

# 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 (for 'HELP' press the F1 key)

<b>Property Name</b>	
Historic <u>Pochert &amp; Kellogg-Sicker Buildings</u> Common	
<b>Location</b>	
Street Address <u>1110-12 and 1114-16 Martin Luther King Way, Tacoma, WA</u> Zip <u>98405</u>	
Parcel No(s). <u>2011220020 &amp; 2011220030</u>	Legal Description and Plat or Addition: <u>Section 05 Township 20 Range 03 Quarter 13: Lots 5&amp;6 and Lots 7&amp;8, Block 1122, Map of NEW TACOMA, W.T., according to Plat recorded February 3, 1875, records of Pierce County Auditor.</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 type="checkbox"/> Site <input type="checkbox"/> Historic Additions <input type="checkbox"/> Historic Landscaping, Fencing, Walkways, etc. <input type="checkbox"/> Ancillary Buildings/Outbuildings <input type="checkbox"/> Interior Spaces/Other (inventory in narrative)	
<b>Owner of Property</b>	
Name <u>City of Tacoma</u>	
Address <u>747 MARKET ST RM 900</u> City <u>Tacoma</u> State <u>WA</u> Zip <u>98402</u>	
Is the owner the sponsor of this nomination? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<b>Form Preparer</b>	
Name/Title <u>Kingstree Studios</u> Company/Organization <u>For: Historic Tacoma</u>	
Address <u>2902 North Cedar Street</u> City <u>Tacoma</u> State <u>WA</u> Zip <u>98407</u>	
Phone <u>253-370-6984</u> Email <u>cts@u.washington.edu</u>	
<b>Nomination Checklist—Attachments</b>	
<input type="checkbox"/> \$100 Filing Fee (payable to City Treasurer) N/A <input checked="" type="checkbox"/> Continuation Sheets <input checked="" type="checkbox"/> Site Map (REQUIRED) <input checked="" type="checkbox"/> Historical Plans <input checked="" type="checkbox"/> Photographs (REQUIRED): <i>please label or caption photographs and include a photography index</i> <input type="checkbox"/> Other (please indicate): _____ <input checked="" type="checkbox"/> Last Deed of Title (REQUIRED): <i>this document can usually be obtained for little or no cost from a titling company</i>	
FOR OFFICE USE  Date Received <u>9/26/12</u> Fee Paid <u>N/A</u>	
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)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Interior (woodwork, finishes, flooring, fixtures)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Original cladding	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Other elements	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Windows (no replacement windows or replacement sashes)	Yes <input 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).

**Pochert Building**

Located at 1110-1112 Martin Luther King Jr. Way, the Pochert Building faces east. This rectangular-shaped building has two stories with a flat roof. It occupies the entire urban tax lot and abuts the Kellogg-Sicker building to the south and the Alberta J. Canada building to the north. The historic portion of the building is located on the front half of the lot, while a one-story addition is on the west half of the lot. This mixed-use building, constructed in 1904, is clad with brick laid in a running bond pattern on both the east and west elevations. The addition is a painted brick, with an exposed cinder block wall on the southern end of the rear addition.

The east elevation abuts the sidewalk and showcases a three bay commercial front, with the center door recessed, providing access to the second floor, and distinct storefronts to the north and the south. The northern part of the first floor, 1110 Martin Luther King Jr. Way, has been encased with an overlay of T111 or a similar product and a single faux-Colonial door centers the bay. The recessed center doorway to the second floor houses a pair of original wood doors, with a single light on the upper half of the door and two recessed panels on the lower half of the door. The original tile entry, complete with blue and white tile work, covers the floor. A two-light transom is directly above the double doors. To the south is the entry for 1112 Martin Luther King Jr. Way. This bay has a new elevation with contemporary double doors complete with transom flanked by two large panes of glass on either side. Above the entire first floor original transom lights run along the front façade and then recess to run across the second floor access door. The lights have been painted over. Several rows of masonry divide the first floor from the second. The south end of the second floor has three evenly spaced windows, two ganged windows in the center, followed by an additional three evenly spaced windows on the north end of the floor. Each window is set into a segmental arch opening. The ganged windows have a decorative spacer between them, a wooden sunburst motif directly above them, and a brick drip molding directly above the segmental arch. All of the windows are united with a continuous stone lintel and are the original one-over-one, double-hung units. The upper sashes have bull-nose lugs. A two-brick wide raised stringcourse divides the window portion of the second floor from the cornice line. The top of the second floor is articulated with crenelated corbels, one stretcher in width. The recessed portions of the crenellations are created by headers. An elongated geometric design detail on either end of the façade drops below the main cornice and visually appears to support the cornice, much like a bracket. The cornice is

composed of cyma reversa moldings in various widths, a narrow corona a narrow cymatium and capped with a wide cyma recta molding. In addition to the decorative treatments that mark the ganged center windows, the middle portion of the façade is accented by significantly longer corbels on either side of the window and an undulating parapet with the builder's name, "H. C. Pochert" in raised letters.

The north and the south walls are not visible as they are shared with other buildings on the block.

Only portions of the original building's west wall are visible from the alley, due to the first floor addition. The brick wall has been covered with what appears to be a coat of concrete. Windows fill a variety of segmental arched openings, operating units are not visible. A brick one-story addition is flush to the sidewalk. It has a single door on the north end of the elevation, followed by a large two-light metal window, two recessed doors, then another large two-light metal window. Both window units are behind permanent metal grills. At some point at least two free-standing sheds were located on the rear of the property in addition to a narrow two-story addition on the back of the building. The date of their addition and removal is unknown. They are visible in the 1912 Sanborn. The 1950 Sanborn shows only one freestanding shed, the shed to the east has been attached to the main structure. The free-standing shed and the shed-addition are not shown in the 1969 Sanborn. The two-story addition attached to the back of the building is still shown.

### **Kellogg-Sicker Building**

Located at 1114-16 Martin Luther King Jr. Way, the Kellogg-Sicker building faces east. This rectangular-shaped building has two stories with a flat roof. It occupies the entire front two-thirds of the urban tax lot. The rear (west) portion of the lot has a concrete surface. The building abuts the Pochert building to the north, while a parking lot sits to the south.

This two-part commercial building, constructed in 1906, is clad with running bond brick on the east elevation, while brick on the south elevation is laid in American bond with six rows of stretchers followed by a row of headers. The west elevation continues with the American bond. Brick on the east elevation is tan in coloration, while brick on the remaining elevations is a typical red coloration.

The north elevation of the building abuts the sidewalk. Much of the original storefronts are no longer visible as the main floor has been encapsulated with T111 or a similar product. No windows are visible on this level. Near the center of the elevation is a newer faux-Colonial six-paneled door. To the north is matching door. A permanent metal awning is suspended between the first floor and the transom. The transom area also has a newer veneer cladding, masking the original fenestration. A single newer window in the transom area provides light to an interior staircase that accesses the second floor of the building. Four window bays, each with two paired windows, occupy the second floor. The windows are currently boarded up, but a 2004 photo from DAHP's Historic Property Inventory Report shows one-over-one, double-hung units with bull-nose lugs. A continuous stone windowsill connects all the windows and is accented below by four corbeled brick rows. The top and bottom rows are laid with a header bond while the middle two rows are stretcher bond. A single window lintel caps each of the four window bays. The cast terra-cotta lintel is a jack arch with an articulated keystone. Each keystone is decorated with a stylized Classical anthemion (palmette). The projecting cornice is elaborately articulated with four corbeled stretcher rows followed by cast terra-cotta dentils, egg and dart molding, and a Grecian fret design. The entire cornice is crowned with a cyma reversa. Each end of the cornice is capped with concave Classical anthemion terra-cotta panel, which not only anchors the cornice, but also serves much like a capital for the articulated front corners of the building, which can read as elongated pilasters, ending in petite stone bases on the main floor. Above the projecting cornice, several courses of stretcher bond extend to cap the roof.

The north wall of the building is a shared interior wall with Pochert Building. The south wall was originally a shared interior wall with 1118 North K Street, a building that has been replaced with a parking lot, thus exposing the brick wall. The brick on this elevation is predominately laid in American bond with six rows of stretchers followed by a row of headers. The exposed upper floor of the Kellogg-Sicker building still has traces of paint and two very small arched windows (long since filled-in) that originally provided light to the two south facing kitchens on the second floor. Three evenly spaced chimneys run the length of the wall.

The west elevation of the structure faces the alley and has undergone some changes. At some point at least two free-standing sheds were located on the rear of the property in addition to a narrow two-story addition on the back of the building. All these changes show in the 1912 Sanborn and the 1950 Sanborn. The date of their removal is unknown. Substantial portions of the main façade's north end have been boarded up with T111 or a similar product. There are three rounded arched openings on the southern end of the elevation. These were likely originally window openings, since the brick that now fills them follows a different bond pattern than the rest of the elevation. The second floor of the elevation has five bays. The center bay is a narrow round arched window, while two bays on either side have segmental arches and originally housed a ganged pair of windows, one pair for each parlor and dining room of the rear apartments. Like openings on the main floor, the second floor openings have been boarded up with T111 or a similar product.

