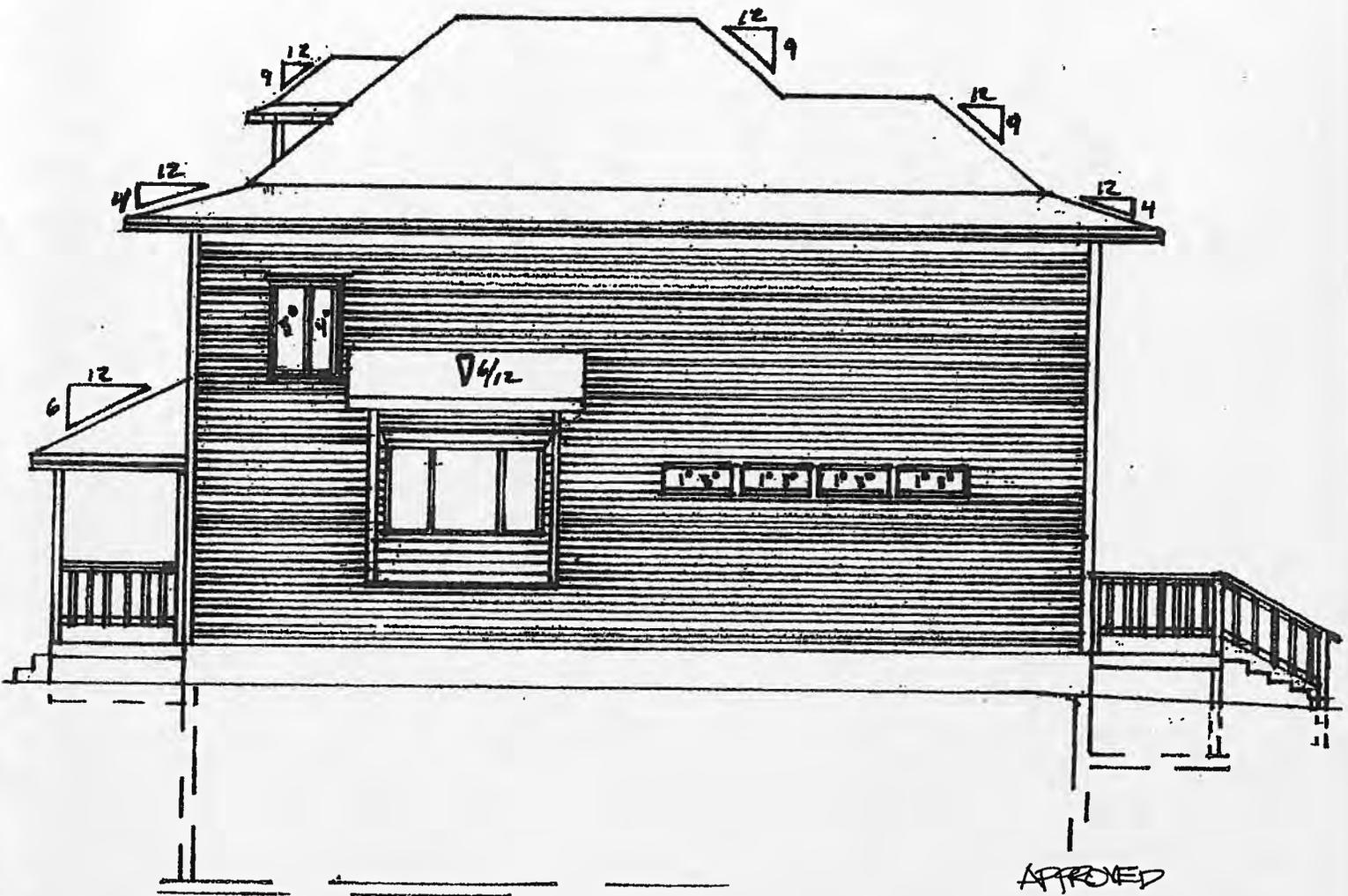
EXISTED

EAST

828



PROPOSED



APPROVED

APPENDIX

\*  
JOHN HUNTINGTON.

It is with pleasure that we introduce in the pages of "TACOMA ILLUSTRATED" the name of this well-known gentleman. It is to him, to a very great extent, that Tacoma owes its thanks for the substantial appearance for which it is so justly famous. Mr. Huntington has for many years been engaged in contracting, and more than one public work has been completed under his direction. When he first came to the Pacific coast, in 1867, he was engaged upon the construction of the State capital buildings at Sacramento, Cal., at which work he made a great success. In 1874, Mr. Huntington moved to Victoria, B. C., and between the years of 1874-'80 constructed, under contract, some of the excellent buildings in that city that were erected in that time. While engaged in business there, Mr. Huntington, with others, secured the contract for the construction of the Esquimaux dry docks at Victoria, but owing to intrigue on the part of the government officials, was unable to complete the work; thus Mr. Huntington suffered severely, losing considerable money. Shortly after this he came to Washington, engaging in contracting, with great success.

Beside contracting, Mr. Huntington owns one of the most valuable brick yards on Puget Sound, as it is situated only two miles from the center of the city. The yard has a capacity of 75,000 bricks per day.

In connection with Mr. J. D. Litle, Mr. Huntington constructed the present Chamber of Commerce building, as well as many of the finest brick blocks in Tacoma. The past season with these gentlemen has been one of great prosperity, and before the end of the year over \$200,000 worth of work will be done by them. Some of the blocks now under construction are the Gross Block, which will be one of the finest edifices in the city; the Thompson, Baker, Exchange, Wolff, and others.

Mr. Huntington is a man still in the prime of life, genial, affable, and thoroughly conscientious in all his dealings.

CHAMBER OF COMMERCE PUB.  
"TACOMA ILLUSTRATED" - 1899

\* FOUNDER OF HUNTINGTON & COMPANY, INC.  
- GREAT, GREAT GRANDFATHER OF APPLICANT

## ALFRED J. HUNTINGTON.\*

Alfred J. Huntington, of Tacoma, who has been connected with contracting business for many years and in 1913 joined John Chalmers in organizing the Far West Clay Construction Company, was born in Portland, Oregon, on the 19th of January, 1874, and is a son of John and Mary (Hummell) Huntington, who removed with their family to Tacoma in 1883. Here he attended the public schools until sixteen years of age, when he served an apprenticeship at bricklaying with his father, who was a prominent contractor of the city, having erected the greater number of the important buildings of Tacoma. His term of apprenticeship lasted for four years and at the end of that time he became a bricklayer and contractor and followed that occupation until 1897 when he went to Alaska. He prospected and mined both in Dawson and Nome and remained in the north until 1903, when he went to Seattle where he worked as a bricklayer until 1911. In that year he returned to Tacoma and was connected with a number of contractors, being placed in charge of the construction of the Washington, Point Defiance and Lowell schools and many large residences and subsequently he began contracting on his own account and erected the Rust residences; had charge of the brick work on the Chester Thorne home, the Colonial Hotel, the Masonic Home, Puyallup, Washington, and other important buildings. The company has done and is now doing important work for the Tacoma smelter. They are now erecting the new First Methodist Episcopal church, at the corner of South Fifth and K streets; also a big warehouse, one hundred and fifty by two hundred and fifty feet and two stories in height, of Dennison tile, a Tacoma product, one of the largest fruit warehouses in this vicinity at North Yakima; and a large commercial building at Division and K streets. In 1913 Mr. Huntington organized the Far West Clay Construction Company in partnership with John Chalmers and has since given his undivided attention to the affairs of that concern, which is prominent in building circles in Tacoma. The fact that he has continued in the

