

Proctor District Survey and Inventory Report

prepared for

City of Tacoma

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Executive Summary

On behalf of the City of Tacoma (City), Historic Tacoma conducted a survey and inventory of the Proctor District in Tacoma, Pierce County, Washington. The Proctor District contains a collection of commercial, institutional, and residential properties constructed between approximately 1905 and 1964. The survey was prepared to identify potential historic resources located within the Proctor Mixed-Use Center, an area identified by the City to focus future increased density.

The present survey and inventory was prepared in accordance with the guidelines of the Washington State Department of Archaeology and Historic Preservation. It included a field survey, property-specific background research, and recommendations on federal and local eligibility. It was funded in part by the City and completed through the volunteer efforts of Historic Tacoma. Work efforts included archival research, literature review, and survey and inventory of 50 properties. This report was prepared to present the results.

The survey results were typical of an early 20th Century neighborhood commercial district. Of the inventoried buildings, 73.3% were built between 1900 and 1930: 23.3% from 1900-1909, 13.3% from 1910 to 1919, and 36.7% from 1920 to 1929. The 30 inventoried properties range from modest one-story homes to one and two story commercial buildings. Since the commercial district was never planned but simply emerged over time, it still contains some houses, most of which have been converted into businesses. Most of the buildings were either wood-frame or masonry structures with the commercial buildings tending toward the latter.

By the far the largest architectural style represented among the 30 inventoried buildings was the Early 20th Century Commercial style with 16 or 53% representatives. The Craftsman style had four representatives, including one commercial building. The New Formalism style had three representatives, comprising early 1960s additions to the district. Tudor Revival had two representatives while Classic Cottage, Prairie, Colonial Revival, Minimal Traditional and Folk Traditional with one representative each.

Nearly all of the surveyed properties have incurred visible alterations. The most common alternation was windows with original windows replaced with modern sashes. Some, like those in the Davies Building or the Francis Pittman house, closely replicated the originals while others, like the aluminum sliders at the Roscoe S. Steere house, did not. As expected, the storefronts of the commercial buildings have also seen considerable change as, for example, they change from one store to two stores and back to one or change use as when the Paramount Theater changed from a movie house to a variety store. Perhaps the most significant, though historic, change was the 1962 remodel of the of the individual storefronts on the north side of the 3800 block of 26th Street and east side of the 2500 block of N. Proctor into a unified Modernist commercial strip.

The survey confirmed three properties are currently listed in the Tacoma Register of Historic Places (TRHP) and the National Register of Historic Places (NRHP) (which includes listing on the Washington Heritage Register): the 1906 Washington Elementary School (3701 N.

26th St.), 1922 Engine House #13 (3825 N. 25th St.) and the 1923 Blue Mouse Theater (2611 N. Proctor). An additional five buildings were also identified in the 1977 Tacoma Cultural Inventory. As a result of the current effort, six more buildings were also found to likely meet the criteria for inclusion in the TRHP and potentially the NRHP. The majority of the remaining buildings within the survey area have been altered somewhat, usually with significant additions or alterations to the primary facades, but still retain substantial historical integrity. They appear to be eligible as contributing resources in a TRHP or NRHP district.

Acknowledgements

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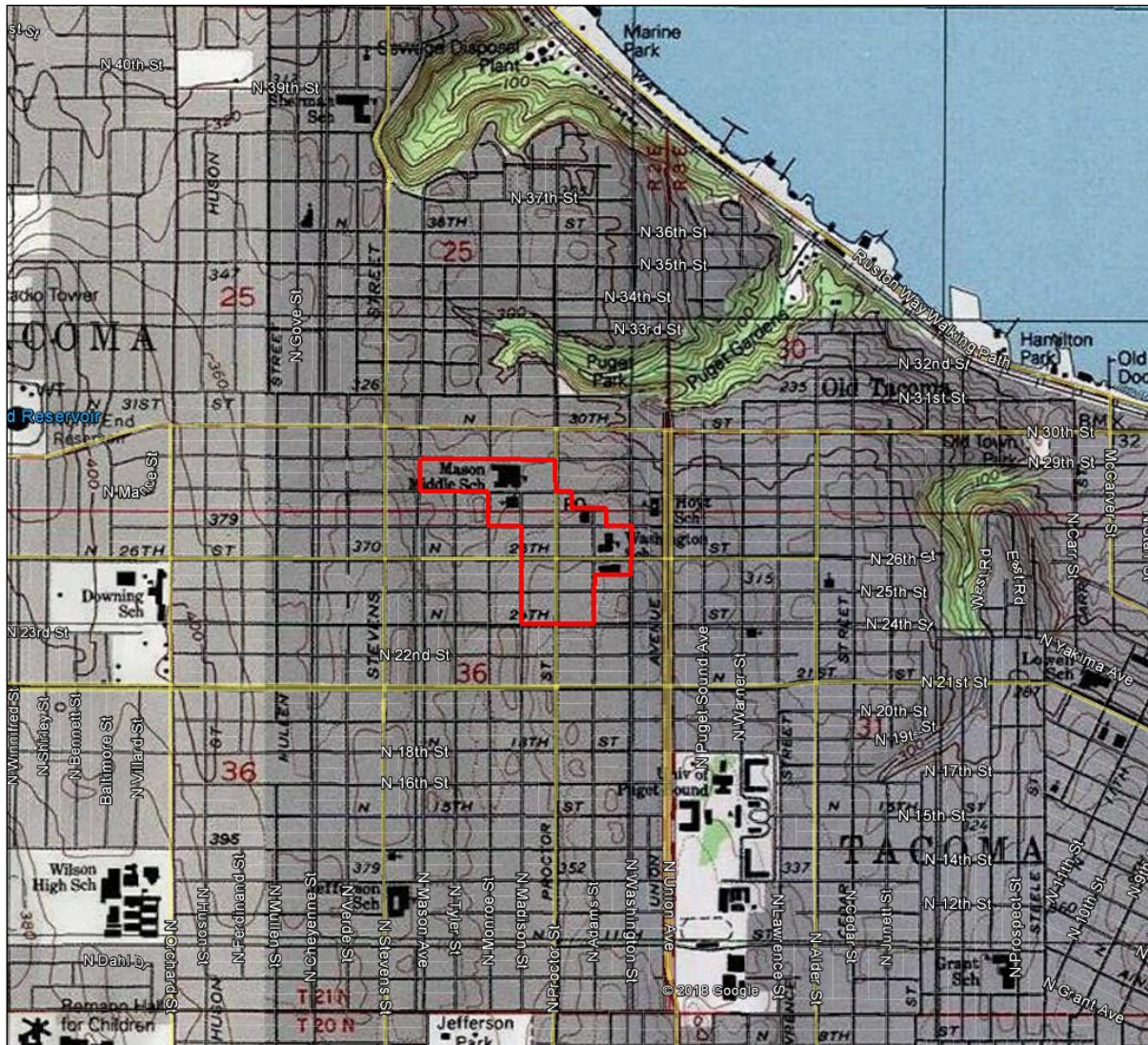
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1 Project Background