### **Integrity**

Both buildings have a good level of integrity. The exterior massing on the main elevations is intact and the second floors of each structure are intact. The first floor storefronts have had some alterations. The northern portion of the Kellogg-Sicker Building has an angled front bay hidden behind exterior cladding. The condition of the southern portion of the façade is not known- it is hidden behind an interior stage and exterior cladding. The Pochert Building no longer retains its angled store fronts, both have been replaced with flat store fronts. The main interior spaces of both buildings are still laid out to function as retail spaces.

The second floors of each building have exceptional integrity. The Kellogg-Sicker building has its original floor plan intact. Each of the original apartment units has almost all of its baseboard, picture rail, and fenestration trim. Doors and much of the hardware is original. Many of the bathrooms have the vintage plumbing fixtures, complete with clawfoot tubs. The original wood flooring appears to be in all units. The original light wells and double-hung wood windows with ogee lugs also remain. There are one or two rooms where manufactured wood paneling and drop ceilings have been installed. Most of the kitchens have post-WWII era cabinets. The Pochert building also has its original floor plan. Original baseboard, picture rail and fenestration trim are intact. Interior doors have the original working transoms. Vintage built-in cabinets and bathroom fixtures remain in several locations. The original wood flooring is intact as well. The original double-hung wood windows with ogee lugs also remain. Both buildings show signs of water infiltration and there are sections where plaster has become delaminated due to moisture.

Significantly, the original blueprints for both structures remain (originals housed in Special Collections at the University of Washington, Seattle). The missing elements from the ground floor entries could be easily replicated with the detailed information available from the elevations.

## 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 Pochert: 1904  
Kellogg-  
Sicker: 1906 Other Date(s) of Significance \_\_\_\_\_  
I. C. Dickson  
(Kellogg-Sicker)  
Knoell Brothers  
Architect (s) Carl August Darmer Builder (Pochert) 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.

The **Pochert** and **Kellogg-Sicker** buildings are located in the Hilltop Neighborhood of Tacoma, one of the first residential neighborhoods to develop outside of the downtown core. These buildings both meet **Criterion A** as examples of the 1900-1930 “Branching Out” period as designated in the U. S. Department of the Interior’s Multiple Property Documentation Form for the 1995 *Hilltop Neighborhood Historic Resource Survey*. The buildings also meet **Criterion B** through their association with Carl August Darmer, an early Tacoma architect. Lastly, the buildings are strong representative examples of brick turn-of-the-century commercial building types, and thus meet **Criterion C**. They are some of the sole remaining examples of this building type on what was once one of the busiest commercial streets in Tacoma.

#### Hilltop from 1900-1930: The Branching Out Period

In 1873 the Northern Pacific Railroad decided to build its terminus in Tacoma, and company land holdings stretched up from the shoreline to the western portion of the current Hilltop Neighborhood. By 1889 property owners in the Hilltop neighborhood lobbied for a cable car line to quicken development growth. The city council granted a cable railway franchise, which looped up South 11<sup>th</sup> Street, south on K Street, then down 13<sup>th</sup> Street via A Street. (K Street was given its current name of Martin Luther King Jr. Way in 1993.)

The Pochert and Kellogg-Sicker Buildings are thoroughfare commercial structures, representative of the 1900-1930 “Branching Out” period identified in the *Hilltop Neighborhood Historic Resource Survey* of

1995. Between 1900 and 1910 Tacoma's population grew from 37,000 to 83,000. Major expansion of the St. Paul and Tacoma Lumber Company drove growth in several Tacoma neighborhoods, including Hilltop. After 1900, brick buildings began to line the area near the intersection of South 11<sup>th</sup> and K Streets. A 1910 fire destroyed several buildings on K Street between 10<sup>th</sup> and 11<sup>th</sup> and helped encourage brick construction. Many of these new buildings had commercial spaces on the ground floor and office or residential space on the second floor. During this era most residents arrived from Northern Europe, Italy, Eastern Europe, or from midwestern states.

Numerous neighborhood convenience stores were located in the neighborhood. In addition to shopping opportunities, K Street became a community center with several churches, clubs, and fraternal halls. A booster club for the neighborhood, The K-Street Boosters, advocated for the neighborhood. After WWII the wide adoption of the automobile and suburban development created distinct challenges for the once thriving neighborhood center. While K Street establishments continued to operate, the pressure from large national chains began to take their toll. With the opening of the Tacoma Mall in 1964, both Hilltop and downtown businesses faced significant challenges, and their commercial cores began to decline.

### **Pochert Building 1110-1112 Martin Luther King Jr. Way**

The building at 1110-1112 Martin Luther King Jr. Way was built in 1904. Herman Carl Pochert financed the building, which was designed by Tacoma architect Carl A. Darmer and constructed by the Knoell Brothers construction firm.

Herman Carl Pochert, a native of Michigan, came to Tacoma in 1886. Between 1892 and 1895 he worked as a teamster for two different trucking companies. He was the proprietor of the Bay State Market on K Street from 1890-1911, where he also served as a butcher. Pochert lived several blocks away at 916 South K Street from 1912 until 1945. In addition to living and working in the neighborhood, he also funded the construction of several buildings in the Hilltop. In 1904, he funded construction of the Pochert Building. In 1918 he funded construction of three small Craftsman homes, 2011 South 10<sup>th</sup>, 2015 South 10<sup>th</sup>, and 2017 (now 2019) South 10<sup>th</sup>. In 1948, at the age of 78, Pochert died.

There were a number of businesses that occupied the Pochert Building. From 1906-1910 the Samuelson & Berg Shoe Store operated from 1110. In 1927 Albin Berg left the business, which was then carried on by the Samuelson family through 1942. John Samuelson was a native of Sweden and arrived in Tacoma during his late teens. He was a member of the Swedish Order of Valhalla. The organization, founded in 1884, had a three-story fraternal hall located at 1216 K Street (Currently 1216 Martin Luther King Jr. Way). A grocery store was the first occupant of 1112, but by 1911 a vaudeville theatre, named the Vaudette Theatre, had opened in the location and remained there through 1922. In 1926, Craig Hardware moved into the location, and remained through 1955. Founded by Thomas Craig, the company's name changed to Craig & Son when Thomas' son Harold joined the business in 1941. The upstairs floor of the building operated as The Richard's Hotel from 1906 through 1922. Mrs. Jennie Richards ran the establishment. In 1922 the business changed its name to the K Street Hotel.

### **Kellogg-Sicker Building 1114-16 Martin Luther King Way**

Builders Frank G. Kellogg and Robert Sicker obtained a permit for the two-story brick building at South 11<sup>th</sup> and K Streets in 1906. Kellogg, a native of Illinois, owned a wholesale liquor business at 1105 South K, while Sicker, a native of Germany operated a number of restaurants. The business partners hired well-known Tacoma architect Carl A. Darmer to design the building and J. G. Dickson to serve as the

contractor. A period newspaper article listed the expected building cost at \$13,000.

Like many commercial buildings in the neighborhood, the structure housed commercial businesses on the main floor with residential and/or office space on the second floor. Three main types of tenants occupied the building for most of the 20<sup>th</sup> century; dry good stores, grocery stores, and physician/dental offices.

The dry good stores included Essey & Macksoud Dry Goods (1907-18), Habid Nasser Dry Goods (1919) and Johnson's Dry Goods & Clothing (1920-33). Hans Johnson, owner of Johnson's Dry Goods & Clothing, was born in Michigan. He moved to Tacoma with his family in 1890. For a number of years Mr. Johnson was a stenographer and shipping clerk with the Pacific Brewery & Malting Company. Determined to start his own business, Johnson operated a general store in Ruston for about 8 years. After a few other business pursuits, he purchased the W. S. McLeod store and Habid Nasser's business and consolidated the two into his own dry goods store at this location. Mr. Johnson owned a second dry good store in Puyallup.

Grocery stores known to have occupied the building are George Clark's Meats, Clark's K Street Cash Market, Matsumoto's Fruit Stand, George Skaer's Butter & Eggs, Fujimura Grocery, Anderson's Grocery & Vegetable Market, and Vic's Market. At least two hardware stores, Marshall-Wells Hardware and Coast to Coast Hardware, occupied the building at various times as well. Dentists Walter Griffith and his son John Walter Griffith, leased space here from 1912 through 1942. Walter was a native of Indiana who moved to Tacoma in 1907. His son John left his private dental practice in 1942 when he entered the army and served in both France and Japan. Dr. Robert Ball, a native of Pennsylvania, had an office here from 1908 through 1943.

By 1968 Browne's Star Grill was operating from this location. The restaurant had originally opened as a cigar and newspaper stand on 1219 Pacific Avenue. Francis Browne remained owner of the establishment until 1977. Tyrone Furgeson purchased the property in 1996. Electrical code violations led to the restaurant's temporary shutdown in 2002. In a move designed to halt criminal activity at the site, the City of Tacoma purchased the building in 2005 and evicted Browne's Star Grill as a tenant.