HUNT'S HISTORY OF TACOMA - 1910

\* GREAT GRANDFATHER

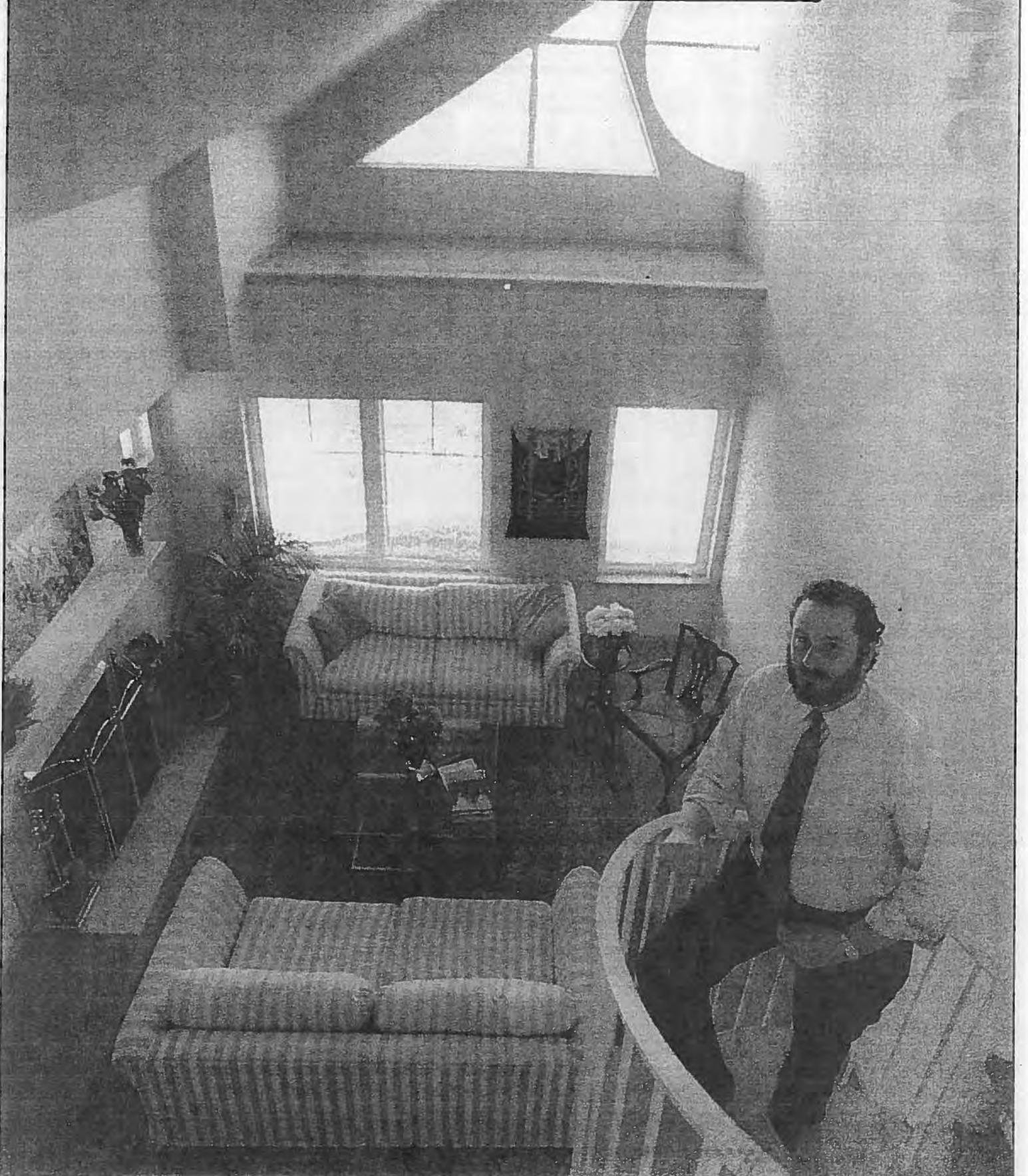
field which he entered as a young man is one reason for his gratifying success, and as the years have passed he has gained wide experience, which makes him an authority in his line of work. He has also manifested a large measure of executive ability and of financial insight.

Mr. Huntington was married in Seattle on the 28th of August, 1905, to Miss Augusta Havelsass, by whom he has two children, John, nine years of age and Marian, eight years of age, both of whom are attending school.

Mr. Huntington is a republican in politics and takes the interest of a good citizen in public affairs. He belongs to the Scottish Rite Masonic bodies and is also connected with the Commercial Club which indicates his willingness to cooperate with others in movements seeking the expansion and development of his city. He has passed his entire life in the northwest and is enthusiastic regarding the possibilities of this section.

# *Peaceful coexistence*

Architect proves apartments, homes can be compatible; Page 3



# Neighborly designs

## Tacoma architect shows apartments can blend with best of homes

By Kathleen Merryman  
The News Tribune

You hear a fourplex is going in on the lot next to your nice old house in a nice old neighborhood.

You scream and you despair.

Then you hear that Tacoma architect Tyler Gazecki is designing it. You rejoice.

Gazecki is a firm believer that, with good design and neighborhood input, apartments and homes can be good neighbors.

He believes that a guy who's renovating a stately home in, say, Tacoma's North End, can be happy to have a fourplex for a neighbor.

To prove it, he bought a stately home on the corner of North 11th and K streets. Then he designed and built a four-unit townhouse for the adjacent lot.

"You've got to walk the talk," he said, standing between his home and his new townhouses.

His home, built in 1902, has a high front porch supported by columns. The 1901 house on the flip side of the townhouses has columns. So does the new one — in precisely the same style.

The only difference: The old columns are made of wood. The new ones are made of bright white industrial grade plastic drain pipe topped with capitals bought for \$180 each from an Alabama firm.

Bargain columns — with not a whit of visual difference from the originals.

The front porch that supports those columns is made from the ceiling of the old garage Gazecki moved off the lot.

"It's all old-growth clear Doug fir," he said.

And it looks like the planking on an old porch.

"People come up all the time and say 'I'm glad you're remodeling that old house,'" Gazecki said.

That's just the reaction he was going for in this neighborhood where city planning goals and personal goals collide.

When it was new, the neighborhood was made up of single-family homes — bungalows, big homes for big families, the occasional mansion.

Decades ago, many of those homes were cut up into apartments, and their owners got zoning to allow it.

The neighborhood is zoned R4L — that's one unit for every 1,500 square feet of lot.

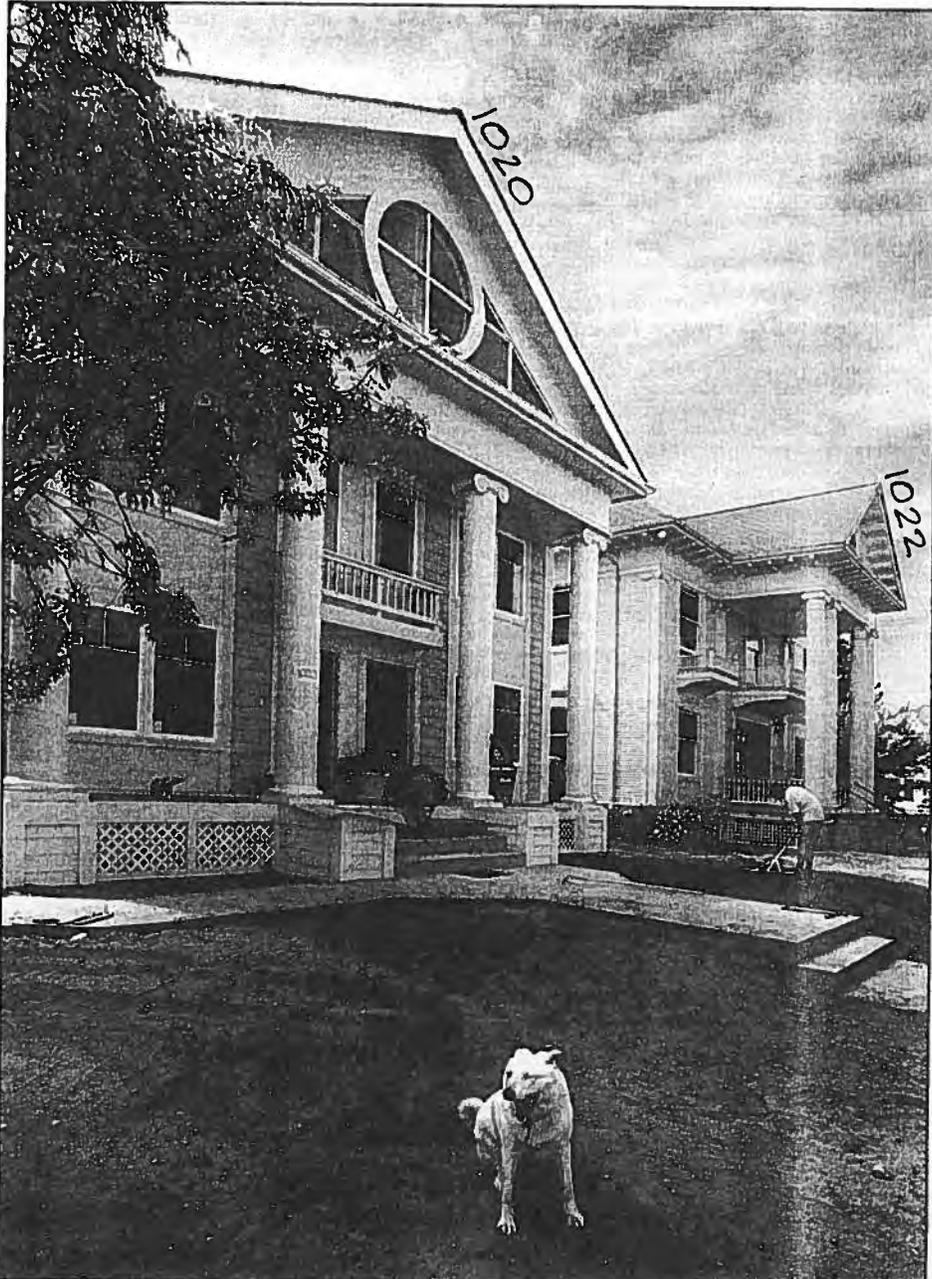
"That's pretty high density," Gazecki said.