On behalf of the City of Tacoma (City), Historic Tacoma conducted a survey and inventory of the Proctor District in Tacoma, Pierce County, Washington (Figure 1 and Figure 2). The Proctor District contains a collection of commercial, institutional, and residential properties constructed between approximately 1905 and 1964. The survey was prepared to identify potential historic resources located within the Proctor Mixed-Use Center, an area identified by the City to focus future growth. It included a field survey, property-specific background research, and recommendations on federal and local eligibility. All work efforts were completed by Historic Tacoma Board Members Marshall McClintock, Kathleen Brooker, and Steven Treffers, who meet the Secretary of the Interior's Professional Qualification Standards for History and/or Architectural History. Copies of this report and inventory forms will be on file with the City, Historic Tacoma, and the Washington State Department of Archaeology and Historic Preservation's (DAHP) WISAARD database.

Figure 1 Study Area Vicinity¹



¹ USGS, Tacoma North, WA Quadrangle, 1997, 7.5 min. series.

Figure 2 Study Area Location²



² DART map, City of Tacoma, Planning & Developmental Services, accessed Dec, 2019.

2 Research Design

A. Objectives

The current survey was completed to identify and compile information about historic resources located in the Proctor District. This information expands on previous survey and inventory efforts completed by the City and serves to fulfill the goals and objectives of the City's historic preservation ordinance and Comprehensive Plan. The surveyed area was focused on the Proctor Mixed-Use Center, an area which has been identified by the City for future intense growth. The historical overview presented herein provides the basis for future planning projects and the background necessary for identifying historic resources as well as nominating properties to the National Register of Historic Places (NRHP) or to the Tacoma Register of Historic Places (TRHP), individually or as districts.

The objectives of the survey support the adopted goals of the City and Washington State. At the local level this survey is consistent with the regulations which govern historic preservation activities in Tacoma. These are outlined in the Municipal Code under Title 1 (Administration; activities relating to the Landmarks Preservation Commission), Title 8 (Public Safety; historic property maintenance code), and Title 13 (Land Use; activities relating to designations to the register, design review and permitting and demolition review).

At the state level, this survey also aims at supporting the goals outlined in the 2014-2019 State Historic Preservation Plan. These are:

Goal 1. Enhance communities by actively engaging historic preservation with other forces shaping our environment.

- A. Create new and enhance existing incentives for historic preservation.
- B. Increase awareness of the community and economic benefits of preservation.
- C. Promote cultural and heritage tourism.
- D. Increase the connection between historic preservation and sustainability/environmental initiatives.
- E. Enhance local program support.

Goal 2. Engage a broad spectrum of the public in preservation; Improve access to information.

- A. Improve and expand information about preservation.
- B. Increase outreach to, and education for, state and local government staff and officials.
- C. Provide preservation education and hands-on training, inclusive of Tribal cultural resources.
- D. Build awareness, enthusiasm, and support for historic preservation.

Goal 3. Strengthen policies and planning processes to enhance informed and cross-disciplinary decision-making for managing cultural and historic resources.

- A. Position historic preservation to be more fully integrated into land use decision-making processes.
- B. Establish policies and provide tools to improve protection of cultural and historic resources.
- C. Improve planning, management and funding of historic and cultural resources on state-owned and managed lands.

B. Survey Methodology

The present survey and inventory was prepared in accordance with the guidelines of the DAHP. It included a survey and inventory of 50 properties. Properties were inspected visually in order to identify architectural styles and character-defining features and to assess physical condition and historical integrity. Each building was photographed from the public-right-of-way and observations were recorded in detailed field notes.

Archival research consisted of a review of a variety of primary and secondary source materials relating to the history and development of the study area. Property-specific research was also conducted to identify the architects, builders, occupants, and construction histories of each of the individual buildings inventoried. Sources included, but were not limited to, original historical maps and photographs, contemporary newspaper articles, and written histories of the area. The following is a list of sources consulted:

- Gallacci, Caroline & Evans, Bill. *Tacoma's Proctor District*, San Francisco: Arcadia, 2007
- Hunt, Herbert. *Tacoma: Its History and its Builders*, Chicago: S.J. Clarke, 1916
- *Image Archives*, Northwest Room Tacoma Public Library
- *Local History & Biography Index*, Northwest Room Tacoma Public Library
- Metsker, Thomas Charles, *Metsker's Atlas of Tacoma*, Tacoma, WA: Metsker Maps, 1926 – 1930
- *Polk City Directory: Tacoma, Washington*, Livonia, MI: R. L. Polk Co., 1910 cont.
- Sanborn Map Company, *Sanborn fire insurance maps: Washington* (microfilm), Teaneck, N.J.: Chadwyck-Healey, 1983
- *Tacoma City Directory*, Tacoma, WA: Frank W. Spear, 1888 – 1909
- *Tacoma Daily Ledger*, Tacoma, WA: Daily Ledger, 1883 -1937
- *Tacoma-Pierce County Building Index*, Northwest Room Tacoma Public Library
- *The Tacoma News Tribune*, Tacoma, WA: Tribune Publishing Co., 1922 – 2019
- United States, Bureau of the Census, *U.S. Census*. Records accessed via HeritageQuest.com
- Additional resources in the Northwest Room of the Tacoma Public Library

Following the field survey and archival research, Historic Tacoma completed individual property forms for each property using RuskinArc, a web-based survey tool for historic resources surveys. The forms included contemporary and available historic photographs of each property, as well narrative information about the existing conditions of the property and historical data on development and use, including information on architects, builders,

occupants, and construction history. Recommendations were also made on the NRHP and TRHP eligibility of properties, both as individual resources and as contributors to a potential historic district. The individual survey forms from RuskinArc are included as Appendix B of this report. The designation criteria for both registers is presented below.