### **Form: the two-part commercial building**

Both the Pochert and Kellogg-Sicker Buildings are representative examples of a two-part commercial building. Downtown Tacoma once had numerous two-part commercial buildings, but the form has long since been replaced with taller buildings. The type now exists in commercial neighborhood centers where local building stock has not yet succumbed to development pressure.

This building form is comprised of commercial space on the ground floor with a second floor that either serves residential needs or occasionally offices (medical and legal were common). In keeping with the structure's mixed use, the exterior of each floor telegraphs the interior needs. The ground floor typically had large plate glass windows, both for displaying retail goods and to provide interior lighting. Main entry doors typically recessed, thus providing additional window display area. A transom (often operable) directly above the entry doors provided additional air circulation. A long expanse of additional transom windows often ran above the display windows and entry to provide additional light deep into the interior retail spaces. Awnings, metal and architecturally integrated, or canvas operable units, were common. These could provide additional light control and pedestrian shelter from both summer sun and winter drizzle.

The upper floors typically had single or paired double-hung windows. Fenestration spacing often provides

clues to interior layout. The four distinct bays on the second floor elevation of the Kellogg-Sicker building foreshadows the four distinct rooms on the street-facing interior. Original blueprints for the upper floor of the Kellogg-Sicker Building show four residential apartments in the building, two facing K Street and two facing the alley. The two K Street side apartments each had a parlor and a dining room facing the street.

Both cladding and decorative elements for this form could vary widely, from the simplest, non-ornamented versions clad with wood, to ornate masonry structures with extensive historical based ornamentation. Ornamentation choices for this form of building were often influenced by architectural trends as well as designer proficiencies and client desires. Darmer was versed in a variety of styles and designed buildings in both wood and masonry.

Both the Kellogg-Sicker and Pochert Buildings articulate this building typology and both have finely detailed ornamentation on the front façade. The Kellogg-Sicker Building has Greco-Roman detailing with egg and dart molding, dentil work, a stylized Greek fret on the cornice, and stylized flora components on the engaged pilasters at the front corners of the building, and in the center of the jack arches on the front façade windows. These details were constructed from molded terra-cotta. There are also courses of corbeled brickwork. The Pochert building has significantly more corbeled brickwork, which creates a pattern similar to crenellations. The cornice is a complex series of Greek concave and convex moldings, while the center of the façade is marked with mission-inspired signage that showcases the building's name. The details on both buildings suggest a significant investment.

### **Architect: Carl August Darmer**

Darmer was one of Tacoma's pioneer architects. He worked from 1885 until his retirement in the mid 1930s. He designed a number of prominent buildings in the city, including the Donnelly, Tourist, Olympus, and Carlton Hotels, the first Chamber of Commerce Building, the German Lutheran Church on South I Street, First Presbyterian (when it was located at South G and 10th Streets), the Unitarian Church on South Tacoma Avenue, the 1893 Synagogue for Beth Israel, the Point Defiance Park Superintendent's House and several early school buildings. In 1923, Darmer planned the original layout of the Tacoma Yacht Club harbor. He donated his fees and was made a life member of the organization. He also designed a number of residential buildings. By the 1950s, much of Darmer's commercial work had been replaced by newer constructions. There are approximately 300 buildings known to have been designed by Darmer. Approximately half of those have been demolished. Of the remaining number (some of which have been remodeled significantly) only ten are individually listed on the Tacoma Register of Historic Places. Only two are commercial structures, 1117-23 A Street (the Ferguson Building) and 2500 South Holgate Street (Pacific Brewing & Malting Complex).

Darmer was born in Stralsund, Germany on July 19, 1858. He attended school in Germany and served as a builder's apprentice before he studied architecture at Hoexter College. In 1882 Darmer traveled to the United States, and he was employed as an architect in the firm of Curlett, Mooser and Macy in San Francisco, California. Upon the completion of the Northern Pacific's transcontinental railroad, Darmer moved to Portland, Oregon. Although he had planned to work in Portland, Darmer decided to take a position with Tacoma architect William Farrell in 1884, creating the architectural firm of Farrell and Darmer. Business became so slow that by the end of 1891 Farrell withdrew from the partnership. This was the start of a nine year depression which became so severe that Darmer eventually set off to British Columbia, hoping to make money through the Kootenay mining boom. He worked on several office buildings, hotels, and residences while there. Darmer collaborated with a number of other architects, including Charles N. Daniels and John C. Proctor during this time. In 1906 Darmer formed a partnership with his previous assistant, Otis Cutting, which lasted until it was dissolved in 1914. Darmer practiced

independently thereafter.

Darmer was a member of the Tacoma Elks, the German and Commercial Clubs. His German background made him a high profile target during World War I. A front page article of the Tacoma Times claimed "DARMER DISLOYAL," and a subsequent column was titled "DISLOYALTY CLEANUP IS UNDER WAY." Darmer is said to have refused to buy Liberty War Bonds, claiming "I am of German descent, and if I bought any Liberty bonds it would be the same as kicking my own mother." He was also said to have exclaimed "had (I) known that the United States would some day be at war with Germany, (I) would have never settled here and would not have become a citizen of the U.S." Darmer was threatened with cancellation of his U.S. citizenship papers, obtained more than 30 years earlier. This was the second publicized case of this nature, the first occurring with a naturalized German in Montana. Darmer's case was particularly well publicized, leading to his expulsion from the Elks Lodge. Darmer was formally charged in January of 1918, and United States vs. Darmer moved to the courts on May 10, 1918. Darmer tried to dismiss the case, but to no avail, and a trial date was set for June 18th. The case spent one day in court, and Darmer had an impressive list of character witnesses, including General James M. Ashton. However, the case stalled when federal judge Edward E. Cushman refused to grant the government's petition. Although the U.S. Attorney threatened to appeal the case, no motions were filed. Darmer passed away in Tacoma in 1952.

## Narrative Continuation

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This page may be edited or copied as needed.

Continued from page \_\_\_9\_\_\_.

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## Bibliography

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- n.a. "Herman Carl Pochert." *Tacoma News Tribune*. November 13, 1948, p 2.
- n.a. "Frank G. Kellogg Dies of Paralysis." *Tacoma News Tribune*. January 8, 1916, p 1.
- n.a. "Merchant 45 Years, Passes." *Tacoma News Tribune*. January 13, 1948, p 16.
- n.a. "Robert Sicker" *Tacoma News Tribune*. December 23, 1950, p 7.
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n.a. "U.S. Officials Accuse Darmer." *Tacoma News Tribune*, January 3, 1918, p 1.

Polk City Directories 1890-1947.

## **INDEX TO ATTACHMENTS**

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5. MLK SUBAREA AND EIS WORKING GROUP LETTER
6. NEW TACOMA NEIGHBORHOOD COUNCIL LETTER
7. SANBORN FIRE INSURANCE MAP – 1950
8. PHOTOGRAPHY INDEX
9. PHOTOGRAPHS
10. HISTORIC TACOMA CORRESPONDENCE HISTORY

TICOR

3086745-C



200510060974 1 PG  
10-06-2005 04:20pm \$32.00  
PIERCE COUNTY. WASHINGTON

AFTER RECORDING MAIL TO:

City of Tacoma  
747 Market Street, Room 900  
Tacoma, WA 98401

Filed for Record at Request of: Ticor Title Company

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S)**

Cholu Pak and Jinsoon Pak, husband and wife

for and in consideration of Ten Dollars and Other Good and Valuable Consideration in hand paid, conveys, and warrants to

City of Tacoma

the following described real estate, situated in the County of Pierce, State of Washington:

Lots 5 and 6, Block 1122, New Tacoma, according to Plat thereof filed for record February 3, 1875 in Tacoma, Pierce County, Washington

**SUBJECT TO:**

Agreement dated September 8, 1904 recorded under recording number 181888 for the joint use of the wall located between on the Southerly boundary of Lot 6.

Assessor's Property Tax Parcel/Account Number: 2011220020

Dated: September 29, 2005

*[Signature]*  
Cholu Pak

*[Signature]*  
Jinsoon Pak

*NE 5-20-3  
1110-12 mck*

STATE OF WASHINGTON

COUNTY OF PIERCE

On this day personally appeared before me Cholu Pak and Jinsoon Pak to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal, this the 19/30/05

Notary Public in and for the State of Washington  
residing at Pierce

My Commission Expires: 02/19/06

(SEAL)



D-6972

4101853 2 PGS

LPB-10 7/97

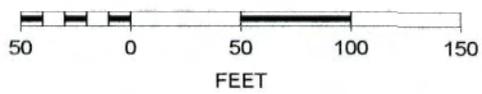
10-06-2005 03:58pm ERJOHNSO  
EXCISE COLLECTED: \$6,586.00 PRO. FEE: \$0.00  
PAT MCCARTHY, AUDITOR COUNTY FEE: \$0.00  
PIERCE COUNTY, WA STATE FEE: \$5.00

32

D-6972



SCALE 1 : 1,051



Thursday, October 27, 2005 4:41 PM





SCALE 1 : 1,106



**H.C. Pochert Building (1110-1112 Martin Luther King Jr. Way)**

**Kellogg-Sicker Building (1114-1116 Martin Luther King Jr. Way)**





September 26, 2012

Tacoma Landmarks Preservation Commission  
10<sup>th</sup> Floor, City Hall, 747 Market Street  
Tacoma, WA 98402

Commissioners:

Historic Tacoma is nominating the 1906 Kellogg-Sicker (aka Browne's Star Grill) and 1904 Pochert buildings to the Tacoma Register of Historic Places because of their design by pioneer Tacoma architect Carl August Darmer and their architectural and historic significance to the neighborhood and City. The nomination is co-sponsored by the New Tacoma Neighborhood Council and has the support of the MLK Sub-Area Steering Committee. The nomination was prepared by former Historic Tacoma board president Caroline Swope, who will be presenting the nomination before the Commission.