Now a new generation of affluent owners is restoring many of the big old houses as single-family homes.

They want a nice single-family neighborhood — and some would like to see the zoning revert to single family.

The nearest planner in favor of downzoning an urban residential neighborhood lives on Mars.

Gazecki sees the solution in build-



A neighbor's dog, Ghost, visits the front yard of Tyler Gazecki's latest project, a fourplex on North K Street. Gazecki bought a home next door to the project to underscore his belief that apartments and homes can coexist.

Peter Haley/The News Tribune

ings like his. They're designed to fit right in on the block. They hold a lot of people, but they don't look like it. They're built with care.

He likes the idea of neighborhood review boards made up of the people who'll have to live with any proposed new building.

The boards would look at plans, make suggestions, give approval — or not.

"If you had a design review board,

you could maintain the density and the quality of the environment," Gazecki said.

He added that this isn't a big property-rights issue. New subdivisions routinely have covenants regulating roofing materials, paint colors — even outdoor laundry lines and parking spots for motorcycles.

Gazecki preaches the village message as the model for modern neighborhoods. A good village has its share

of high-density housing. It maintains open spaces. It fosters a sense of community born of practicality.

As a guy who's lived in apartments for much of his adult life, he knows exactly what neighbors don't like about them. Too often they're ugly and shoddy. The people who live in them don't particularly like them, and they can act like it.

"I lived in apartments for so many years, I tried to do this so I'd want to

live here," he said.

What he wanted, always, was sense of privacy.

That's why he separated the entrances in the townhouses.

The two first-floor apartments open onto the front porch.

The two apartments upstairs have their entrances at the back, where Gazecki has designed parking and fenced courtyards off the alley.

Inside, Gazecki has designed to his vision of who might live in the apartments.

He sees young couples living in the 900-square-foot apartments on the first floor. The living rooms lead back to the kitchen, then to a hallway with two bedrooms, a large bath, a law dry closet and, at the back, a fenced courtyard.

Upstairs, each 1,200-square-foot apartment is on two levels. The living, dining and cooking area, plus two bedrooms and a bath take up the lower level that looks up to a loft with bedroom, bath, office and a living space.

"It's designed so two singles could live here," Gazecki said. "The loft like one person's turf."

A family with a child or two also would have space and privacy.

Throughout, Gazecki picked top-grade lighting fixtures with dimmer. The kitchens and baths are built to custom-home standards. Each apartment has a gas log fireplace with custom mantelpiece.

"I did what I call value engineering," he said. "You can charge for rent 1 percent of what the buildir costs. If it cost \$50,000, you can charge \$500. I decided, instead, making things as cheap as possible to figure out where to put some value. These fireplaces are \$1,500 each."

Gazecki asked himself if he'd pay an extra \$15 a month rent for a gas fireplace, and said "Yep."

"These rent for \$100 a month more than the typical wham-bam rental he said. "We put in \$10,000 in goodies and need to get \$100 a month out; but people get better lives."

Rent for the upstairs apartments \$900 a month. It's \$700 for the downstairs units.

"You've got to go out and do it Gazecki said of his decision to build and live next door to his project. "You've got to go out and do it. You can't just talk about it."

### On the cover

Architect Tyler Gazecki stands in a two-story apartment in the fourplex he recently built next door to his North K Street home; Kathleen Merryman story, Page 3 (Photo: Peter Haley/The News Tribune).

## PREFACE

Many books have been written on architectural styles — some dealing specifically with houses. All tend to identify particular styles and invariably show representative examples of actual buildings. The diversity of scale and building types, however, often diverts the focus from the elements of the style to the type of building shown. The salt-box, the Cape Cod, the octagon, the suburban four-square, and the bungalow are often treated as styles when in fact they are really building types. The subject can become very confusing.

Stylistic embellishments of American houses have tended to be superficial veneers that often veiled inventive floor plans and commonsense designs for new American living patterns. The "content," as distinct from the "style," was apt to be more innovative than one might suppose at first glance. This difference between style and content — between the clothes and the person — is obviated by the use of the same basic house plan throughout this guide.

As an architect who specializes in residential design, I can do something that most architectural writers cannot: I can design a simple two-story house with four bedrooms that would meet the needs of a family today, and I can develop this basic plan in almost any number of historical styles. By this technique, the essential characteristics of a given style can be emphasized in each version of the house.

The house plan used throughout this guide is basically a 44-foot by 32-foot rectangle. The ground floor includes a front entrance hall and stairway, a living room, a dining room, and a kitchen with a good-sized family sitting area. There is also a mudroom entry with ample closets, a laundry room, a powder room, and convenient access to the basement level. Four bedrooms are located on the second floor and are arranged for convenience and privacy. The house is about 3,000 square feet and would have a garage connected at the mudroom entrance.

The elements of the style — the massing, scale, proportion, and character derived from the nature of the building materials, details, and spatial flow — will all vary widely in the examples that follow.

Even people interested in houses can rarely identify the style of their own homes with any precision. I hope this book will stimulate an interest in looking at architecture, particularly houses, with a new perspective and will help develop the basis for an informed critical

*By and large [Renaissance] architects promoted that unity of creative expression in any given country and period that we call style.*

—Hugh Morrison, *Early American Architecture*, 1952

*Lewis Homes', Old English Style, "Dorchester"  
model, built in Washington, D C., in 1924*



ular models remained available (and sought after) for many years. There were a few basic house types—Bungalows, cottages, Foursquares, and Homestead houses—built in broadly interpreted decorative styles: Colonial Revival (mostly English in feeling, but often Dutch); Craftsman (sometimes with a Prairie touch), and a few historical European styles, such as English Tudor cottages, French farmhouses or Spanish missions. Colonial Revival houses and Cape Cod cottages eventually triumphed by the late 1930s.

Enormous numbers of pre-cut houses still stand. Although a good number have been considerably altered and enlarged over the years, they are mostly in great shape, thanks to a good start.

So how can you tell whether yours is a Sears (or an Aladdin, WardWay, Liberty, or Lewis) home? Tracing provenance is not always easy, given the number of similar designs sold. What looks like an Aladdin house might well have been supplied by Sears, or vice versa. Furthermore, buyers were encouraged to make minor changes in their plans, particularly to reverse floor plans and to add porches and extra rooms. However, many of these relatively recent houses are still in the hands of the original owners or their families, so it's sometimes possible to find copies of plans, specifications, or purchase or mortgage papers.

outside, they displayed a variety of unpretentious architectural forms. They borrowed from the English Arts & Crafts, the American Shingle Style, and the Colonial Revival. However, Stickley and *The Craftsman* played a major role in popularizing the Bungalow, by far the hottest house type of the early 20th century.