National Register of Historic Places

The NRHP was established by the National Historic Preservation Act of 1966 as “an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment” (CFR 36 CFR 60.2). The NRHP recognizes properties significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- **Criterion A.** It is associated with events that have made a significant contribution to the broad patterns of our history.
- **Criterion B.** It is associated with the lives of persons who are significant in our past.
- **Criterion C.** It 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.
- **Criterion D.** It has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting these criteria, a property must retain historic integrity, defined in National Register Bulletin 15 as the “ability of a property to convey its significance” (National Park Service 1990). To assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, defined in the following manner in National Register Bulletin 15:

- **Location.** The place where the historic property was constructed or the place where the historic event occurred
- **Design.** The combination of elements that create the form, plan, space, structure, and style of a property
- **Setting.** The physical environment of a historic property
- **Materials.** The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property
- **Workmanship.** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory
- **Feeling.** A property’s expression of the aesthetic or historic sense of a particular period of time

- **Association.** The direct link between an important historic event or person and a historic property

Tacoma Register of Historic Places.

The TRHP was established to meet the purposes of Chapter 13.07 and Chapter 1.42 of the Tacoma Municipal Code (TMC). Historic resources and districts designated to the TRHP pursuant to the procedures and criteria listed in Chapter 13.07 are subject to the controls and protections of the Landmarks Preservation Commission (LPC) established by TMC 1.42 and pursuant to the design review provisions of Chapter 13.07. B. Per 13.07.040, the LPC may determine a property is eligible for consideration for listing on the TRHP if: a. Is at least 50 years old at the time of nomination; and b. Retains integrity of location, design, setting, materials, workmanship, feeling, and association such that it is able to convey its historical, cultural, or architectural significance In addition to the above, a property may be designated to the TRHP if it:

- a. Is associated with events that have made a significant contribution to the broad patterns of our history; or
- b. Is associated with the lives of persons significant in our past; or
- c. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- d. Has yielded or may be likely to yield, information important in prehistory or history; or
- e. Abuts a property that is already listed on the TRHP and was constructed within the period of significance of the adjacent structure; or
- f. Is already individually listed on the NRHP; or
- g. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

In addition to individual landmarks, the City may designate Historic Special Review Districts and Conservation Districts under Chapter 13.07.040. Per this chapter:

the City Council may find it appropriate to create Historic Special Review or Conservation Districts for the purposes of encouraging the preservation of character within established neighborhoods and districts, protecting such areas from adverse effects to their cultural and historic assets resulting from unsympathetic development activities, and for the purpose of promoting economic development and neighborhood identity.

Historic Special Review Districts are areas that possess a high level of historic integrity in existing architecture, development patterns and setting, in which these characteristics should be preserved. In addition to the threshold criteria listed in Section 13.07.040.B.1, a proposed Historic Special Review District should meet the following specific criteria:

- a. It is associated with events or trends that have made a significant contribution to the broad patterns of our history; and

- b. It is an area that represents a significant and distinguishable entity but some of whose individual components may lack distinction;
- c. It possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

Conservation Districts should be established in areas in which there is a clearly established existing character related to historical development patterns and/or the overall appearance of building types that were constructed in a defined period of time, generally prior to 50 years before the present. In conjunction with or independent of the establishment of a historic district it may be warranted to consider the establishment of a Conservation District. A proposed Conservation District should meet one of the following specific criteria:

- a. The area is part of, adjacent to, or related to an existing or proposed historic district or other distinctive area which should be redeveloped or preserved according to a plan based on a historic, cultural, or architectural motif; or
- b. It possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.
- c. Although it shall possess historic character based upon an intact development pattern and a prevailing historic architectural character expressed through its assemblage of buildings, a Conservation District is not required to meet the criteria for landmark designation as outlined above.

The boundaries of Historic Special Review Districts and Conservation Districts should be based upon a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects or by documented differences in patterns of historic development or associations. Although recommended boundaries may be affected by other concerns, including underlying zoning, political or jurisdictional boundaries and property owner sentiment, to the extent feasible, the boundaries should be based upon a shared historical or architectural relationship among the properties constituting the district.

Properties Excluded from Inventory

A number of properties within the Proctor Mixed-Use Center were excluded from the current survey and inventory for various reasons. This included properties constructed after 1970, those which were heavily altered and did not retain historic integrity, and those which were currently designated or previously inventoried. Tables listing these properties are presented below.

Table 1 Properties Excluded Due to Integrity or Construction Date

Number	Street	Current Name	Built	Reason
3802	N 26 th	Ed Jones Finance	1914	Loss of integrity. Additions 1979, 1997

Number	Street	Current Name	Built	Reason
3803	N 26 th	Chirp& Chip	1953	Loss of integrity. Extensive remodel 1997
3808	N 26 th	Chalet Bowl	1919	Loss of integrity. Bowling alley in 1941, Remodel 1977
3812	N 26 th	Fleet Feet	2012	Post 1970
3820	N 26 th	Jasmika	1924	Loss of integrity. Storefront remodeled in 1973, 1976, and 1992
3917	N 26 th	Key Bank	1971	Post 1970
3801	N 27 th	U.S. Post Office	1956	Loss of integrity. Remodel and addition 1977
3802	N. 27 th	Baker Dental Bldg.	1979	Post 1970
3819	N 27th	William P. Dougherty Masonic Lodge	1961	Loss of integrity. Remodeled 1992
3901	N 28 th	Mason Middle School	2003	Post 1970
3910	N 28th	Proctor Station I	2015	Post 1970
2612	N Adams	Tiny's Garage	1963	Loss of integrity. Remodeled 1987
2709	N Adams	Cooper's Collision	1965	Loss of integrity. Remodel and additions 1987 and 1997
2703	N Madison	Qwest utility Bldg.	1973	Post 1970. Remodel 1987
2411	N Proctor	Safeway Grocery	1967	Loss of integrity. Remodel 2001, extensively with addition 2009
2420	N Proctor	Metropolitan Market	1965	Loss of integrity. Extensive remodel in 2002
2506	N Proctor	Proctor Station II	2018	Post 1970
2602	N Proctor	Proctor Square	1992	Post 1970