A pioneer architect in Tacoma, Darmer was responsible for designing a number of prominent buildings, including several hotels, the first Chamber of Commerce Building, the German Lutheran Church on South I Street, the 1893 Synagogue for Beth Israel, the Point Defiance Park Superintendent's House and several early school buildings. By the 1950s, much of Darmer's work had been replaced by newer construction. These two commercial structures are rare extant examples of Darmer's work.

A review of businesses housed in the Kellogg-Sicker and Pochert buildings highlights the multi-ethnic diversity of the neighborhood with Scandinavian, Middle Eastern and Japanese business owners. Like many commercial buildings of the era, the Kellogg-Sicker Building housed retail establishments on the main floor and residential units on the second floor. Shoe and carpet stores, a vaudeville theatre and a hotel have occupied the Pochert Building. By the 1960s, urban flight left this area of Tacoma increasingly underutilized. In 2005, the City purchased half the city block, including these two buildings. The four parcels were to be sold to a private developer for demolition and construction of a mixed-use building, but both buildings have now sat vacant and in deteriorating condition for seven years.

The Kellogg-Sicker and Pochert buildings are in the heart of what once was a thriving commercial district. We believe they are character defining elements critical to the future development of the MLK subarea. By nominating and placing these two buildings on the Tacoma Register, Historic Tacoma supports the restoration of these buildings to their historic use as a mixed-use residential and retail center.

Sincerely,

Jeff Williams  
for the Historic Tacoma Board

Attachments: Nomination form and related documents/photos  
Letter of support from MLK Sub-Area Plan Steering Committee Chair

September 7, 2012

To recap and to capture what came out of the group - The primary priority of the group would be to save the buildings shell to the best of the ability. The buildings should be added to the Historic Tacoma Registry in order to make this primary priority a reality. The group does recognize that it may be impossible for the building to be 100% saved however the group did accept the idea of saving the main street facade, but only in a worst case scenario. It should be noted that some members of the group expressed concern that this could stifle development however we as a city and community should find and provide as many incentives to a potential developer to overcome any hurdles they may find in preserving these buildings.

At no point should these buildings be allowed to be 100% taken down and buildings built around it or incorporated into the facade should reflect a style and character of the buildings. Preserving the long history of these buildings will assist in preserving the rich and diverse culture of the Hilltop.

Thank you

Justin D. Leighton

Chair of the MLK Subarea and EIS Working Group

253-677-9448

Chair

Tacoma's Central Neighborhood Council

<http://www.cnc-tacoma.com/>

[www.facebook.com/cnctacoma](http://www.facebook.com/cnctacoma)



RECEIVED  
OCT 01 2012  
Per \_\_\_\_\_

September 28, 2012

City of Tacoma Landmarks Preservation Commission

Dear Mr. McKnight and Commission Members,

The New Tacoma Neighborhood Council (NTNC) supports the inclusion of The Brownes Star Grill and Pochert Buildings into the protected status of Historic Properties. These buildings, located at 1110 and 1116 Martin Luther King Jr. Way are presently owned by the City of Tacoma.

In June of 2005, spearheaded by Mayor Barrsma and Councilmember Stenger, the City of Tacoma passed ordinance #27379. In summary, this ordinance states that no building can be demolished unless it can be demonstrated that it is not feasible to reuse/renovate the building. This ordinance also highly recommends using available historic preservation tax credits.

The report commissioned in 2010 by the City of Tacoma, entitled "Hilltop and MLK Corridor- A Strategic Plan of Action for Community Redevelopment". This report makes *specific* reference to The Brownes Star Grill and Pochert Buildings as "The two remaining buildings in the central part of the MLK Mixed Use Center that provides an architectural link to the original K St. Business District". This report also states "These properties are historically significant and should qualify for listing on the National Register of Historic Places. Community members have expressed their strong desire to see these properties preserved".

The NTNC believes in a sustainable, eco, culturally friendly Tacoma. Our City should continue to lead by example and protect some of the last remaining bits of history in the Hilltop Community.

The NTNC requests the City of Tacoma Landmarks Preservation to recommend a do pass on this nomination, quickly move this forward to the City Council and waive the \$100 application fee.

New Tacoma Neighborhood Council



Dalton Gittens, Chair

New Tacoma Neighborhood Council  
PO Box 1784 • Tacoma, WA 98401

## **Pochert & Kellogg-Sicker Buildings Photography Index**

1. Pochert building, east
2. Pochert building, east (north business)
3. Pochert building, east (south business)
4. Pochert building, west
5. Pochert building, east (center entry)
6. Pochert building, entry detail
7. Pochert building, second floor window
8. Pochert building, east detail
9. Pochert and Kellogg-Sicker buildings, east detail
10. Kellogg-Sicker building, east
11. Kellogg-Sicker building, south
12. Kellogg-Sicker building, southwest
13. Kellogg-Sicker building, west
14. Kellogg-Sicker building, east detail I
15. Kellogg Sicker building, east detail II

### **Prints on file at the University of Washington, Seattle, Special Collections**

16. Pochert, east elevation blue print
17. Pochert, east elevation
18. Kellogg-Sicker, east elevation
19. Kellogg-Sicker terra cotta details
20. Kellogg-Sicker, floorplan

### **Interior Photographs**

21. Detail of original Kellogg-Sicker front display
22. Kellogg-Sicker Building, second floor bedroom
23. Kellogg-Sicker Building, second floor
24. Kellogg-Sicker Building, light well
25. Kellogg-Sicker Building, first floor 1114 entry
26. Pochert, second floor
27. Pochert Building, second floor, transom
28. Pochert Building, second floor, trim detail
29. Pochert Building, second floor, original cabinetry



(1) Pochert Building, east



(2) Pochert Building, east (north business)



(3) Pochert Building, east (south business)



(4) Pochert Building, west



(5) Pochert Building, east (center entry)



