



**Tacoma  
Register of  
Historic Places  
Nomination Form**

<b>FOR TLPC USE ONLY</b>	
Received	_____
Date Entered	_____

Type all entries—complete applicable sections

**1. Name North Slope Historic Special Review District – Final Expansion**

Historic \_\_\_\_\_

And/or common \_\_\_\_\_

**2. Location North Sheridan, North Cushman, North Ainsworth, North Grant, North Sprague and portions of Ferry Street, State Street and Tafton Street; between Division Street and Steele Street.**

City Tacoma State WA Zip 98403

**3. Classification**

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> District	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Agriculture
<input type="checkbox"/> Buildings(s)	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Commercial
<input type="checkbox"/> Structure	<input type="checkbox"/> Both	<input type="checkbox"/> Work in progress	<input type="checkbox"/> Educational
<input type="checkbox"/> Site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> Private residence
<input type="checkbox"/> Object	<input type="checkbox"/> In process	<input type="checkbox"/> Yes: restricted	<input type="checkbox"/> Entertainment
	<input type="checkbox"/> Being considered	<input checked="" type="checkbox"/> Yes: unrestricted	<input type="checkbox"/> Government
		<input type="checkbox"/> No	<input type="checkbox"/> Industrial
			<input type="checkbox"/> Military
			<input type="checkbox"/> Museum
			<input type="checkbox"/> Park
			<input type="checkbox"/> Religious
			<input type="checkbox"/> Scientific
			<input type="checkbox"/> Transportation
			<input type="checkbox"/> Other

**4. Owner of Property**

Name VARIOUS and NUMEROUS

Street and number DISTRICT

City TACOMA State WA Zip

**5. Location of Legal Description**

Pierce County Tax Assessors Office

Street and number 2401 South 35<sup>th</sup> Street

City Tacoma State WA Zip

**6. Representation in Existing Surveys**

Title Tacoma/Pierce County Cultural Resources Survey-North End Planning Area

Date 1981 \_\_\_\_\_Federal \_\_\_\_\_State \_\_\_\_\_County --X--Local

Depository for survey records Tacoma Historic Preservation Office

City Tacoma State WA Zip 98402

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## 7. Physical Description

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### Condition

Excellent       Deteriorated  
 Good             Ruins  
 Fair               Unexposed

### Check one

Unaltered  
 Altered

### Check one

Original site  
 Moved    Date \_\_\_\_\_

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### Describe the present and original (if known) physical appearance

The North Slope Historic Special Review District is located north and slightly west of Tacoma's current central business district. It is part of a street grid platted out at a 45-degree angle to the rest of the city. The streets parallel the shoreline at that point and provide a link to the adjacent Old Tacoma. The core component of this District (nominated and approved in 1994) extends along North J Street. The first expansion of the District (nominated and approved in 1997) added the north side of North I Street, North K Street, and North M Street between Division Avenue and Steele Street. This final expansion of the district includes North Sheridan, North Cushman, North Ainsworth, North Grant, North Sprague and portions of Ferry Street, State Street and Tafton Street, between Division Avenue and Steele Street. The expansion will take the entire North Slope District to its logical conclusion, where Steele Street and Division Avenue narrow to their closest proximity at the top of the hill. At this juncture the bulk of Jason Lee School interrupts the smooth flow of residential development. With this last addition, the new district boundary will follow the logical boundary of the historically developed residential area and complete the North Slope Historic Special Review District.

The entire North Slope District was settled primarily as a residential neighborhood, the same use the area has today. The final expansion area consists of a dense settlement of single family residences built prior to 1948. Uses are slightly more limited than in the previously designated district, which contains several corner commercial structures, neighborhood churches, and multifamily apartment buildings among the residential properties. Several larger homes have recently been converted to multiple unit spaces. However, fewer multifamily apartment buildings have been introduced into this area than in the rest of the district and they are smaller and more contemporary in style. The only historic multi-unit structure in this area is a two-story, wood-frame courtyard building (1922) located at 1617 North Division Avenue, which may be the first condominium built in the city.