Table 2 Listed Properties

Number	Street	Name	Built	Listed	Register
3825	N 25 th	Engine House #13	1911	1986	National Register, Washington Heritage Register and Tacoma Landmark Register
3701	N 26 th	Washington Elementary School	1906	2006	National Register, Washington Heritage Register and Tacoma Landmark Register
2611	N Proctor	Blue Mouse Theater	1923	2010	National Register, Washington Heritage Register and Tacoma Landmark Register

Table 3 Previously-Inventoried Properties

Number	Street	Name	Built	Inventoried	Inventory
2710	N Madison	Mason United Methodist	1960	2010	Tacoma Sacred Places 2010 (DAHP Project: 2010-09-00115)
3701	N 26 th	Washington Elementary School	1906	1977	Tacoma Cultural Inventory
3722	N 26 th	Anna E. McCormick Library	1927	1977	Tacoma Cultural Inventory
3816	N 26 th	Paramount Theater	1923	1977	Tacoma Cultural Inventory
3818	N. 26 th	Proctor Pharmacy	1925	1977	Tacoma Cultural Inventory
2611	N Proctor	Blue Mouse Theater	1923	1977	Tacoma Cultural Inventory
2705	N Proctor	Gamble Bldg.	1929	1977	Tacoma Cultural Inventory
2702-04	N Proctor	Davies Bldg.	1924	1977	Tacoma Cultural Inventory

C. Expectations

Based on an initial reconnaissance and research, the study area was anticipated to possess an intact grouping of properties, primarily commercial, dating from the early 1900s through the

1960s. It was expected these building would have various degrees of alterations due to continued use and rotating tenants.

D. Delineate Area Surveyed

The survey area boundary is directly tied to the Proctor-Mixed Use Center. The irregular boundary is generally bound by North 29th Street to the north, North Washington Street to the east, North 24th Street to the south and North Madison Street to the (Figure 2). The survey area's principal historical theme is commercial, residential, and institutional development spanning from the 1900s through the 1960s. As identified in

Table 2 and Table 3 above, there are three properties which are listed in the NRHP and seven which have been previously inventoried.

E. Integration with the Planning Process

This survey supports local comprehensive planning and the purpose of the City's Historic Preservation Ordinance as outlined in Titles 1, 8, and 13 of the Tacoma Municipal Code. The findings of this survey and inventory will aid in the identification of historic resources within the Proctor Mixed-Use Center and support the designation of properties to the NRHP and TRHP.

3 Historical Overview

A. Historical Development

Contact and early settlement (1854 to 1889)

The area where Tacoma is located was inhabited for thousands of years by Native Americans, primarily the Puyallup people, a federally recognized tribe within the Coast Salish group of indigenous peoples living along the Pacific Northwest Coast. In 1854, the Treaty of Medicine Creek between the United States and nine tribes and bands of Native Americans, including the Puyallup tribe granted the United States 2.24 million acres of land in exchange for three reservations, cash payments and recognition of traditional native fishing and hunting rights.

Around Puget Sound small, usually temporary, lumber operations were set up, some of which became permanent. In 1852, Nicolas Delin built a sawmill and small community at the headwaters of the Thea Foss Waterway. It was abandoned in 1855 due to conflict with Native Americans. The nearby lumber community of Steilacoom, however, was incorporated in 1854, becoming the state's oldest incorporated town.³

In 1864, Job Carr, hoped to profit from the arrival of the northern tier transcontinental railroad to be built by the Northern Pacific Railroad (NPRR). He and others developed a small community at what is now Old Town in Tacoma.⁴ In 1873, Tacoma was selected as the NPRR's western terminus, but in 1875, the railroad company laid out its own town about one mile east of Carr's settlement. Early Tacoma development was first focused on the area around what is today the Thea Foss Waterway.⁵ As the new city increased in size, especially after the transcontinental link was completed in 1887, residential development spread out from these two initial communities, which had merged in 1884.

Logging operations to clear the forest within Tacoma began in the 1870s. Small mills operated across the area, like the one the Northern Manufacturing Company operated between N. 27th and N. 28th Streets in what would become the Proctor neighborhood.⁶

Early Development (1890 to 1910)

About two miles from downtown Tacoma, the Proctor neighborhood began developing in 1890. The streetcar line on Sixth Avenue was extended to Proctor Street in 1888. Having secured a large amount of land between Puget Gulch (just north of what would be the business district) and Point Defiance Park, Tacoma developer Allen C. Mason platted the property and began to sell it. To encourage sales and provide transportation to Mr. W.R. Rust's new smelting plant, Mason built bridges over three gulches and a streetcar line in 1890 from downtown Tacoma to Point Defiance Park. Mason's streetcar ran along N. I St. to N. 21st, then turned north onto N. Alder St. to N. 26th St where it then turned on to Proctor

³ Hunt, Herbert. *Tacoma: Its History and its Builders*, Chicago: S.J. Clarke, 1916, pg. 9-15

⁴ *Ibid.*, pg. 98ff.

⁵ *Ibid.*, pg. 184ff.

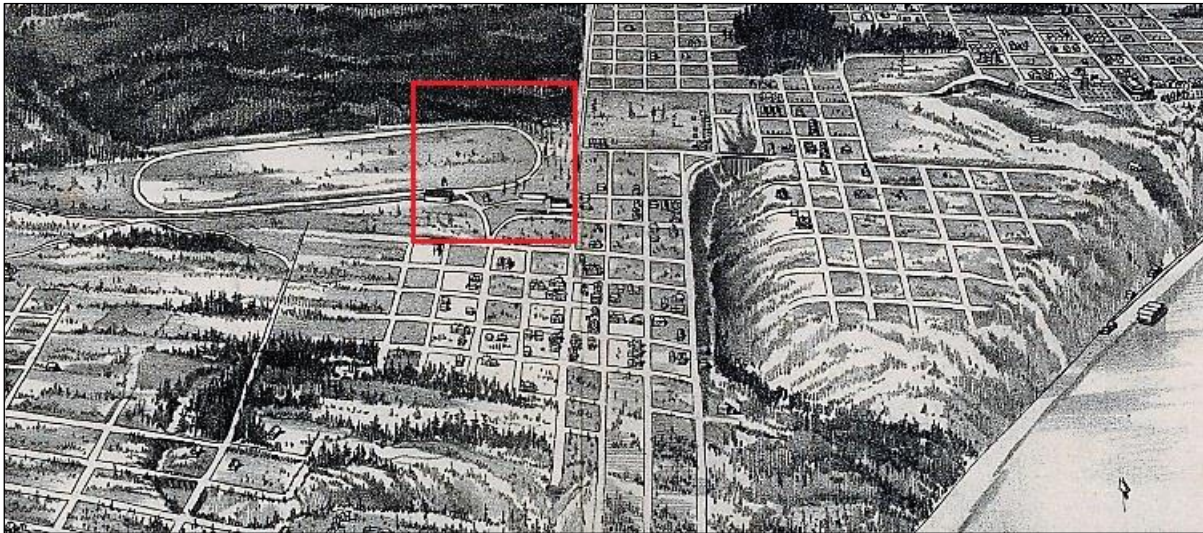
⁶ Gallacci, Caroline & Evans, Bill. *Tacoma's Proctor District*, San Francisco: Arcadia, 2007, pg. 10.