(6) Pochert Building, entry detail



(7) Pochert Building, second floor window



(8) Pochert Building, east detail



(9) Pochert and Kellogg-Sicker Buildings, east detail



(10) Kellogg-Sicker Building, east



(11) Kellogg-Sicker Building, south



(12) Kellogg-Sicker Building, southwest



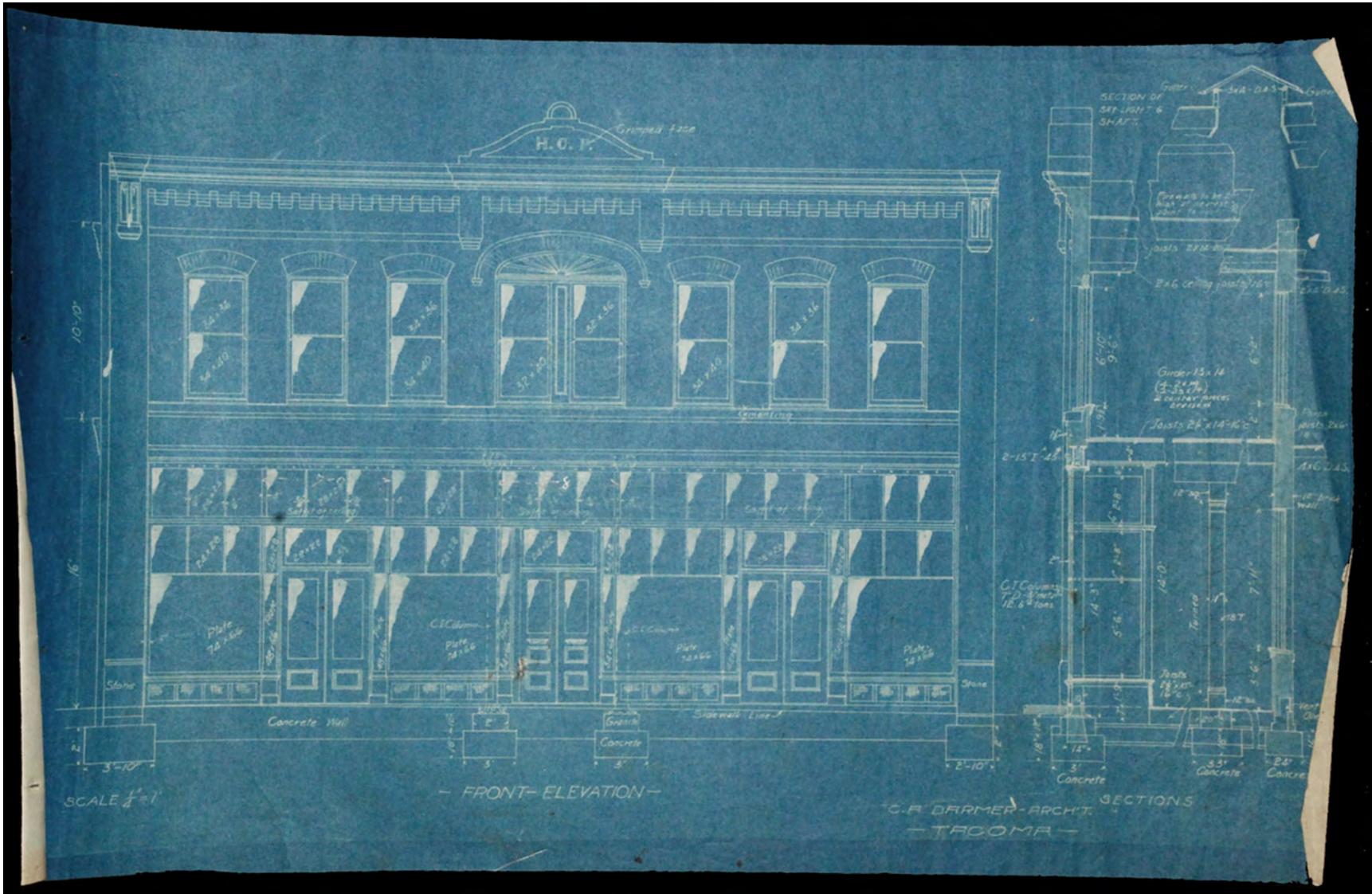
(13) Kellogg-Sicker Building, west



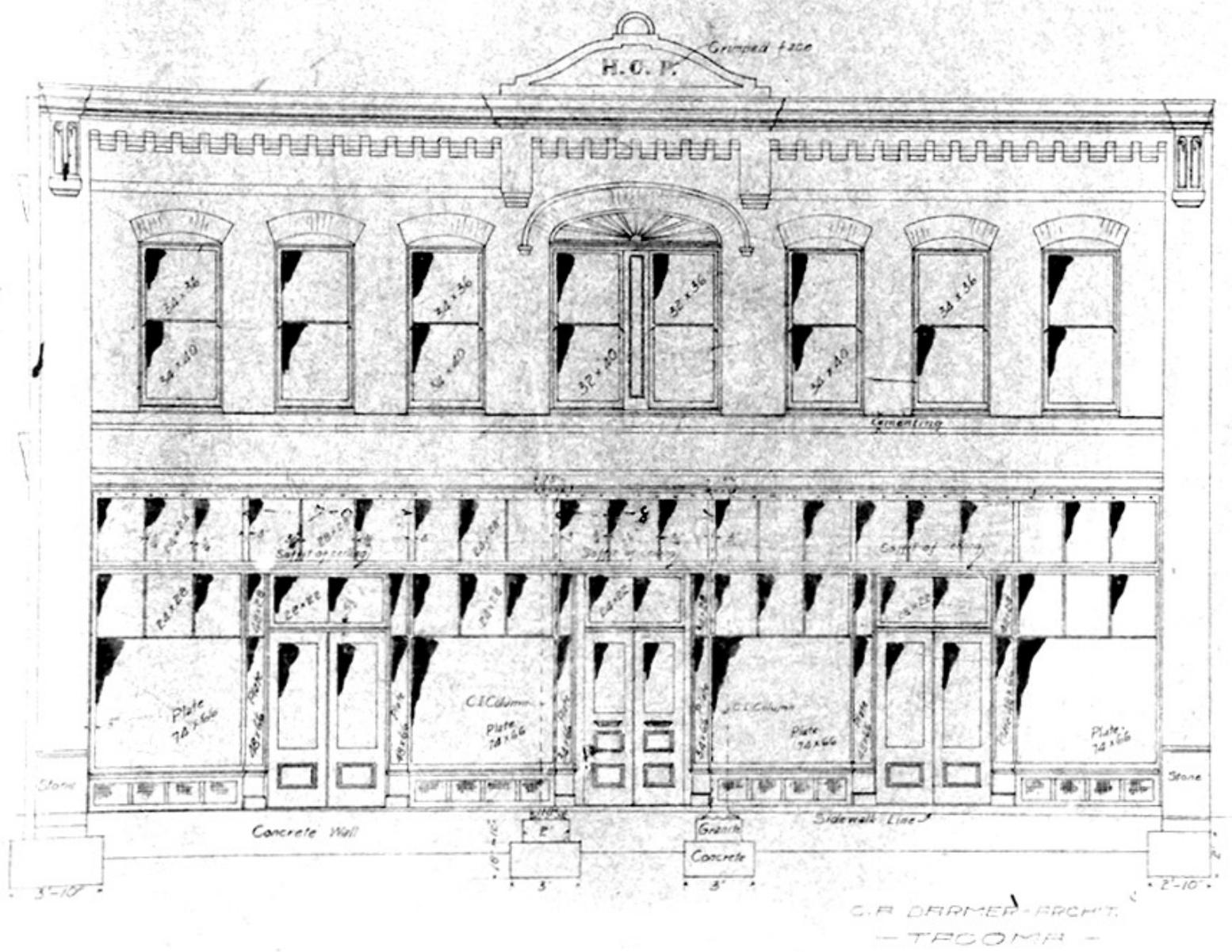
(14) Kellogg-Sicker Building, east detail I



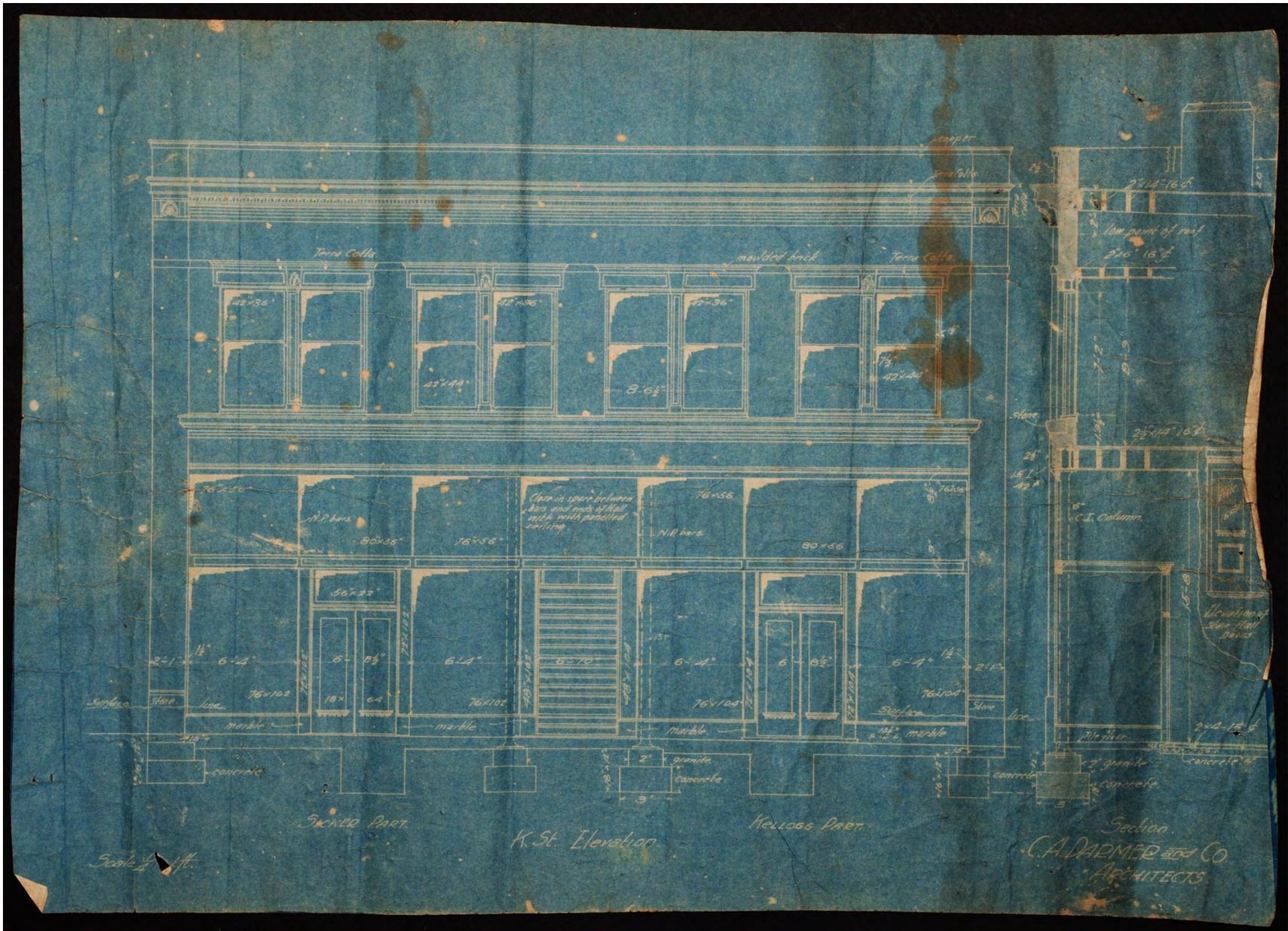
(15) Kellogg-Sicker Building, east detail II