The North Slope District is a product of three different building phases in Tacoma. Styles are heavily influenced by the local topography, available materials, the skills and practices of local carpenters, builders and architects, and especially the independent pioneering spirit of its residents. In Tacoma, housing styles were adapted, modified, and translated to generate a unique local flavor. The first wave of development was composed of simple vernacular structures with front-end gables, and more stylish late Victorian and Stick style structures with visible expressions of the buildings' design and playful elaboration of textured surfaces. Early vernacular examples can be seen at 1311 North 10th Street, and 912 North Cushman. The more elaborate Victorian structures were made possible with the newly mass produced millwork that was readily available and extremely affordable. A series of these is found at 902, 904 and 906 North Sheridan, with other examples at 402 & 517 North Sheridan Avenue and 909 North Cushman Avenue. Due to their age, the majority of the buildings from this period have suffered the greatest ravages of time. As a result of neglect and insensitive alterations, many are now non-contributing.

See continuation sheets.

Individual listings of construction dates, residents and builders of houses are available at the Tacoma Historic Preservation Office.

## 8. Significance

Period	Areas of Significance—check and justify below				
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Archaeology-prehistoric	<input type="checkbox"/> Community Planning	<input type="checkbox"/> Landscape architecture	<input type="checkbox"/> Religion	
<input type="checkbox"/> 1800-1849	<input type="checkbox"/> Archaeology-historic	<input type="checkbox"/> Conservation	<input type="checkbox"/> Law	<input type="checkbox"/> Science	
<input checked="" type="checkbox"/> 1850-1899	<input type="checkbox"/> Agricultural	<input checked="" type="checkbox"/> Economics	<input type="checkbox"/> Literature	<input type="checkbox"/> Sculpture	
<input checked="" type="checkbox"/> 1900-1949	<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Military	<input type="checkbox"/> Social/	
<input type="checkbox"/> 1950-1999	<input type="checkbox"/> Art	<input type="checkbox"/> Engineering	<input type="checkbox"/> Music	<input type="checkbox"/> humanitarian	
	<input type="checkbox"/> Commerce	<input type="checkbox"/> Exploration/settlement	<input type="checkbox"/> Philosophy	<input type="checkbox"/> Theater	
	<input type="checkbox"/> Communications	<input type="checkbox"/> Industry	<input type="checkbox"/> Politics/government	<input type="checkbox"/> Transportation	
		<input type="checkbox"/> Invention		<input type="checkbox"/> Other (specify)	

Significant dates 1888-1930

Builder/Architect Various

Describe the history and significance of the property to Tacoma's heritage. Summarize its importance in the first paragraph.

### SUMMARY

The North Slope Historic Special Review District is one of many neighborhoods that developed shortly after Tacoma was selected as the Western terminus of the Northern Pacific Railroad. This selection put Tacoma in an excellent position not only for trans-continental commerce, but also for shipping and receiving goods at its deepwater port. The final expansion of the North Slope Historic District contains a similar number and diversity of interesting individuals who played significant roles in Tacoma's early development as in the previously designated district boundary. The district's architectural fabric represents the same changing economic and stylistic patterns that can be seen in the original and first expansion of the North Slope Historic District. With similar and equally significant economic events, individuals, and architecture, this expansion area is also significant in the history of Tacoma. It brings the entire district to a logical conclusion as a neighborhood that exemplifies the history and character of the development of early Tacoma. This neighborhood maintains a clear physical proximity to the core of Tacoma, the business and commercial hub that the individuals utilized and by which they were supported.

The final expansion area is similar to the entire district and reflects the same economic events, but reveals its own unique diversity of architectural styles. The settlement pattern and building styles are a direct reflection of the periods of national economic growth and stagnation as their dramatic fluctuations impacted Tacoma. Stylistic influences from the East Coast, Midwest, and California combine with local vernacular styles and materials to create a unique local appearance. The common influences and represented styles include Victorian and Stick style structures, the classic American Foursquare, the Craftsman style, and the California bungalow. Three waves of development plus architectural and social trends combined to create a neighborhood reflecting local history and character.