(originally Jefferson) St., crossing Puget Gulch and heading through Mason's property to Ruston and Point Defiance Park. It is the route still followed by Pierce Transit Bus #11 today. Residential development rapidly followed along the line.⁷

The land that would become the Proctor Business District remained mostly state owned through the 1890s, largely blocking development. In 1890, Harry Morgan began constructing a horse racetrack that would first be named Morgan's Memorial Speeding Park and later the Tacoma Speeding Park (Figure 3 and Figure 4).. Morgan was a Tacoma tavern owner and vice kingpin. He died suddenly that year, and Mart Dillon completed the racetrack.

Positioned roughly between N. 15th and N. 25th along N. Proctor Street, crowds of close to 2000 would attend. In 1896, it was the site for the Pierce County Agricultural Fair, but by 1897 it was in financial hardship. In 1898 the Tacoma Railways Co., the city's streetcar company, took over the property. Being state land, the state Land Commissioner in 1900 declared the entire square mile, including the raceway, would be sold to the benefit of public education. It became known as the Second School Land Addition and add 385 blocks to the city. The land was platted and the lots sold.⁸

Figure 3 Portion of 1893 bird's-eye view with general location of Proctor district in red⁹

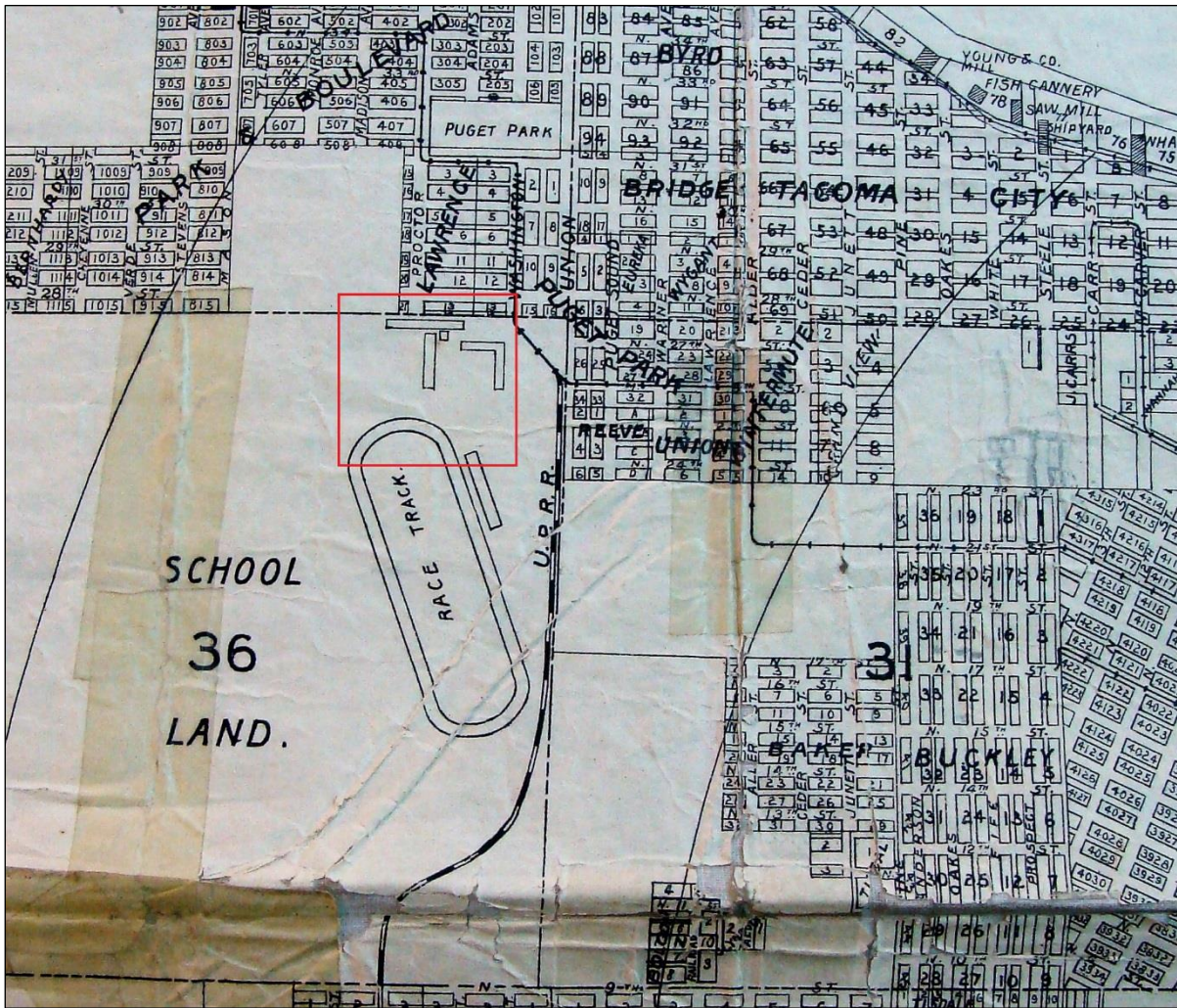


⁷ Hunt, pg. 475-76.

⁸ Spadoni, Greg. The history of commercial horse racing in Tacoma. 2014. groupssa.com/ssa/tacomahorsetracks.html, (accessed 09/10/2019)

⁹ McIntyre, J. R. & Blatchy Co. (1893) *Tacoma, Washington*.