(16) Pochert Building, east elevation blueprint

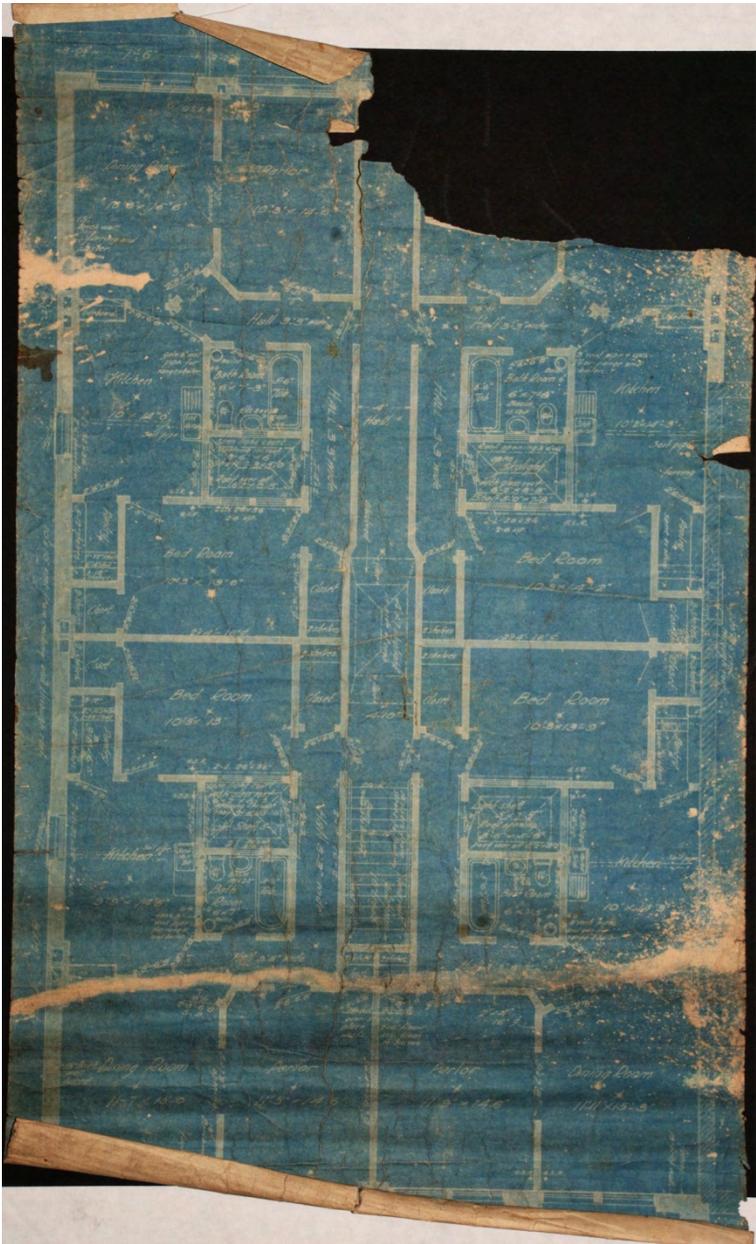


(17) Pochert Building, east elevation



(18) Kellogg-Sicker Building, east elevation blueprints





(20) Kellogg-Sicker Building, floorplan blueprints

(21) Detail of original Kellogg-Sicker front display





(22) Kellogg-Sicker Building, second floor bedroom



(23) Kellogg-Sicker Building, second floor



(24) Kellogg-Sicker Building, light well



(25) Kellogg-Sicker Building, first floor 1114 entry



(26) Pochert, second floor, bathroom

(27) Pochert Building, second floor, transom





(28) Pochert Building, second floor, trim detail



(29) Pochert Building, second floor, original cabinetry

## **Addendum to Historic Tacoma's nomination of the Kellogg – Sickert Building (aka Browne's Star Grill) & Pochert buildings submitted October 2012**

*For nominations that are not sponsored by the property owner, the nomination sponsor must provide evidence that attempts to contact the property owner have been made prior to submittal, and provide contact information for the owner.*

### **A. Historic building inventories conducted by the City of Tacoma, the current property owner, all of which indicated the significance of the Kellogg -Sickert building:**

The Kellogg-Sickert Building was included in three historic building inventories in the past twenty years. The first survey date was 1993, DAHP does not have it in their data base, all they have is a place holder that says "locate original paper copy" but the City should have the original copy. The second survey date was 2003; it was the Tacoma CBBB survey. We don't know the company that did the survey; the field decoder is listed as "DWC." There are some mistakes on the form (it lists the bricks as clinker, which they aren't, and somehow the field recorder didn't seem to notice any of the terra-cotta detailing). This survey listed the property as appearing to meet criteria for the National Register. The third survey was in 2004, the HH04 survey by Gerry Eysaman. He did note the terra-cotta details, also concurred that the property meets criteria for the National Register and additionally indicated that there was a potential historic district, that this property would contribute to.

When the city took possession of the property in approximately 2005, there were two city-funded surveys that indicated the property was National Register eligible, which means that the property was likely city register eligible. The City does not have appeared to have acted on this data in any manner.

### **B. Contacts with City staff and officials; all contacts were made by phone, in person, or via email exchanges:**

**Morgan Alexander**, Historic Tacoma board member 2006-2008:

\* Met with Asset Management staff "a long time ago, can't remember when or who. At that time they said they were not instructed to really maintain the buildings. Their impression was that they were to be torn down. I also talked with someone about the pipe that blew out in the Pochert building."

**Brett Santhuff**, Historic Tacoma board member 2008-2011:

\* (forwarded separately) MLK corridor stakeholder interview that he completed in 2010 representing the neighborhood council & Historic Tacoma; details on Historic Tacoma's 2008 MLK walking tour which was broadly publicized

**Caroline Swope**, Historic Tacoma board member 2006-2012:

\* Numerous conversations with Reuben McKnight re: nomination process including request to review nomination in advance of submission, summer/early fall 2012.

**Jeff Williams**, Historic Tacoma board member, 2010-present

\* summer/fall 2012: "Brian Boudet and one other [city representative] was present at our meeting when the subarea planning group voted to approve the nomination. ... In addition, I presented the entire plan at the community open house at McCarver Elementary when the entire subarea planning group was in attendance including city officials, Lauren Walker, and the consultant Tom Beckwith."

\* Jeff also contacted Council members Lauren Walker and Ryan Mello, early fall 2012, re: the nomination

**Sharon Winters**, Historic Tacoma board member 2006-present

\* Historic Tacoma email "Watch List Update" send 7/28/2012, listserv subscribed to by a number of city staff and Council members, which announced that the buildings were being placed on our Watch List of vulnerable buildings. Text below:

Added to Watch List:

**Browne Star Grill & Pochert Building** (1906 and 1904)

1110-1116 MLK Way

Architect: Carl August Darmer

The buildings are significant because of their design by Darmer, one of Tacoma's pioneer architects, and because the businesses housed in the buildings over the past century represent the ethnic diversity of the neighborhood. Each building served the needs of Scandinavian, Middle Eastern and Japanese proprietors.

*Current status:* In 2005, the City purchased half the city block, including these two buildings. The City planned to sell the four parcels to a private developer for demolition and construction of a mixed-use building. The Browne Star Grill (aka Kellogg-Sicker) and Pochert buildings have been vacant and in decay since the City obtained ownership of the property. They sit in the heart of a once-thriving commercial district.

Historic Tacoma encourages the City to lead by example by re-using the buildings and the sustainable materials with which they were constructed. During the MLK sub-area planning meetings, we've heard community support for the idea of restoring the Browne Star and Pochert buildings to their historic use as mixed-use residential and retail space. We encourage that direction as well as placement of the buildings on the Tacoma Register of Historic Places. For more details and photos, click [here](#).

Thanks to the New Tacoma Neighborhood Council for nominating the buildings to our Watch List, to Brett Santhuff and Caroline Swope for their research, and to Brett and Morgan Alexander for their persistent efforts to preserve the buildings.

\* Contacted Christina Tate & Lisa Wojtanowicz, Public Works, re: building condition, summer 2012, by phone re: Historic Tacoma Watch List (posted 7/27/2012 at <http://www.historictacoma.org/ht/browne-star-grill-pochert-building.html%20> )

From an email summarizing that exchange:

"I talked with code compliance today... on Browne's Star, it was in derelict status in 2003, apparently the issues were addressed because the case was closed. On Pochert, there were some violations, also in 2003. When I made my contact aware that the buildings were currently owned by the City and of our concern because we couldn't assess integrity/condition due to the buildings being boarded up and interior access not permitted, she agreed to get more information about current condition... which I trust she will give some follow-up she's done for

us on a Brewery district building. I mentioned the buildings to Randy Cook [AIASWW] this afternoon, who'll you remember did a lot of work in the area for the city a few years ago.... He suggested that we contact Jeff Jenkins who's the city's director of facilities, managing city-owned properties, who could give us current condition info."