The final expansion district represents individuals, both famous and ordinary, whose skills built Tacoma. It contains an almost complete cross section of Tacoma's middle and working class families. The early residents included professionals, business proprietors, railroad employees, independent tradespeople, and celebrities, all living in this close neighborhood. This overall visible reflection of historic and architectural trends, combined with the history of the individuals who built and lived in the neighborhood, make this district significant as an example of early Tacoma development.

See continuation sheets.

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## 9. Major Bibliographical References

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*Buildings in Tacoma.* Tacoma Society of Architects. Tacoma: Tacoma Society of Architects, n.d.

*Cultural Resources Inventory.* Tacoma: City of Tacoma/Pierce County Community Development Departments; Pierce County Planning Department, 1981

Darmer, C.A. "Review of the Architectural Work in the Building Construction of the Northwest." Tacoma Public Library.

*Historic Preservation in Tacoma, Washington.* City of Tacoma Department of Community Development. Tacoma, Washington: The Department of Community Development, 1978

Hunt, Herbert. *Tacoma: Its History and Its Builders.* Chicago: S.J. Clarke Publishing Co., 1916.

Metsker's Map Company, Atlas of Tacoma 1926.

Morgan, Murray. *Puget's Sound.* Seattle, Washington: University of Washington Press, 1979.

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Sanborn Map Company, Tacoma Atlas 1888, 1896, 1912, 1930.

Tacoma Daily Ledger, Tacoma Public Library Clippings Files, Tacoma Public Library Photograph collections

*Tacoma House and Building Index, 1883-1919.* Compiled by Brian R. Kamens. Tacoma Public Library, 1989. Second Edition 1994.

*Tacoma, the City of Destiny: Being views of the Port of Puget Sound and illustrating its shipping, lumbering, architecture, parks and giant Mount Tacoma in its varied moods.* Photographed by Albert French. Tacoma, Washington: Central News, 1902.

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## 10. Geographical Data

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Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

Quadrangle scale \_\_\_\_\_

UTM references: \_\_\_\_\_

A	_____	_____	_____	B	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
C	_____	_____	_____	D	_____	_____	_____

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## NARRATIVE BOUNDARY DESCRIPTION

The North Slope Historic Special Review District is located North and slightly West of Tacoma's current central business district. It is part of a street Platt that was laid out at a 45 degree angle to the rest of the city, paralleling the shoreline and continuing the pattern of the adjacent Old Tacoma. The final expansion of the NORTH SLOPE HISTORIC DISTRICT proposes adding North Sheridan, North Cushman, North Ainsworth, North Grant, North Sprague and portions of Ferry Street, State Street and Tafton Street.

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**11. Form Prepared By**

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Name/Tile Gerry Eysaman, Cheryl Paddock, and Elizabeth AndersonOrganization Tacoma Historic Preservation OfficeDate June 30, 1999Street and number 747 Market StreetTelephone 253/591-5220City or town TacomaState WA

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**12. Designation**

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Date of Public Hearing: \_\_\_\_\_

The Tacoma Landmarks Preservation Commission, in accordance with the provisions of Chapter 1.42 of the Official code of the City of Tacoma, approves/denies the designation of this property as a historic landmark or building.

\_\_\_\_\_  
Chairperson, Landmarks Preservation Commission\_\_\_\_\_  
Historic Preservation Officer\_\_\_\_\_  
Date\_\_\_\_\_  
Date

City Council Action: \_\_\_\_\_

Approved \_\_\_\_\_ denied

Resolution No. \_\_\_\_\_

Date \_\_\_\_\_



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By 1906, Tacoma housing returned to a more classically inspired, often symmetrical, formal design. The classic American Foursquare and traditional Dutch Gable became popular. Good examples of the American Foursquare style are located at 510 & 720 North Sheridan Avenue, 1509 North 5th Street, 710 North Cushman Avenue, 517 North Ainsworth Avenue, and 1409 North Steele Street. Examples of the Dutch Gable style abound at 414, 423, 514 & 607 North Sheridan Avenue and 1315 & 1402 North 5<sup>th</sup> Street.