### *The Virtue of Simplicity*

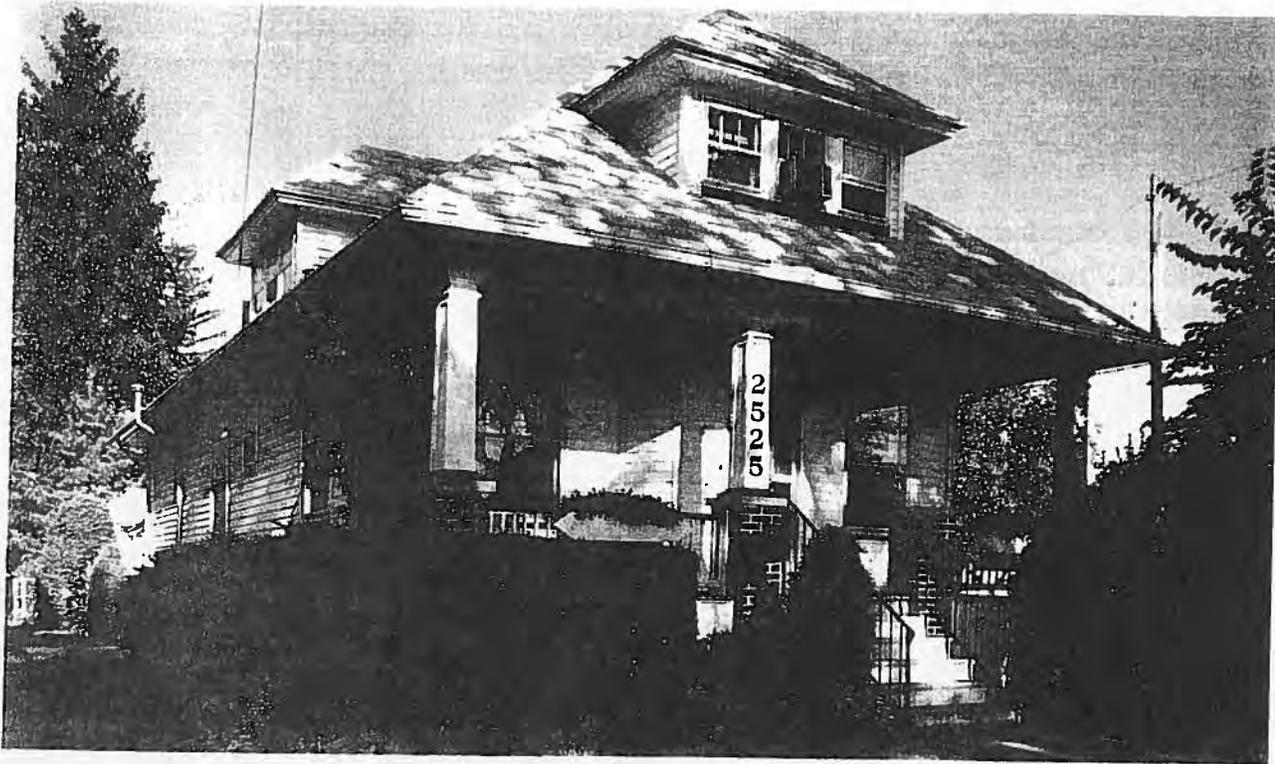
THE IMPORTANT CONCEPT BEHIND A CRAFTSMAN HOUSE was that it had to be perfectly suited to the use for which it was intended. The exterior design followed as a matter of course and was always simple, appropriate to its suburban or rural setting,

and honest in its use of materials. Consequently, there were a lot of Foursquares, some very simple T- and L-shaped houses, and an occasional U built around a patio, popular in California.

The small amount of decoration that was used expressed structural consideration. Exposed rafter ends were almost a Craftsman trademark. Symmetry for symmetry's sake was frowned upon, symmetry for simplicity's sake was encouraged. Enormous stone or brick exterior chimneys suggested a broad

---

*A fine small house may have been called either a Bungalow or a cottage. This well-proportioned example is in Saginaw, Michigan.*



invited the outdoors in. Interior walls gave way to head-high movable partitions that allowed air, light, and people to circulate freely. Without walls, one centrally placed chimney was enough to warm the whole house, physically and psychologically. The Prairie house was more than a "style"—it was a revolution in the design of living spaces.

Wright's personal life, always subject to unexpected detours, led him to Europe for an extended spell in 1910, and later to Japan and California. The Prairie School did not just dry up and blow away with Wright's departure, however (although he was known to propagate such an idea). It continued to flourish as other architects found the lime-light and developed their own styles.

The Prairie-house concept was spread by pat-

tern books, published in the Midwest and distributed nationally, which offered plans at low prices. A good example is Radford's *Cement Houses and How to Build Them* (The Radford Architectural Company, Chicago, 1909), which presented several designs that nicely blended Prairie styling with early-20th-century building technology. Many houses built from pattern-book plans or designed by local architects are scattered about the country. The favorite vernacular was a Foursquare with an off-center entrance and hipped roof.

Prairie houses shared some general charac-

---

*Designed by William Drummond in 1910, his own house in River Forest, Illinois, is a classic example of Prairie Style.*



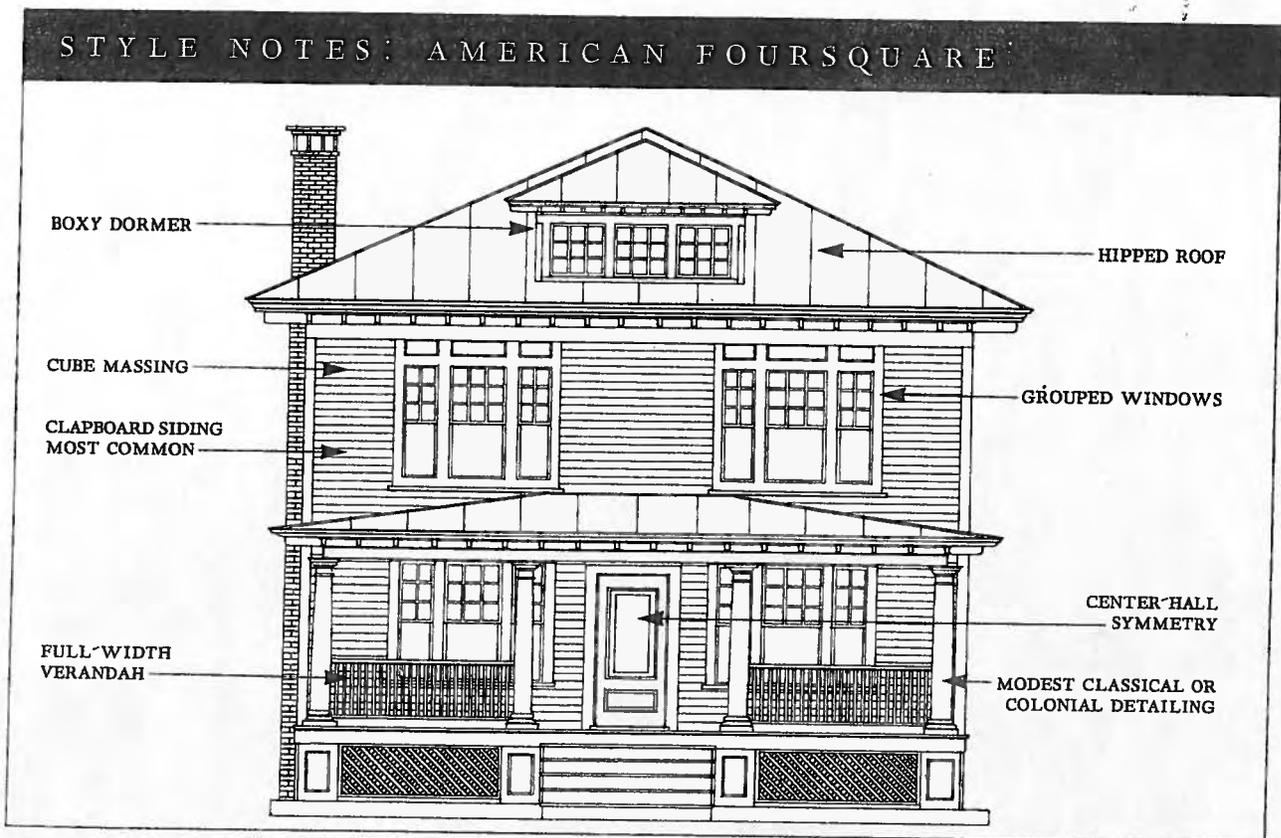
T H E P R A I R I E S T Y L E

frame and stuccoed frame, but they are also found in stone and brick. "Shirtwaist" Foursquares typically have a belt course below the windows of the second floor, separating the different materials used on the first and second floors (stone below and stucco or clapboard above, for instance).