\* Early September 2012: Contacted staff in the city's facilities department to get more information on condition of properties and policy on disposition of City's surplus property; Conor McCarthy provided copy of *2009 Facility Condition Assessment ("FCA")* of the City's properties located at 1110-1124 Martin Luther King Jr., Way (hard copy) and digital copy of new city "Policy for the Sale/Disposition of City-owned General Government Real Property" on Sept 4.

\* Made inquiries of Conor in early September, October 1, and November 6 about when Council would be making a decision on naming of Tier 1,2,3 properties under the new policy. The inquiry was referred to Martha Anderson, Community and Economic Development on November 6<sup>th</sup> who responded "Conor is correct. Staff have reviewed the properties and feel that the City-owned MLK properties are Tier 1. However, we will need to discuss with Council which will likely be at a Economic Development Committee meeting as a first step. This has not been scheduled yet. I will let you know when this gets on the calendar."

\* Talked with Brian Boudet and Shari Hart, November 8, 2012 re: Nov 13 walk-through of buildings, concern about building condition and desire to see buildings rehabilitated rather than demolished.

*Compiled and submitted by Sharon Winters for the Historic Tacoma Board of Directors on 11/12/2012*



**MLK / Historic K Street – Summer Walking Tour**

**Date: Saturday, July 19th**

**Time: Tours depart at 10:30 and 1:00**

**Location: Starts at People's Park, 9<sup>th</sup> and MLK**

Dear Hilltop Property Owner/Resident:

For a second summer, Historic Tacoma partners with the Tacoma Historical Society to offer a public walking tour to celebrate our architectural and social heritage. We do this in part so that we and others can get to know the residents and history of the city better. Also, this is an opportunity to get the community thinking about preservation issues. Last year we focused on Tacoma's old auto row, an area of downtown on Broadway and Saint Helens north of 9<sup>th</sup> Street.

This year we've selected MLK and plan to highlight the historic K Street business district as well as residential development of the Hilltop and significant religious and fraternal buildings. Our members have researched individual properties and pulled together resources from past surveys and walking tour publications. During the week of the walk, historic images from a previous exhibit on loan from the Tacoma Public Library will be available for viewing in the display windows at Save-A-Lot fronting MLK.

MLK and the surrounding neighborhood are rich in history and architectural examples. A number of properties in the Hilltop were placed on the register as part of a 1995 multiple property nomination; however, none of the properties directly on MLK are protected with landmark designation. As the neighborhood and city considers revised zoning, we hope too that consideration will be given to determining Hilltop properties that define the neighborhood and ought to be protected.

You've received this notice as your property is along the route of our walk on Saturday, July 19<sup>th</sup>. Attached find our route map. We plan to stay in public right-of-way and not impose unless we have previously made arrangements with the property owner. Please feel to call with any questions and join us on the 19<sup>th</sup> for the walk.

Sincerely,

Brett Santhuff  
360.402.1062 c  
bsanthuff@harbornet.com  
Historic Tacoma Vice President, Event Chair

# MLK / Historic K Street Summer Walking Tour

Date: Saturday, July 19th

Time: Tours departing at 10:30 and 1:00

Location: Starts at People's Park, 9th and MLK

## Housing, Commerce, & Community

A guided walk about Hilltop history and development, highlighting 8th & I neighborhood, religious and fraternal structures, and the historic business district.

Photos exhibit on loan from Tacoma Public Library  
at Save A Lot grocery along MLK Jr. Way south of 11th Street.

Sponsored by Historic Tacoma and the Tacoma Historical Society



[www.historictacoma.net](http://www.historictacoma.net)



Tacoma  
Historical  
Society

[www.tacomayhistory.org](http://www.tacomayhistory.org)

## MLK Corridor Stakeholder Interview Questionnaire

**Name of Stakeholder:** Brett Santhuff

**Organization:** New Tacoma Neighborhood Council, Historic Tacoma

**Address:** 702 6th Avenue #205

**E-Mail:** bsanthuff@belayarchitecture.com

**Telephone Number:** 360.402.1062 c

**Date Completed:** 2/19/2010

**1. If you looked 20 years into the future, what would you like the MLK corridor area to be? What is your vision for the area?**

I want MLK to be the walkable, livable center for residents living above downtown. The area between Fawcett downtown and L offers the opportunity for a dense urban living. MLK should be a comfortable place to dine, shop, and relax. There should be a great breakfast location, a better grocery store, and a bit more night life. Light rail would contribute to the connectivity and identity. The remaining historic structures should be preserved with development focused on infill and vacant parcels. MLK should be thought of as three streets: M, L, & K.

**2. Please list the most important issues facing the area today.**

We need to fill the voids and give Tacoma a reason to come to the Hilltop. This would do much to change perception of the area. There is a stretch from 9th to 14th that should have active and attractive retail establishments. Design is important making this work. For example, the Save'a'Lot development does little to attract people to the street or other businesses nearby. Development patterns based along a traditional lot size create human scale and offer ideal spaces for small scale retail. The city should do its part to put the Browne Star and Pochert Buildings back in use. Safeway too, needs dramatic improvement. Although I live closest to this store, I frequent Thriftway, Fred Meyer, or the Safeway on 38th for my shopping needs.

**3. Please list at least five improvements that would make a positive difference in the area today.**

- 1 Light rail connection to Stadium and downtown.
- 2 A grocery store that will attract more customers. Specifically, Safeway needs to get it's act together.
- 3 Facade improvement grants for historic structures (design appropriate) with retail orientation.
- 4 Coordinated efforts in beautification.
- 5 Plan to improve gateways to MLK...integration of hospitals and their land use as it relates to MLK.
- 6 Improvements on East-West streets that connect housing and downtown, specifically 11 and 12th and 15th.

**4. What businesses and services do you think are needed along the MLK Corridor?**

It would be great to have a few more restaurant draws in the area, specifically a good breakfast location. Perhaps also a relocated Southern Kitchen or BBQ place.

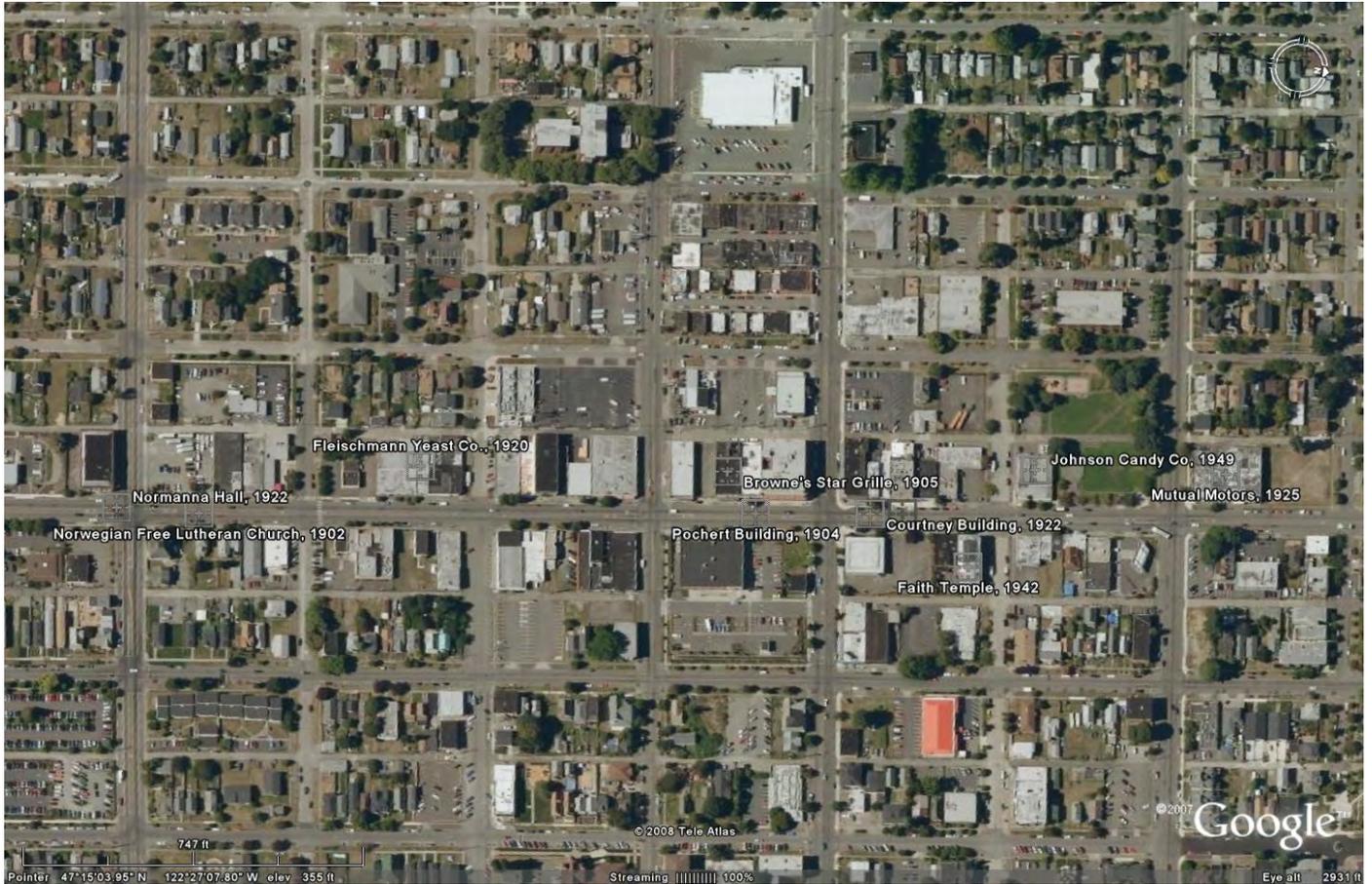
Johnson's Candy is an institution... it'd be great if they could partner with Bates and offer candy making classes. Their building with People's Park could be a great combined resource.