The Craftsman style greatly influenced building in Tacoma. Examples of the more decorative version of the style are found at 515, 520, 708 & 710 North Ainsworth Avenue. Good examples of smaller Craftsman homes are those at 823 & 1012 North Cushman Avenue, 718 & 714 North Ainsworth Avenue, 812 North Grant Avenue, and 1608 North 8th Street. The California-inspired bungalow eventually became the most popular variant of the Craftsman Style in Tacoma. Excellent examples of the bungalow abound in the final expansion area and can be readily observed at 702 & 916 North Ainsworth Avenue.

Several excellent cottage-style structures were built during the 40's. Several exceptional structures from this period in brick or with wide clapboard siding are clustered throughout the North Slope final expansion district and can be seen at 702 & 708 North Sheridan Avenue, 1314, 1402 & 1406 North 7th Street and 713 North Cushman Avenue.

The majority of the structures demonstrate a very liberal interpretation of these styles. Available pattern books combined with varied builder skills and experience, unique geography and personal preferences to create homes that placed Victorian bays on the sides of rigid Foursquares and where Craftsman-inspired brackets and decorative shingles are also applied to the Foursquare and Dutch Gable style homes. At 1501 North 5th Street, a Victorian and a Foursquare collide; the hip roof arrests a corner turret, while the otherwise symmetrical mass is wrapped with a corner porch detailed with delicately turned wood balusters. The house at 1521 North 5th Street, also a hybrid foursquare, has a Victorian era wrap-around porch with a corner entrance, a deep, cut-out deck on the second floor, and does not regain its symmetry until it rises to the broad bracketed eaves, hipped roof and dormers. At 1619 North 9th Street, a classic foursquare corner bay hangs on to a large Craftsman house. It is this unique patchwork of styles and details that makes the periods blend together into a neighborhood.

The final expansion area encompasses 354 properties or residential structures. These structures are ranked according to degree of significance. The categories of significance are Pivotal, Primary, Secondary, and Non-Contributing. **Pivotal** structures are defined as those structures that dominate the district. Pivotal structures are important architectural statements whose character has not been marred by alterations that would destroy their original appearance, and which possess strong historic and cultural associations. **Primary** structures are defined as those structures that have had minor or no changes to the structure, are strong architectural statements, or possess major historic associations. **Secondary** structures are defined as those structures that have had major changes to the structure or are not strong architectural statements, or possess only minor historical/cultural associations, or any combination thereof. **Non-contributing** structures are defined as those structures that have had major changes that obliterate the historic or architectural appearance of the property, have been recently built, or do not fit the character of the community.



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The buildings inventoried for the expansion of the North Slope District are grouped according to the degree of significance as follows:

**Pivotal Structures**

N Sheridan Avenue: 402, 414, 423, 515, 517 & 715  
N Cushman Avenue: 607, 710 & 713  
N Ainsworth Avenue: 708  
Division Avenue: 1617  
N Grant Avenue: 714, 812, 909, 916, 924 & 928  
N Trafton Avenue: 816 & 818  
N 5th Street: 1402 & 1521  
N 6<sup>th</sup> Street: 1501  
N 8th Street: 1601  
N 9th Street: 1622

**Primary Structures**

N Sheridan Avenue: 409, 415, 420, 510, 511, 514, 611, 615, 621, 701, 702, 707, 708, 710, 714, 720, 810, 820, 1001 & 1007  
N Cushman Avenue: 406, 512, 521, 524, 601, 610, 617, 618, 623, 806, 823, 908, 912, 1004, 1009, 1020, 1023, 1024 & 1026  
N Ainsworth Avenue: 508, 515, 520, 521, 602, 603, 608, 611, 615, 616, 702, 710, 714, 718, 721, 805, 808, 815, 818, 823, 824, 901, 908, 912, 916 & 1002  
N Steele Street: 831, 1021, 1115, 1117 & 1409  
N Sprague Street: 633, 636, 648, 650 & 654  
N State Street: 651  
Division Avenue: 1417, 1501, 1505 & 1605  
N Grant Avenue: 703½, 709½, 805, 809, 815, 902, 912, 920 & 1003  
N Trafton Avenue: 814  
N 4th Street: 1319  
N 5th Street: 1315, 1321, 1414, 1415, 1420, 1501 & 1509  
N 6th Street: 1409 & 1505  
N 7th Street: 1314, 1402, 1406, 1414, 1511 & 1515  
N 8th Street: 1314, 1508, 1602, 1608, 1614, 1618 & 1622  
N 9th Street: 1311, 1515, 1610, 1614, 1618 & 1619  
N 10th Street: 1311, 1401, 1417, 1418, 1421, 1502 & 1609  
N 11th Street: 1406 & 1416