Most often built in frame or stucco over frame, cottages were only occasionally brick and even stone. Front porches are standard, but may not extend across the entire front of the building. Roofs are usually gabled as in the Bungalow, but they may take other forms as well. They may be

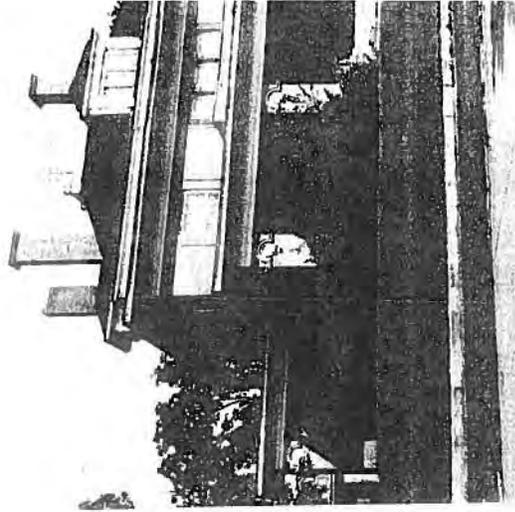
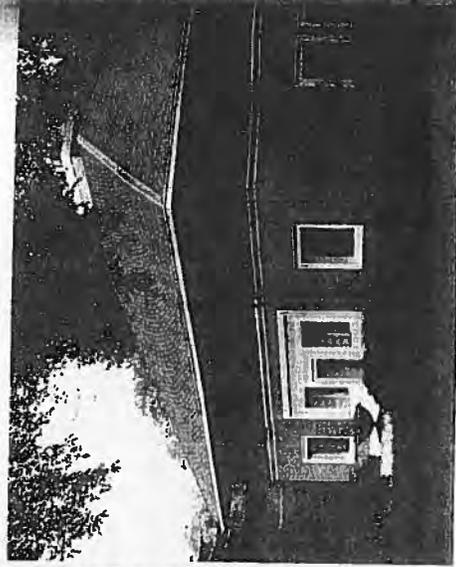
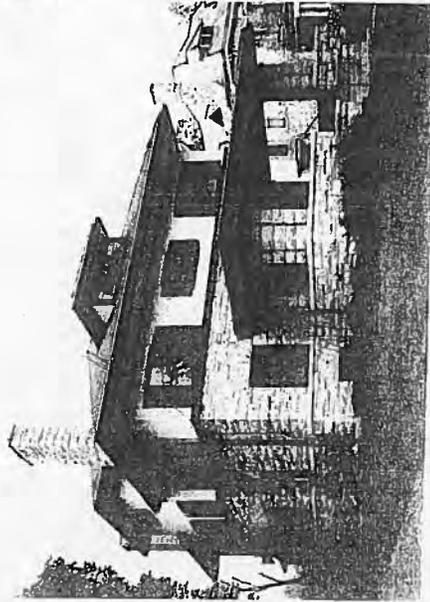
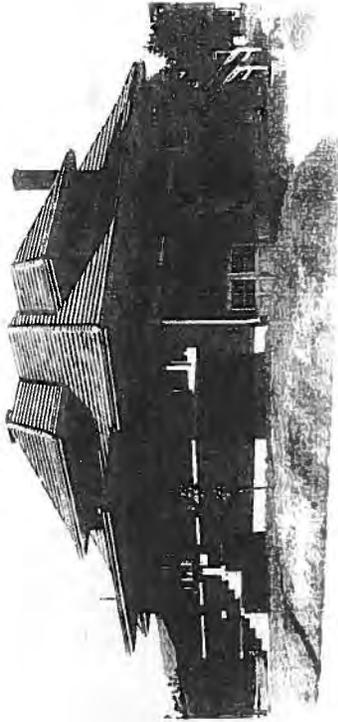
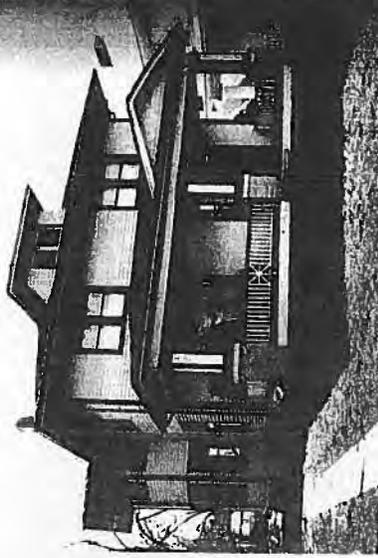
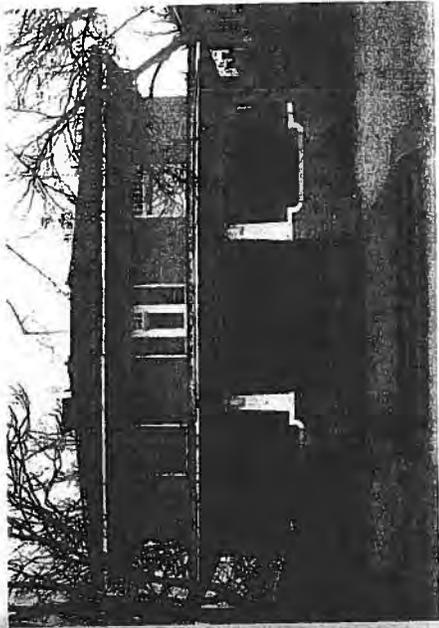
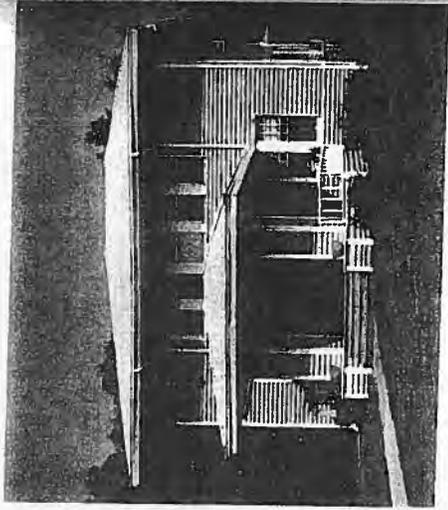
*This Foursquare in River Forest, Illinois, shows the strong influence of the early 20th-century Prairie School, which flourished in the Chicago area.*

very low, enclosing only a crawl space, or they may cover nearly an entire floor. There may or may not be dormers. Porte cochères are rarely found. The plan may be rectangular or L-shaped, always with an informal and picturesque effect. When there is ornament, it may be in the style of Queen Anne houses. Windows are varied, tending to be more vertical than horizontal.



**HIPPED ROOF, SYMMETRICAL, WITH FRONT ENTRY**

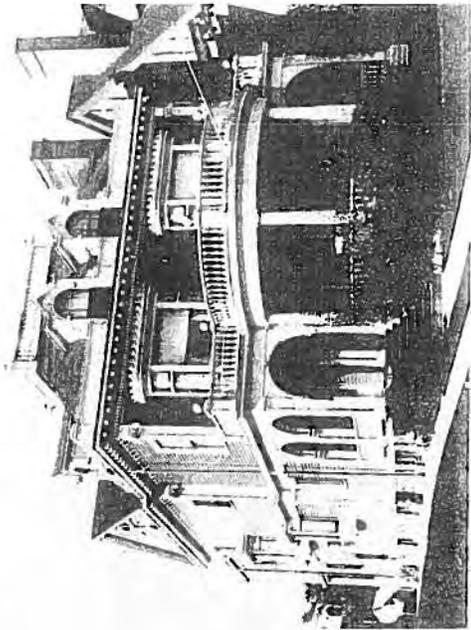
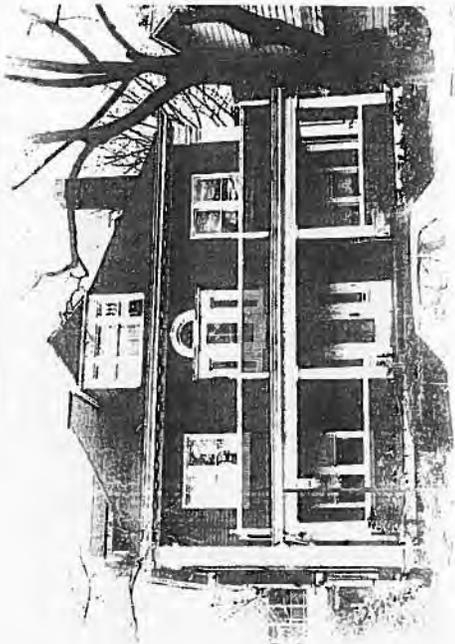
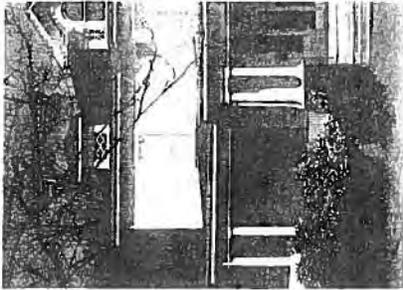
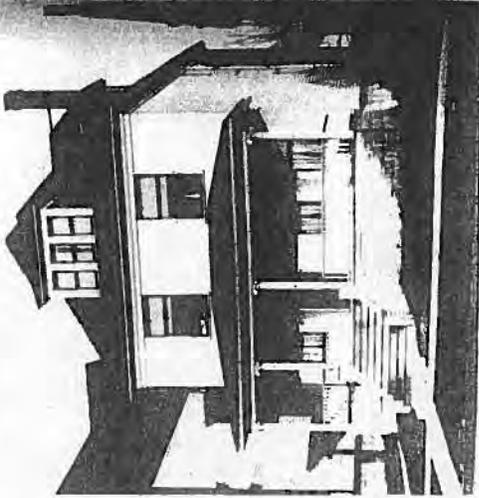
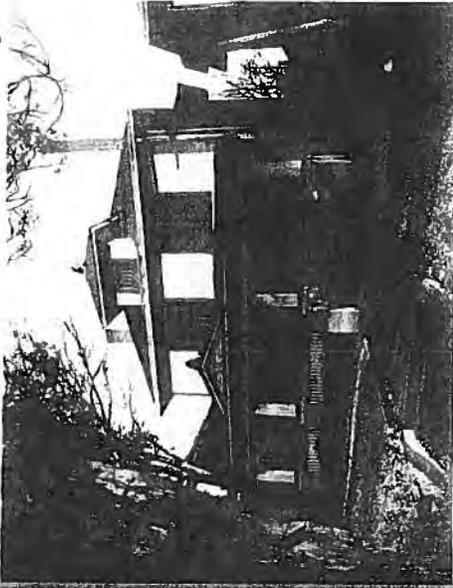
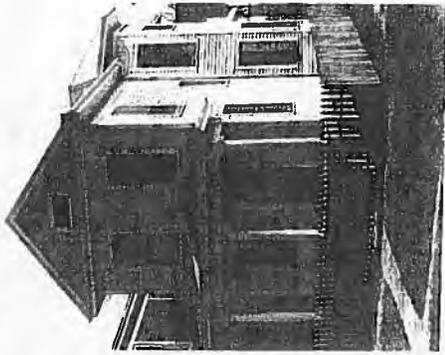
1. Dallas, Texas; ca. 1920. Jones House. Aluminum siding has been added to the walls and porch supports.
2. Dallas, Texas; 1910. Harrison House. This example has a door surround of stylized Sullivanesque floral ornament (not visible in the photograph). Note the Wrightian column capitals.
3. Gowanda, New York; ca. 1910. Houses of concrete blocks simulating stone, as seen here, were widely advocated by early 20th-century pattern books as a novel new building method. Note the through-the-cornice wall dormer.
4. Dallas, Texas; ca. 1910. The four-square plan, which was very popular during the period from about 1900 to 1920, is indicated by the two ranks of windows and the off-center entrance.
5. Louisville, Kentucky; ca. 1910. One-story Prairie examples like this are uncommon: one-story houses of the period were usually built in the Craftsman style.
6. Lexington, Kentucky; ca. 1910. Note the uncoursed stone used for the lower two-thirds of the house, with stucco walls above.
7. River Forest, Illinois; 1893. Winslow House; Frank Lloyd Wright, architect. This is Wright's first Prairie house and is much simpler than his later examples, most of which have asymmetrical hipped roofs. This house, and similar examples, provided the model for most later pattern book and builder interpretations of the style. Note how the horizontal effect is emphasized by the thin bricks and trim band above (subtle decorative patterning in the dark upper wall is not visible in the photograph).
8. Fort Dodge, Iowa; 1903. Butler House; Nourse and Rasmussen, architects.