There are great church spaces in the neighborhood in addition to Normana Hall... Coordinated marketing of event and meeting space or different classes and entertainment opportunities would be good.

**5. Which existing buildings along the MLK Corridor do you think have historical value?**

I've attached a historic resource list which volunteers generated doing a MLK historic walking tour in 2008.

- Browne Star Grill and the Pochert buildings are critical structures to the character and opportunity of MLK. In addition, the structures on the block of 11th and MLK... the Courtney building and neighbors are intact and attractive.
- The building at 1007-11 South 11th was designed by Silas Nelson and looks like it could be a restaurant (like the HobNob)
- The medical block between 11th, 12th, M, & L is truly unique. Architecturally it's probably the most interesting.



824 MLK Way  
 Mutual Motors  
 b. 1925

“Heart of the Hill” (walk/map)

C.F.W. Lundberg, arch.  
 Edward P. Leonard, builder.  
 E.M. Anderson Co., contr.

This structure was built as a Lincoln automotive dealership in 1925 and converted into the Olympic Dairy in 1940. It documents the changing commercial development of the Hilltop. Following its 1940 renovation, the plant was praised in the newspaper as “one of the most modern of its kind on the Pacific Coast, equipped with the latest in scientific devices for the handling of milk, ice cream, and other dairy products.” The company chose the site for the new plant on “South K Street” because it provided a central location from which fleets of dairy trucks could fan out delivering to all of Tacoma. Raised on the building’s corner was a gigantic rotating milk bottle, long since removed.

*Start of Baskin-Robbins.* Irvial, son of Aaron Robbins, president and general manager of Olympic Dairy, learned the ice cream business and later opened Baskin-Robbins.



1016 South 10<sup>th</sup> Street (or)  
 1001 MLK Way  
 Faith Temple  
 b. 1942

Great example of the Art Deco/Moderne Styles.

Built for “Open Bible Standard Church” which moved in 1967 to Swedish Mission Tabernacle building at the corner of 10<sup>th</sup> and I Streets.

Opera style seating with 3 sided balcony and orientation of 675 seats along the width instead of length. Ivory colored stucco over 12” concrete walls. Building included 1000 glass blocks and lighting affects including a “celestial light” beam shining within an 8’x10’ water tank.



<p>924 MLK Way Johnson Candy Company b. 1949</p> <p>Silas E. Nelsen, arch. Russell &amp; Irene Johnson, builder. Harold Allen Co., contr. Finn Konsmo, supt. of const.</p>	<p>Reinforced concrete faced with roman brick, a great example of commercial Art Moderne design. The single story building, with large glass window walls has the streamlined appearance popular in many post-war manufacturing buildings. Landmark large metal sign recalls 1940s signage on K Street.</p> <p>The Johnson Candy Company relocated here in 1949 from 1109 MLK, just a couple of blocks south. It continues today as a long-established Hilltop business and neighborhood institution.</p> <p>Silas Nelson, was a prolific Tacoma architect and designer of another great Art Moderne example, Mueller-Harkins Buick built in 1948 at 455 St. Helens, Tacoma.</p>	
<p>1014-16 MLK Way b. 1910</p> <p>Fredlund &amp; Bjorkman, builder.</p>	<p>Commercial building with apartments above Replaced resident structure b. 1888.</p> <p>One of several older structures dating from 1900 to 1910 located to take advantage of the intersecting streetcar lines at 11<sup>th</sup> and K Streets.</p> <p>Large awning picture here since removed.</p>	
<p>1020 MLK Way</p>	<p>Commercial building with apartments above.</p> <p>In image, structure to right.</p> <p>Across the street at 1011 MLK was a Safeway Store built in 1942, later demolished.</p> <p>At 11<sup>th</sup> and MLK, National Bank of Washington, built 1964, Harris &amp; Reed, arch., precast concrete panels, recently demolished.</p>	
<p>1024 MLK Way (and) 1105 (1101-11) South 11<sup>th</sup> Street R.L. Courtney Bldg. b. 1922</p> <p>Geo. Trust (Trost), arch. Peter Madsen, contr.</p>	<p>Commercial building with apartments (?) above, cost reported at \$37,000.</p> <p>Notice street car tracks in image.</p>	
<p>1110-12 MLK Way Pochert Building b. 1904</p> <p>Herman Carl Pochert, builder. C.A. Darmer, arch. Knoell Bros., contr.</p>	<p>Originally home to clothing stores and hotel above. 1922, home of Vaudette Theater with capacity of 225. Home of numerous other enterprises as past tenants.</p> <p>City purchased property in 2005.</p>	

<p>1114-16 MLK Way                  Essay &amp; Macksoud Dry Goods                  c. 1905</p> <p>Browne's Star Grille</p>	<p>Commercial and office. Originally dry goods and later a drug store with physician and dental offices above.</p> <p>In 1968 became home of Browne's Star Grill, originally located at 1219 Pacific Avenue.</p> <p>City purchased property in 2005.</p>	
<p>1308 MLK Way                  Fleischmann Yeast Co.                  c. 1920</p>	<p>Fleischmann Yeast Co., City Directory (1925)</p> <p>Currently Fulcrum Gallery</p>	
<p>1423 MLK Way                  Norwegian Free Lutheran Church                  b. 1902, 1932 addition</p> <p>Hervey, builder.                  L.T. Hirt, contr.</p>	<p>Norwegian Free Lutheran Church                  City Directory (1904)</p> <p>TDL 5/7/1932 p.12 Free Church will dedicate its new addition Sunday                  TNT 10/31/1942 p.15 Olivet now 40 years old, debt free</p> <p>Miracle Temple Church of God in Christ (1979)</p> <p>Shekinah Glory Church (1993)</p>	
<p>1502 MLK Way                  Normanna Hall                  b. 1922-23</p> <p>Geo. Trust (Trost) arch.</p>	<p>Norden Lodge No. 2, Sons of Norway was organized in 1904, was housed in Parker Hall from 1909-1923 when this structure was built.</p> <p>Long history of female inclusion, first female member in 1924 and first female lodge president in 1951. Up until 1941 meetings were held and minutes recorded in Norwegian.</p> <p>Lodge instrumental in naming City Waterway to Thea Foss Waterway to honor long-time Norwegian family.</p> <p>Building likely named after early Norwegian immigrant town established in Texas called Normanna, where Tacoma residents may have once lived.</p>	
<p>1323 South L Street                  Craftsman House                  b. 1927</p> <p>M. Lindbeck &amp; J.P. Strean, contr.</p>	<p>Home of Jay Chavis and Ann Thompson.</p> <p>"US Holds Jay Chavis: Ann Thompson Also Arrested in Mann Act Case". TNT 11/12/1941</p>	

1206 South 11<sup>th</sup> Street  
Tacoma Medical Center  
b. 1947

Paul A. Hungate, builder  
Smith, Carroll, Johanson, arch.  
Construction Engineers &  
Contractors, contr.  
James Purvis, supt. of const.

Block was home to 11<sup>th</sup> Street Ballgrounds,  
built 1890 and later Glide Skating Rink (1906)

Block of 40 buildings as a medical office  
complex.



# City of Tacoma

<http://govME.org/map>

**Property**

- 📍 Address
- ▭ Parcel

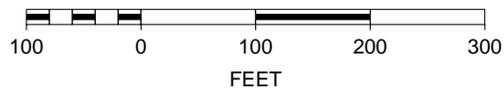
**Street**

- Abc Street Name
- PW Off Street Line
- Street Centerline
- ▬ Highway

■ Puget Sound  
■ Pierce County  
■ King County  
■ Thurston County



SCALE 1 : 2,000



Pochert Building: 50 ft x 62 ft deep = 3100 sf  
or 52% of lot.

Browne's Star Grille: 50 ft x 83 ft deep = 4150 sf  
or 69% of lot

Total lot area (4 parcels) = 24000 sf

Historic Structures = 7250 sf  
or 30% of land area