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**Secondary Structures**

- N Sheridan Avenue: 417, 507, 520, 522, 607, 614, 618, 712, 808, 809, 811, 816, 817, 819, 824, 902, 904, 906, 909, 915, 918, 919, 920, 921, 924, 1010, 1019 & 1109  
N Cushman Avenue: 511, 515, 516, 519, 520, 609, 615, 616, 622, 704, 709, 714, 717, 718, 723, 724, 807, 810, 811, 814, 815, 818, 824, 901, 905, 909, 911, 914, 915, 1011, 1016, 1018 & 1416  
N Ainsworth Avenue: 509, 511, 514, 516, 517, 619, 620/22, 623, 624, 711, 717, 809, 812, 820, 904, 905, 909, 915, 919, 922, 923, 1001 & 1005  
N Steele Street: 1027, 1031, 1033, 1121, 1215 & 1403  
N Sprague Street: 632 & 639  
N State Street: 647, 649, 655, 659, 663, 812 & 814  
N Grant Avenue: 605, 701, 709, 808, 817, 822, 824, 905, 913, 919 & 923  
N Trafton Avenue: 817  
N 5th Street: 1401  
N 6th Street: 1311, 1315, 1323, 1401, 1406, 1410, 1413, 1414, 1508, 1509 & 1610  
N 7th Street: 1407, 1508, 1513 & 1514  
N 8th Street: 1311, 1415, 1419 & 1506  
N 9th Street: 1316, 1318, 1509, 1510, 1512, 1516, 1607, 1613, 1617 & 1710  
North 10th Street: 1316, 1405, 1409, 1414, 1415, 1422, 1506, 1509, 1510, 1511-5, 1616, 1613 & 1616  
N 11<sup>th</sup> Street: 1312, 1315, 1320, 1402, 1407 & 1410

**Non-Contributing Structures**

- N Sheridan Avenue: 608, 610/12, 617, 724, 802, 908, 1015, 1016, 1102 & 1105  
N Cushman Avenue: 902, 1010/12, 1015 & 1017  
N Ainsworth Avenue: 801, 811, 913, 1007 & 1011  
N Steele Street: 1015, 1021, 1029 & 1415  
N Grant Avenue: 601, 711 & 908  
N 4th Street: 1315  
N 7th Street: 1415 & 1605  
N 8th Street: 1317, 1320 & 1615/17  
N 9th Street: 1315 & 1410  
N 10th Street: 1608  
N 11th Street: 1415





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**HISTORICAL CONTEXT**

In 1873, Commencement Bay was selected as the terminus of the transcontinental Northern Pacific Railroad. The Railroad selected New Tacoma because of the large accumulation of property and long stretch of waterfront that a group of shrewd developers had managed to assemble just south of the fledgling community of Tacoma. The Northern Pacific Railroad organization was chiefly responsible for the aggressive campaign to attract investors and working families from the East and Mid-west. The Tacoma Land Company, headquartered in the Northern Pacific Railroad Building, posted invitations advertising:

If you want a home or an investment...GO TO TACOMA, because ... Tacoma is at the head of Puget Sound, the "Mediterranean of America"...Tacoma will be the shipping port for all the wheat raised in eastern Washington and much of Oregon...Tacoma is in the heart of the finest timber in the world...Tacoma's climate is excellent....