**Eclectic Houses: Colonial Revival**

**HIPPED ROOF WITH FULL-WIDTH PORCH**

1. Galveston, Texas; ca. 1911. Lawrence House. On narrow urban lots a front-gabled roof occasionally replaces the more common hipped roof.
2. Dallas, Texas; ca. 1910. This early, two-ranked house with an off-center entrance is adapted from the simple four-square folk plan with a pyramidal roof.
3. Ashe County, North Carolina, ca. 1920. Luvsey House. This example, like figures 5, 6, and 7, has a centered entrance and a three-ranked facade, indicating the likelihood of a central-hall plan rather than the simple four-square plan seen in figures 2 and 4.
4. Buffalo, New York; ca. 1900. Foster House. A simple, early two-ranked example; note the corner pilasters.
5. Union Springs, Alabama; ca. 1910. Note the elaborate pedimented entranceway moved to the front of the porch, rather than around the doorway as in Colonial examples. Less grand pediments are seen in figures 2 and 3.
6. Winston-Salem, North Carolina; ca. 1910. Note the grouped columns on pedestals. This pattern of porch supports was uncommon before about 1900.
7. Brooklyn, New York; 1900. John J. Petit, architect. Paired windows and a front door with sidelights, but no fanlight, are common Revival details seen clearly in this example.
8. Buffalo, New York; ca. 1900. White House. An unusually elaborate example with roof and upper porch balustrades, upper-story bay windows, and a heavily detailed cornice with a solid railing above.



5

8

7

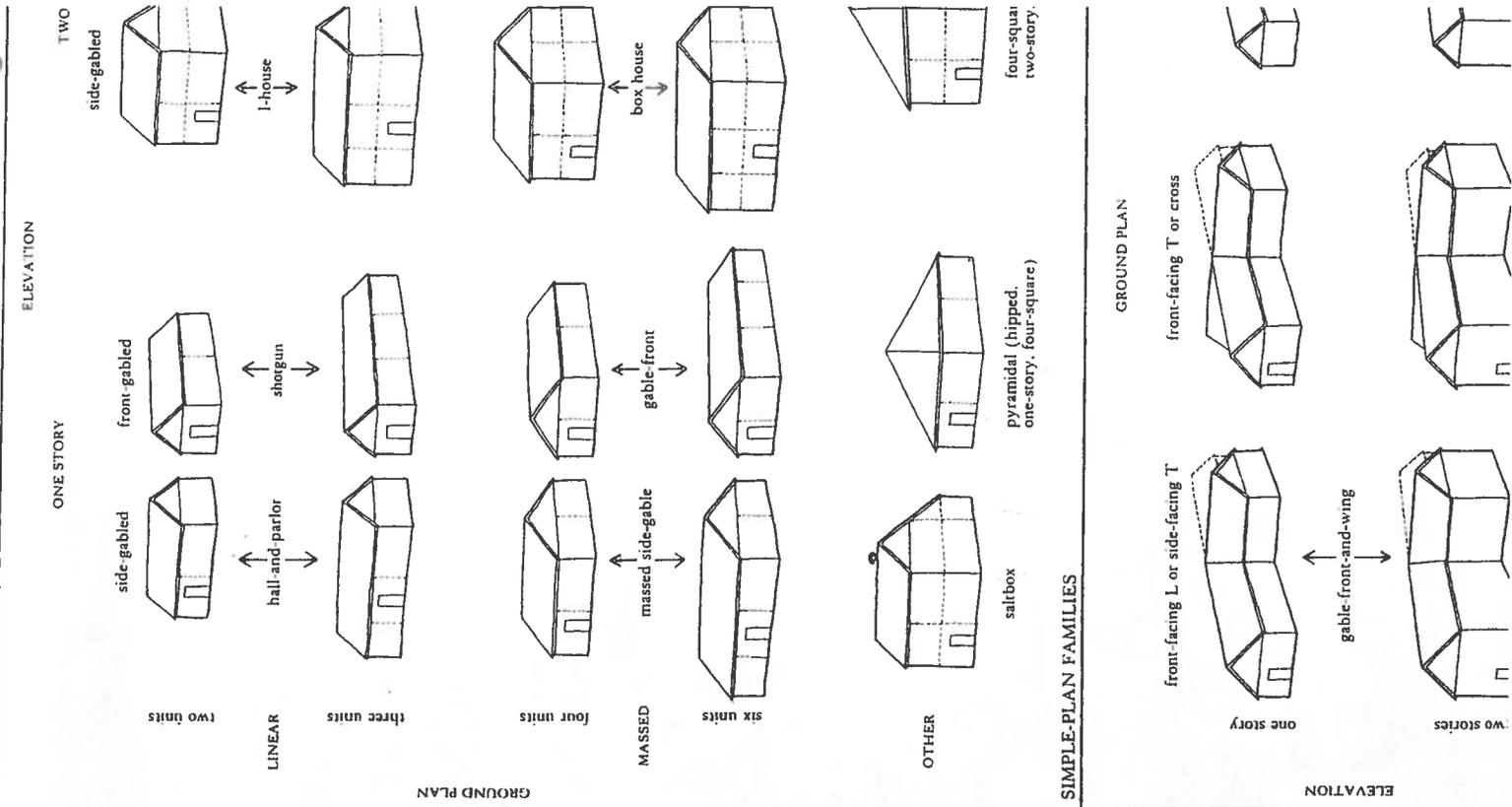
6

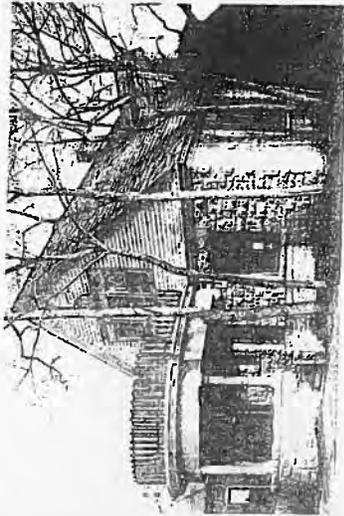
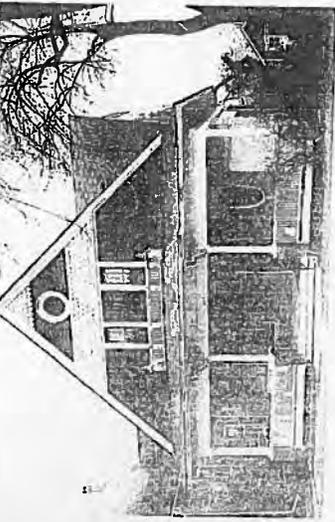
FAMILIES OF SHAPES