Figure 4 An 1895 map with general location of Proctor district in red ¹⁰

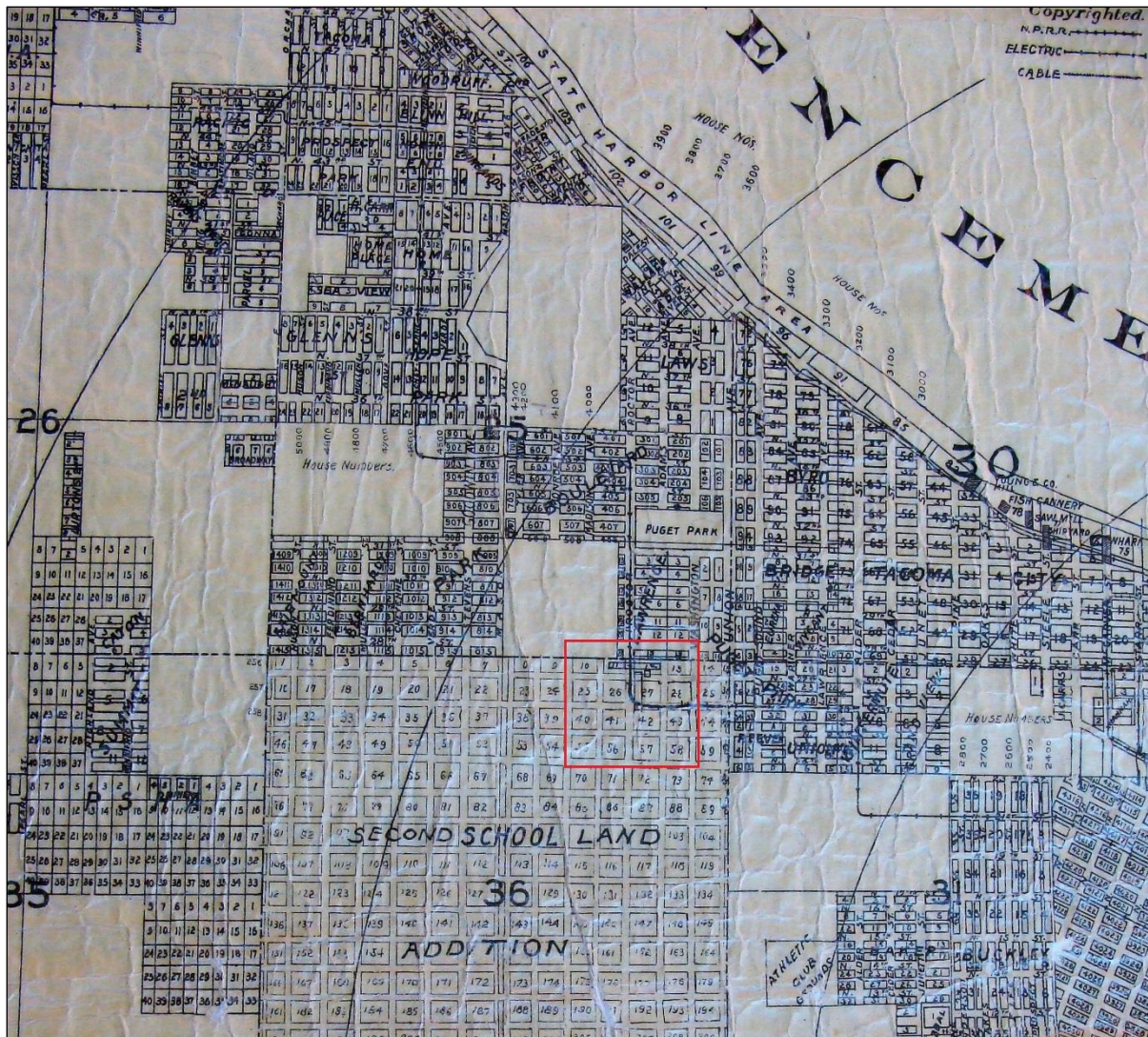


In 1900, the population of the area had grown such that the Tacoma School District opened the two-room Washington School at 3701 North 26th St. When finished the school was the only building in the addition that was not a residential or a farm structure. The Proctor neighborhood continued to grow rapidly. By 1906, the School District had architect Frederick Heath designed the two-story Colonial Revival Washington Elementary School at that site. The first addition to the school was added in 1909 and another in 1917, demonstrating the rapid population growth in the neighborhood.¹¹

¹⁰ City of Tacoma & Environs, Washington, Fred G. Plummer, C.E., Published by Allen C. Mason

¹¹ Tacoma Register of Historic Places, Washington School, 2006

Figure 5 A 1901 map with general location of Proctor district in red ¹²



Initially the area still had a rural character. In 1904 Frank F. Beal and the Tacoma Floral Company built an array of three large greenhouses in 1904 that occupied the entire north side of the 3800 block of N. 26th Street. Residences occupied much of the area, and are still represented by, for example, the 1905 Coleman house at 3820 ½ N. 26th St., the 1907 Francis Pittman house at 2717 N. Proctor St., the 1909 Oliver F. & Olive Mickle House at 3810 N. 27th St. and the 1910 Roscoe S. Steere house at 3808 N. 27th St. Originally named Jefferson Avenue, in 1909 the city renamed the street to North Proctor Street to honor the local architect John Proctor, who had designed the County Courthouse, and also to avoid confusion with another Jefferson Street downtown. The Proctor street name would eventually lend its name to the entire neighborhood.

A commercial district was never planned for the area. It emerged slowly over the next over the next two decades. In 1908, Michael D. Coleman built the first commercial building in the

¹² City of Tacoma & Environs, Washington, Fred G. Plummer, C.E., Published by Allen C. Mason

district at 3822-24 N. 26th St. It housed a drug store and grocery with apartments upstairs. By 1910, the McClean Brothers had opened a grocery and meat market across Proctor at 2520-22 N. Proctor St.

Rapid Expansion (1910 to 1940)

The most intensive period of Proctor's development occurred in the period from about 1910 to 1940, corresponding with a series of economic booms that Tacoma experienced after 1906. These were vibrant years for lumber, wood products, fishing, smelting and shipping. Many of these industries were located along Commencement Bay just below the bluff where the Proctor neighborhood was located. Working and lower middle class families largely filled the area with a smattering of upper middle class homes. This was the era of streetcar lines and early automobile use, and it was the dominant period that shaped both the character of Proctor and Tacoma itself.