Land speculators, as well as every type of businessman and entrepreneur, moved into this bustling railroad town along the bay where the rails ended and wharves and mills quickly proliferated. Tacoma developed as an important point of shipment for the Pacific Northwest's vast untapped natural resources (and eventually the many agricultural products of the interior) to destinations along the West Coast and to the far off Orient and South Pacific. The city's importance expanded exponentially when the railroad tracks were finally completed to St. Paul, Minnesota in 1887, connecting Tacoma with all points east.

However, the developers were shocked and outraged when the Railroad Company presented them with Frederick Law Olmstead's curvilinear street design for the "Great Metropolis". The plan followed the natural contours of Tacoma's bluffs and gulches, with long boulevards reaching out to Point Defiance. Olmstead's landscape design was quickly abandoned, as local land speculators demanded a rigid grid street pattern that could be easily divided and sold, sight unseen. In every railroad town between Tacoma and Philadelphia, advertisements touted New Tacoma's many opportunities, and with the railroad they came. Development quickly surged up the bluffs where new residents found their own piece of the great Northwest.

The North Slope Historic Special Review District (NSHSRD) is one of the many predominately residential neighborhoods that developed on the periphery of the new downtown. West of Old Tacoma and Northwest of New Tacoma, this area was seen as a respectable, middle class community. Old Town, at the time, was considered more of a working class district occupied by such "undesirables" as longshoremen, fishermen, and workers for the Tacoma Mill Company, who patronized the many saloons found there.

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**EVENTS**

The late 1880's saw the first of many waves of development as Tacoma's expectations and neighborhoods expanded unchecked until the economic crash of 1893. The North Slope district was similarly tied to national and regional patterns of economic activities and suffered through a depression. A new wave of development did not get underway until 1900. The good times lasted fifteen years and scattered a variety of classic and regional American foursquare homes throughout the district before abruptly ending with the onset of World War I. The third period of growth paralleled the national post-war recovery as more modern craftsman and bungalow style homes filled nearly every available site in this westernmost expansion of the district. Development again came to a halt with the Stock Market crash of 1929 and ensuing Great Depression. After World War II, most new development occurred well beyond this fully developed urban neighborhood, in the more automobile oriented suburbs now scattered on the fringes of the city.

There are 354 properties in the final expansion of the district. Throughout the history of the final expansion, perhaps more so than the rest of the NSHSRD, new construction occurred on vacant lots or large lots that were subdivided. Over time, a number of structures were lost to fires and selective demolition, resulting in a proportionately greater loss of the older homes. What remains today, however, is an excellent representation of what was originally built. The settlement pattern and building styles clearly represent the periods of national economic growth and stagnation and their dramatic impact on Tacoma. Three waves of development are well defined.

<b>PERIOD</b>	<b>YEARS</b>	<b>NUMBER OF NEW HOMES</b>	<b>AVERAGE NUMBER BUILT PER YEAR</b>
<input checked="" type="checkbox"/> <b>First Wave</b>	1888-1893	45	9.0
<input type="checkbox"/> Panic of 1893	1894-1901	8	1.1
<input checked="" type="checkbox"/> <b>Second Wave</b>	1902-1912	100	10.0
<input type="checkbox"/> W.W.I	1913-1918	11	2.8
<input checked="" type="checkbox"/> <b>Third Wave</b>	1919-1929	120	12.0
<input type="checkbox"/> Great Depression	1930-1942	19	1.7

Following W.W.II, 3 homes were built in the district during 1947, and one each in 1948, 1949, 1950, 1951, and 1953. Since 1958 there have been 9 new homes built in The final expansion area of the district.

The pattern of development and periods of growth in Tacoma's expansion is manifest in the North Slope final expansion district as it stands today (1999).