Ground plan and elevation combine to make several persistent and recurring patterns or families of shapes that are characteristic of most American houses. Much of the history of American domestic architecture involves the varying patterns of details—roofs, doors, windows, chimneys, porches, and decoration—applied to these relatively few basic shapes. Note that several simple-plan families have such distinctive shapes that they have familiar names (saltbox, shotgun, town house, etc.). Others have less common names (I-house, massed side-gable, etc.) but all are easily recognized with a little practice. The principal compound-plan families are also easily recognized, but they show more variation in details of shape. Wings of varying ground plan and elevation can be combined to form many variants of the basic L, T, and U plans.

Most of the fundamental styles of American houses display several of these shape patterns. In a few styles, however, a single family tends to dominate. Thus, Georgian houses are principally box-house or saltbox shapes, Adam mostly box-house, the Stick style usually gable-front, the Prairie usually four-square, and so on. In many styles, shape families provide useful criteria for defining one or more of the principal subtypes within the style. The distinctive town-house shape, in particular, makes up a characteristic urban subtype in several styles.

The principal use of shape families in house identification applies not to styled houses but to folk houses. Such houses generally lack the architectural detailing that characterizes and differentiates styled buildings. In these, shape becomes a principal criterion for distinguishing types.





Mapleton Hill

the Wedding Cake House to commemorate his success. It is an elaborate and highly unusual design that takes the full-height-entry-porch-with-lower-full-width-porch subtype and goes it one better by adding a second full porch on the upper story. The two-story columns have Corinthian capitals, while their one-story neighbors are crowned with exaggerated Ionic capitals. Note the columned porte cochere, the highly elaborated cornices, and the beautiful original entry with double doors and beveled-glass surround.

1040 Mapleton Avenue (private), Giffin House, 1897. This, the largest of several Shingle-style houses in Mapleton Hill, features low, understated hipped roofs—unusual for a style in which hipped roofs are normally tall and accented with lower cross gables. Notice how the shingles have been applied to form a subtle horizontal pattern; the very unusual way that the open eaves have pieces of wooden trim nailed at their ends.

ends; and the heavy sandstone porch supports (on the left side) that appear to pierce the roof to form the corners of the balustrade above. Nearby at 1014 Mapleton Avenue (private) is a fine front-gabled Shingle design in which the shingled wall of the front-facing gable curves into a recessed bay window. On the left rear facade, one can glimpse a tower porch that seems to grow out of the main body of the house. Both houses have stone first floors with shingled walls above.

607 Mapleton Avenue (private), ca. 1940. A pleasant Minimal Traditional design, this has the style's characteristic close eaves; low-pitched, front-facing gable; and stone chimney. This example adds a section of stone to the front facade and features one of the small octagonal windows that were popular on several styles built from about 1935 to 1955 (circular versions were also common).

545 Mapleton Avenue (private), ca. 1960. This is a typical gabled-roof Contemporary-style house. Note the low roof pitch and wide eave overhang. The front windows that extend right up through the gable to the roof indicate that the rooms inside have pitched ceilings and that the house was probably built after 1950.

535 Mapleton Avenue (private), ca. 1910. This fine early Tudor design has a wide front porch with heavy, squared roof supports borrowed from the contemporaneous Prairie style and widely overhanging open eaves of Craftsman-style inspiration. Like 604 Mapleton Avenue (see page 285), it has the slightly stilted, boxy look common in pre-1915 examples of the style.

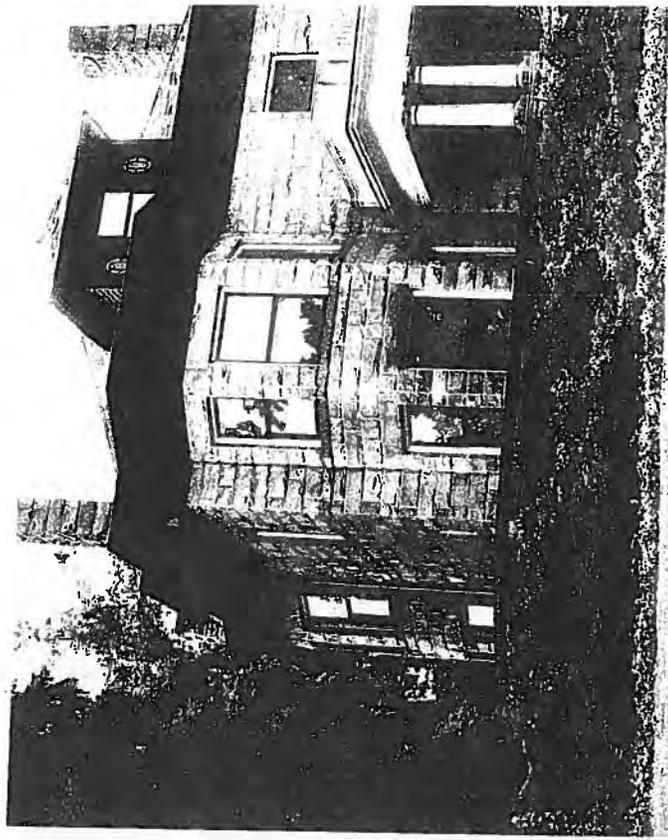
## Harbeck-Bergheim House, 1900

1206 Euclid Avenue; 303-449-3464.

Two-story cube-shaped houses were so popular early in the twentieth century that they have been given the special name "American four-squares." Varying kinds of stylistic detailing were usually added to the basic four-square form, and the term is thus best used to describe the *shape* rather than the *style* of such houses. Whatever their style, very few four-squares have so far become museum houses, and thus the Harbeck-Bergheim House, an upscale but only slightly enlarged version of this house form, offers a rare opportunity to visit what is locally called a Denver Square (see also page 304).

Typical four-square features seen on the front facade of the house are the pyramid-shaped hipped roof, the centered hipped dormer, and the entry to one side rather than into a central hallway. Instead of the more usual full-width front porch, however, the architect chose to put a smaller entry porch on the right side balanced by a two-story bay window on the left. The window added space and light to the rooms behind. The entry porch has typical early Colonial Revival detailing. The front door is overwide and divided into separately opening upper and lower halves. This was a relatively unusual Colonial Revival detail inspired by early Dutch Colonial houses in New York's Hudson River region.

Inside, the Harbeck-Bergheim is not a typical house



Harbeck-Bergheim House

used to display the collections of the Boulder Museum of History. The museum's curators have been careful to install their exhibits in such a way that the house's basic plan, original woodwork, fittings, and built-ins can still be admired. Interiors of American four-square houses were most commonly based around either Colonial Revival or Prairie-Craftsman detailing. As the exterior suggests, the handsome interior detailing here is Colonial Revival in derivation and has been well preserved. You enter into a large living hall complete with fireplace and a particularly large and elaborate stairway—this is the 1900 to 1915 Edwardian version of a favorite late-Victorian room. The woodwork is a very light, almost-blond, version of the popular golden-oak interiors of the period. The focal fireplace is surrounded by Italian tile; there is a built-in seat beneath the stairs; and a dramatic stained-glass window with a design of leaves and flowers is at the stair landing. The living room is to the left through double pocket doors. Here is a second fireplace and the large bay window designed to enlarge the room and add light.

The dining room is directly behind and also features a large bay window. Quite typical of the period is the large built-in buffet in the same original blond-wood finish. Now comes the most interesting feature: the American four-square, for this house is located in the quadrant of the city of Boulder for the entry hall. Instead, this house is behind the dining room for the living room, now used as office space. Typically, the plan is much as shown. Upstairs, the entry hall was used as a bedroom; the living room is over the dining room; the kitchen and the identical rear corner where the original fireplace would be. Note the original floor of the upstairs bathroom.