Businesses began to fill the 3800 block of N. 26th Street and the 2500 to 2800 blocks of Proctor Street, creating an unplanned neighborhood business district. Catering to the needs of nearby residents, these initially were mostly grocery stores, butcher shops, bakeries, hardware stores and cobblers. In 1910 J. H. Leonard Hardware was located at 2622-24 N. Proctor. In 1911, Fire Station #13, which still operates and is listed on the city, state and national historic registers, was built at the corner of N. Proctor and N. 25th St.

By the end of World War I, the growth of automobile ownership encouraged residential development beyond the streetcar lines, and Proctor's business district began to cater to the automobile culture and to serve customers from a wider area. In 1917, Henry Sanstrom's department store opened at 3825 N. 26th St., and it would anchor the growing shopping district until 1931. In 1922, an auto dealership opened at 3815 N. 26th with a repair shop in the rear. Automobile service stations would be located at N. Proctor and N. 26th and 28th Streets as well as N. 26th and N. Adams. In 1939, Tacoma would replace its trolleys with buses.

With a growing economy, leisure pastimes became a new business focus in the district. In 1923, Henry Sanstrom built the silent movie theater the Blue Mouse at 2611 N. Proctor St., which is still in operation and is listed on the city, state and national historic registers. That same year, Robert McKinnell opened the Paramount Theater around the corner at 3816 N. 26th. Ice cream parlors, confectionary shops, restaurants and taverns became common.

In 1920 parents and students from Washington School began a drive to open a branch library in the area. Enthusiasm spread quickly, and money to purchase the land at the corner of N. 26th and N. Adams for the library was quickly raised.¹³ However, the Carnegie Foundation had ceased funding libraries due to its relief work in Europe. The project languished until 1927 when Ms. Anna E. McCormick, the wealthy widow of William Laird McCormick, donated the money for the building and furnishings.¹⁴

Two-story buildings with shops below and apartments above began to appear. The 1910 Leonard Hardware store at 2622-24 N. Proctor St. In 1924, the Davies Building at 2702 N.

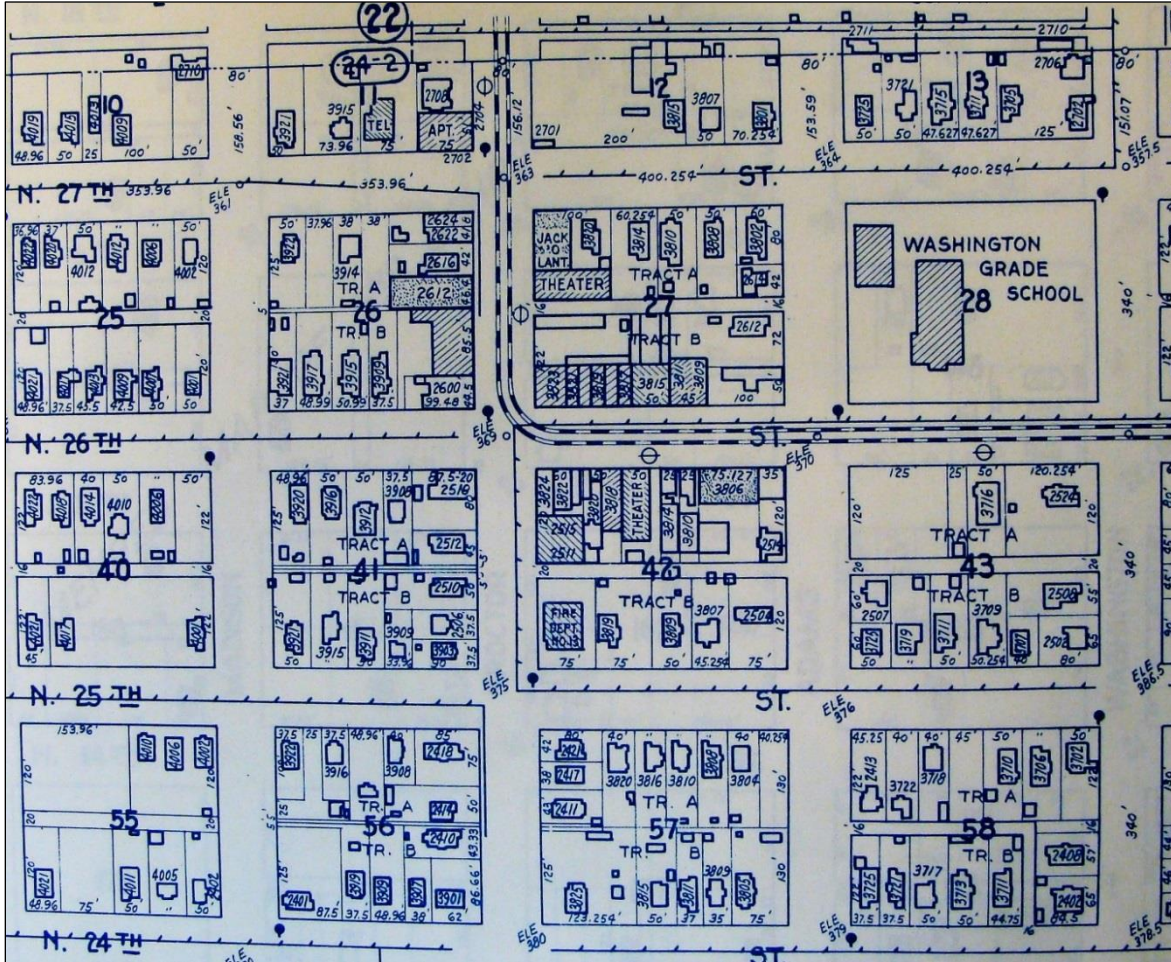
¹³ Gallacci & Evans, pg. 54

¹⁴ "Gives money to build library," *Tacoma Daily Ledger*, 12/10/1926, p. 1.

Proctor was completed. A few years later in 1930, Ray Gamble built his building block across the street with its eight apartments.

Mason Middle School was opened in 1926 at 3901 N. 28th St. That same year saw the construction of Cushman Substation on N. 19th St. and the Cushman Dam & Power House in 1930 as result of Tacoma Light and Power’s construction of Cushman Dam and Power House No. 1 on the Olympic Peninsula. A second dam and powerhouse followed in 1930. These dams and substations provided an abundant and reliable source of electrical power to Tacoma industries and residents.