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It is interesting to note that development did not move progressively from Division Avenue to Steele Street or along the numbered streets. Building styles help to date the checkered pattern of development in the NSHSRD. It also experienced the same three waves of growth divided by severe economic downturns. Homes dating from the first wave of development are commonly seen standing adjacent to those from the second and third waves of growth. Post World War II and contemporary structures are scattered throughout. According to 1896 and 1912 Sanborn Fire Insurance maps, structures were built sporadically throughout the area. In 1889, Rudyard Kipling described this early pattern of land development: "Beyond this street [Pacific Avenue?] rose many hills and the town was thrown like a broken set of dominoes over all." The 'broken dominoes' pattern was probably the result of over-optimistic speculation that left a market flooded with inexpensive and choice property in the wake of recurrent economic downswings, and created a pattern of scattered building intensity. This pattern of building was then followed by periods of developmental infill.

### **PERSONS**

In the final expansion area, the North Slope District continues to represent the individuals, both famous and ordinary, whose skills built Tacoma.

### **Residents**

As with the original North J Street district and the First Expansion, a compilation of each home's original occupants represents an almost complete cross-section of Tacoma's large middle and working class populations and families. Residents included physicians, lawyers and accountants. A funeral director, railroad workers, postal employees and proprietors of every sort of business, ranging from dry goods, machinery, and florists with the managers, superintendents, salesmen, secretaries and clerks all living side-by-side. The district also housed a great variety of independent trade people such as tailors, electricians, teamsters, carpenters, a steam-fitter and a watchmaker.

The district was initially settled by a high concentration of individuals who were employed by the railroad, postal service or worked in the medical profession. Representing the railroad, there were two conductors, a contractor, a train master, a ticket agent, two ticket clerks, a clerk at the Northern Pacific's Civil Engineering Department, the City Pass Agent for Canadian Pacific Railroad, the Chief Clerk Division Superintendent, an engineer, a store keeper, a helper, the superintendent of coal bunkers, an assistant master car builder, a draftsman in the engineering department, and two brakemen. The postal employees consisted of two clerks, a letter carrier, the Superintendent of Mails Edwin Carlson, and a 41 year postal employee rising to Assistant Postmaster. Assistant Postmaster Frank L. Stocking lived in the house at 1421 Division Street that has recently been lost to fire. Medical professionals living within the district included six physicians one was pathologist Dr. Philip A. Scott of Tacoma General Hospital; six dentists, including Dr. Walter E. Lowrie, an oral surgeon, a chiropractor, and two pharmacists. Harbor Master John B. Cliff, Captain Vance D. Trout, Port Captain for Tacoma Oriental S.S. Co., and master mariner Captain Frank G. Purington also all made their homes in this district.

Many famous individuals lived within this district as well. Among these were opera singer Signor Foli, who spent his summers at 1319 North 4<sup>th</sup> Street, baseball player Edwin F. Hutchinson who lived in a simple American Foursquare at 824 North Grant Avenue, and the well known architect Roland E. Borhek and his family resided at 715 North Sheridan Avenue. Ernst Lister who served as governor from 1913-1919, lived at 1402 North 5<sup>th</sup> Street.



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**Builders and Architects**

The design and building in early years of the North Slope District development was lead by individuals acting as architect, builder and contractor all at the same time. Bringing varying degrees of experience to the job, these individuals, and many whose names are unrecorded, were the first to develop the residential neighborhood sprouting in this raw landscape. They traveled rutted roads and blasted away massive stumps to seek a new future and fortune. They were the pioneers of residential development in Tacoma, with their work soon augmented by schooled professionals.

One of the individuals responsible for building many of the early homes was architect and contractor R.D. Duff. R.D. Duff worked with builder Alexander M. Bain on developing the Lincoln K. Boyle Residence at 1315 North 11th Street (1889), the Bain Building at 1102 North Sheridan Avenue (1889), the Professor Max Meyers Residence at 1105 North Sheridan Avenue (1889), and the Nelson E. Handsaker Residence at 1017 North Cushman Avenue (1889). R.D. Duff was the architect and contractor for the John Handsaker Residence at 1015 North Cushman Avenue (1889) and the only architect for the Frank Durr Residence at 809 North Sheridan Avenue (1892).

Other schooled professional architects practiced alone or in firms and elevated the level of residential construction in this neighborhood. Most notable are Larkin & Barton, Emanuel J. Breseman, Bullard & Hill, Carl August Darmer, Ambrose J. Russell, Tuttle & Woodruffe, Proctor & Ferrell, Oliver Perry Dennis, Frederick Heath, and Bullard & Hill.