The house was built for H. I. Stockbroker and chain-store Katherine Ardel Hammel Harbeck's home. After Mr. Harbeck did not return, and the house was for over twenty years. Local heir purchased the house in 1960 and moved it to the city of Boulder for the museum.

gateway to Alaska, Hawaii, and the Orient was assured when the newly arrived Great Northern Railroad located its principal terminus in Seattle just in time to serve the Yukon's massive Klondike gold rush of 1897-1898. In 1909 still-another transcontinental line, the Chicago, Milwaukee, and St. Paul, arrived to further strengthen the city's dominance of the region.

These events led to an enormous boom as Seattle's population surged from 3,500 in 1880 to 43,000 in 1890, leaped again to 81,000 in 1900, and reached 366,000 in 1930. Subsequent growth has been less spectacular but steady. As in other western cities, World War II brought an influx of workers from the surrounding rural areas to newly expanded war-production factories. Principal among these was the Boeing Aircraft Corporation, now called simply the Boeing Company, founded in Seattle in 1923 to manufacture the trans-Pacific Flying Clippers made famous by Pan American Airways in the 1930s. In 1940 Boeing switched to production of B-17 Flying Fortress bombers, which were to prove decisive in the Allied victory in Europe.

In the post-1950 decades, Boeing became Seattle's principal industry by converting its postwar designs for large, jet-powered military bombers into the first civilian jet airliners. Boeing remains today one of the world's leading manufacturers of commercial jetliners.

### Residential Seattle

As the city's population surged in the decades from 1890 to 1930, new residential developments spread steadily over the hills beyond the artificially leveled downtown commercial and industrial districts.

In 1903 the Olmsted brothers were hired to prepare a park plan for the expanding city. Its most dramatic

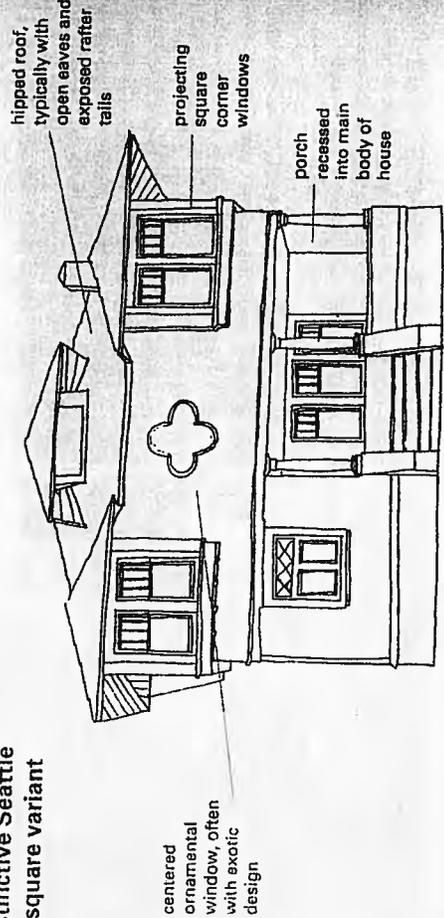
feature was beautiful Lake Washington Boulevard, which linked a chain of parks and also provided views across Lake Washington to the Cascade Mountains beyond for a number of adjacent early-Eclectic-era neighborhoods. Other important early-Eclectic-era neighborhoods still survive intact around more distant Capitol Hill, to the northeast of downtown, and Queen Anne Hill to the northwest.

### Capitol Hill, ca. 1900-1940

First Hill, just northeast of downtown Seattle, was the site of the earliest exclusive residential neighborhood in Seattle, but most of its houses have now been replaced by apartments and commercial buildings. Capitol Hill, the next hill to the northeast, was its successor once electric trolleys were introduced at about the turn of the century. The Capitol Hill area is quite large, extending all the way from Interstate 5 on the west to Portage Bay and Interlocken Park on the north, and from Twenty-fourth Avenue on the east to East Pine Street and Madison Street on the south—lovely homes can be found scattered throughout most of this area. The best concentration of upscale houses is much smaller and surrounds the 140-acre Volunteer Park, named to honor the soldiers who fought in the Spanish-American War of 1898.

There are three distinctive subneighborhoods around Volunteer Park. To the west is an area of mixed-size houses but with many large, architect-designed homes scattered throughout. A particularly rich and varied collection of the latter is found along Federal Avenue East. In addition there is a small historic district here, Harvard Belmont, which lies north of East Roy Street and west of Broadway East.

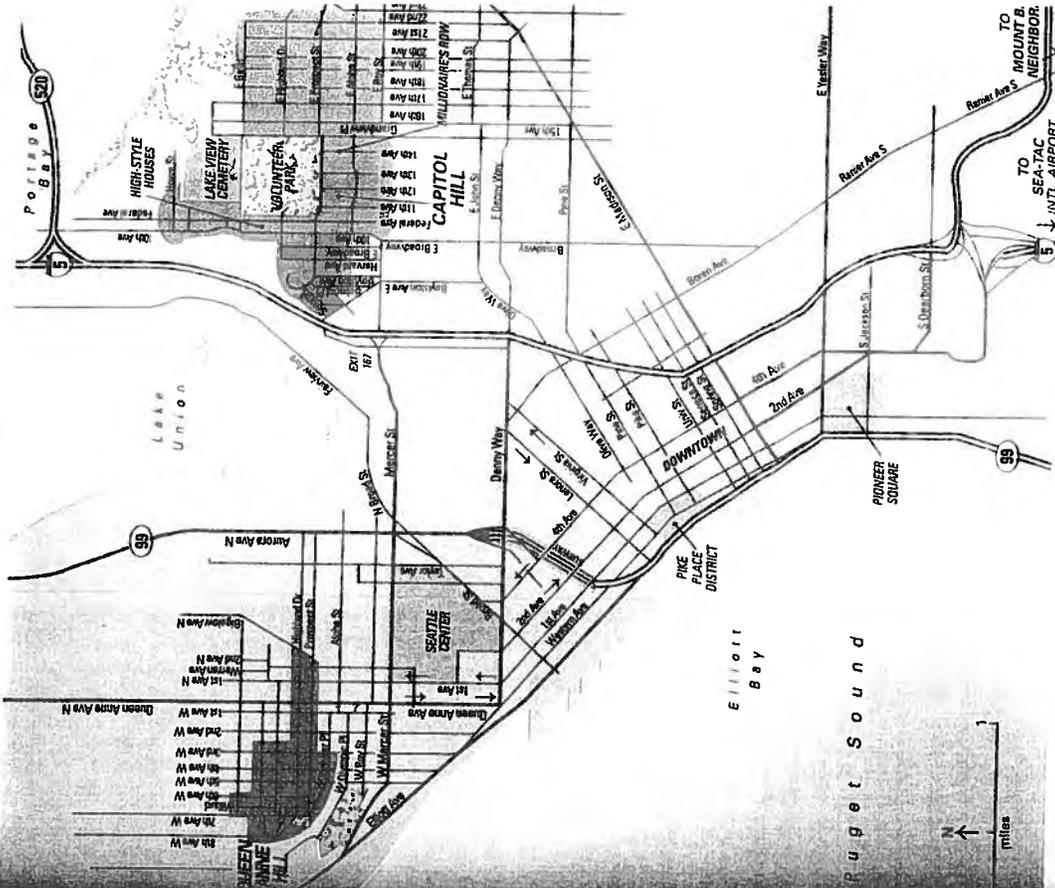
### A distinctive Seattle four-square variant



Next, extending southward from the park along Fourteenth Street, was Millionaire's Row. This had an entry gate at Roy Street at one end and a private entrance into the park at the other. Despite the street's relatively small lots, some of Seattle's most prestigious families chose to build their homes here. Finally, to the east of the park is the Capitol Hill Addition, developed by J. A. Moore in about 1905. This large area of upper-middle-class houses was a typical "streetcar suburb" served by a line along Nineteenth Avenue. This district is dominated by particularly well-detailed American four-square houses in many different styles. In addition to Colonial Revival, Prairie, Craftsman, and other types of stylistic detailing found in four-square neighbor-

ber of examples of a distinctive variation.

These designs (see page 668) throughout the Pacific Northwest formia but are rarely encountered houses lack the four-square's story, full-width front porch and in-cessed one-story porch, either of full. A second feature is the two projecting bays, one on each side of the house. the corner of the house and extend body of the house; one large window is on each facade. The effect



## References

- Massey, J. C., & Maxwell, S. (1996). *House styles in America*. New York, New York: Penguin Group.
- McAlister, L., & McAlister, V. (1984). *A field guide to American houses*. New York, and Toronto, Canada: Alfred A. Knopf, Inc.
- McAlister, L., & McAlister, V. (1998). *America's historic neighborhoods and museum houses*. New York, Toronto, Canada: Alfred A. Knopf, Inc.
- Milnes Baker, J. (1994). *American house styles: a concise guide*. New York, New York: The Sarabande Press.