**DESIGN/CONSTRUCTION**

As technologies and attitudes changed, so did the popular building styles of each age. Published in a flood of pattern books the new designs of the East Coast, Mid-West or California made their way to the Pacific Northwest. The buildings, responding to the local topography, available materials, the skills and practices of local carpenters, builders and architects, and especially to the independent pioneering spirit of its residents, were adapted, modified, and translated to generate a unique local flavor.

The first wave of development was built in simple vernacular structures with front-end gables and more stylish late Victorian and Stick style structures with visible expressions of the buildings' design and playful elaboration of textured surfaces. Early vernacular examples can be seen at 1311 North 10th Street, and 912 North Cushman. The more elaborate Victorian structures were made possible with the newly mass produced millwork that was readily available and extremely affordable (in wood if not the stone of its more refined [sic] pedigree). A series of these, somewhat worse for wear, is at 902, 904 and 906 North Sheridan with other examples at 402 & 517 North Sheridan Avenue and 909 North Cushman Avenue. Due to their age, the majority of the buildings from this period have suffered some loss of integrity of material and form.

Continuation sheet

Item number **8. Significance**

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## Tacoma Register of Historic Places Nomination Form North Slope – Final Expansion

With the turn of the century, many buildings shed the ornate styles of yesteryear, and, by 1906, returned to a more classically inspired, often symmetrical, formal design. The classic American Foursquare and traditional Dutch Gable became popular new house types. The Foursquare is a simple two story box shape with broad overhanging eaves, often with decorative brackets, under a hipped roof, typically with dormers centered in each elevation. Good examples of this style are located at 510 & 720 North Sheridan, 1509 North 5th Street, 710 North Cushman, 517 North Ainsworth Avenue, and 1409 North Steele Street. A Victorian-style bay can still be seen hanging on from the side of many of the Foursquare houses. The two-story Dutch Gable style consists of a more rectangular floor plan, which allowed it to fit more easily on long rectangular lots. It also possessed a simple formal character with minimal detail. Examples of this style abound at 414, 423, 514 & 607 North Sheridan Avenue and 1315 & 1402 North 5<sup>th</sup> Street.

The Craftsman style gained in popularity before World War I, slowly replacing other styles and transforming the larger traditional home. Craftsman design sought to express a building's constructed features and recall an earlier age of hand-built homes. Brackets soon sprouted everywhere, supporting eaves and bays, while diamond shaped windows, square or round windows, shingles and clapboard siding all began appearing on the same buildings, as the honest expressive esthetic quickly became elaborate. Examples of this more decorative style are found at 515, 520, 708 & 710 North Ainsworth Avenue. The Craftsman Style homes began shrinking in size after World War I as lifestyles and the make-up of the home changed dramatically for Americans. Good examples of these smaller Craftsman homes are those at 823 & 1012 North Cushman Avenue, 718 & 714 North Ainsworth Avenue, 812 North Grant Avenue, and 1608 North 8th Street.

The California-inspired bungalow eventually became the most popular variant of the Craftsman Style. The bungalow's open and flowing layout fully engaged this new attitude, epitomized by the casual California lifestyle. The form of the building is low and fronted with a wide porch. The interior arrangement of rooms flow easily and informally into each other. The bungalow is almost always a single-story structure, often with an eyebrow or shallow and very wide, shed dormer to light an attic or half-story. It is also considerably smaller than the more formal homes of the past. Excellent examples of the bungalow abound in the final expansion and can be readily observed at 702 & 916 North Ainsworth Avenue.

Several excellent cottage-style structures were built during the 40's, perhaps influenced by wartime visits to the English and French countryside. Typically one-and-half stories tall, they incorporate the newest modern convenience, the attached garage. Several exceptional structures from this period in brick or with wide clapboard siding are clustered throughout the final expansion and can be seen at 702 & 708 North Sheridan Avenue; 1314, 1402, & 1406 North 7th Street; or 713 North Cushman Avenue.