Figure 6 A 1926 map of the Proctor District¹⁵



The Great Depression saw some Proctor businesses fail and some buildings do dark for several years. The economy began to pick up towards the end of the decade as military preparedness increased and military-related industries began to gear up.

Post WWII to 1970

The period during World War II was one of major growth for Tacoma. With not only major military bases nearby but also critical war industries and shipyards around Commencement

¹⁵ Metsker's Atlas of Tacoma, Vol. 1, pg. 24-1, 1926

Bay, the need for worker housing was critical. This was followed by the return of service men and women after the war. Small houses were quickly built on the remaining open space and larger parcels were subdivided. However, most new housing in Tacoma was built on larger tracts to the west and south.

Zoning was established in 1953, by which time Tacoma was largely already built out. However, zoning did finally recognize the now well-established Proctor business district as a C-1 neighborhood commercial district. Through the 1950s, businesses came and went in the district, but there was little substantial change in the size or character of the district.

The 1960s, however, brought some new looks (Figure 7). In 1960, Mason Methodist replaced Frederick Heath's 1910 Tudor Revival sanctuary with one designed by Durham, Anderson & Freed in the New Formalist style. In 1958, Malcolm and Al Soine established Soine Shoes in Henry Sanstrom's old department store at 3817-25 N. 26th St. In 1962, they would undertake a major modernist remodel of the one-story shops on that side of N. 26th St and N. Proctor St., giving them a uniform parapet, a wide, fixed sidewalk awning, and Roman brick facades. In 1964, Oscar H. Brasier, taking advantage of the commercial zoning, built the three-story Mason Manor Apartments in the New Formalist style at 3914 N. 27th Street, the tallest building in the district until 2015. Supermarkets also make their appearance at this time with Lucky Stores Grocery (now Metropolitan Market) in 1966 and Safeway in 1967, both taking both sides of the 2400 block of N. Proctor St.

Figure 7 A 1963 aerial view of the Proctor Neighborhood¹⁶



¹⁶ Richard's Studio, 1963

The 1970s and 1980s brought an economic slowdown, and more people began moving to newer parts of town and to suburban developments in surrounding communities like Puyallup and University Place. In 1965 the new Narrows Bridge was completed and tolls were lifted, making the commute to Gig Harbor more feasible. Since the 1990s and increasingly since 2010, Tacoma has become a bedroom community to Seattle. In 2009, Tacoma's city council created six "neighborhood mixed-use centers," including one that encompassed the Proctor commercial district. This new zoning increased density and building heights. Since then two large, six-story apartment buildings have been built in the district with more planned. This increased level of development constitutes a substantial threat to the remaining historic buildings and the historic fabric of the district.

Architectural Styles

Since the Proctor business district grew organically over time, it still retains a mix of commercial buildings and houses, though the houses are rapidly disappearing. Most of the historic buildings (23 of 30 inventoried) were constructed between 1905 and 1930 and hence represent architectural styles that were nationally popular at that time. Also, the neighborhood was rather modest with mostly working and lower middle class residents, and this is reflected in the modest, functional buildings of the business district.

Twentieth Century Commercial (1900 – 1930)

Sixteen of the 30 buildings inventoried are examples of the 20th Century Commercial style. This style is characterized generally has flat-roofed, masonry buildings with a modestly decorative parapet. The front façade may feature decorative string courses but primarily consists of large display windows set on bulkheads with a usually centered and recessed doorway. In the Proctor District, most examples of this style are the one-part block type with three bays and only a few of the two-part block type.

The 1925 Backstage Video building at 3818 N. 26th St. with its row of transoms above the display windows and doorway is a particularly good example of the one-part block type of this style as is the 1923 Marush Building at 2513-17 N. Proctor St. The plain facades of Viva Restaurant (1945) at 2618-20 N. Proctor and the Discovery Shop (1952) at 2512 N. Proctor offer a more Modernist variation of this style. Similarly the Beal-Soine commercial strip (3811-25 N. 26th St.) illustrates a common evolution of 20th Century Commercial style buildings. Built from 1916 to 1920, these various buildings each had unique, though similar facades. In 1962, the Soine brothers remodeled them with a flat stucco parapet and fixed sidewalk canopy with Roman brick on the pilasters and bulkheads, unifying them into a Mid-Century Modern commercial strip.

The 1924 Davies Building at 2702-04 and the 1929 Gamble Building at 2701-07 N. Proctor St. are fine examples of the two-part block type of this style. The Gamble Building has multiple bays along its block-long façade. The Peaks & Pints building at 3816 N. 26th St. features elaborate tapestry brickwork in checkerboard and dentil designs that suggest Art Deco styling.

Craftsman (1905 – 1930)

This popular residential style is generally are one to one-and-a-half stories with a low-pitched, gabled roof with a wide, unenclosed eave overhang. Roof rafters are often exposed

with decorative beams or braces added under gables. It was also a popular style for commercial buildings, but few survive. The Proctor District has four examples.

The residential version of the Craftsman style is found in the Steere (1910) and Mickle houses (1909) at 3808 and 3810 N. 27th St. and are remnants of the original residential character of the district. The two-and-a-half story Leonard Hardware building (1910) at 2622-24 N. Proctor is a rare surviving example of a Craftsman style commercial building with its front-gabled roof, wide eaves and decorative braces.

New Formalism (1955 – 1975)

New Formalism emerged as a reaction to rigid forms of Modernism, especially Modernism's rejection of all decorative elements. New Formalism embraced many Classical precedents such as building proportion and scale, classical columns, highly stylized entablatures, and colonnades. However, they also used the newly discovered plastic-like qualities of concrete to create new forms. Interestingly, the Proctor District has three examples of this style and all in its western-most part. The new Mason Methodist Church building (1960) by Durham, Anderson & Freed features a monumental presence with its ground to roof square columns supporting cast stone panels. The firm of Harris, Reed & Wilson designed the 1963 U.S. Bank building at 3916 N. 26th St. It features a round geometric structure set on a glass platform with stylized columns and vertical windows separated by panels and projecting vertical beams. Mason Manor Apartments (1964) at 3914 N. 27th St. sits on a brick platform and had its horizontal emphasis broken with white projecting balconies and vertical ornamented trellises (now removed).

Tudor Revival (1890 – 1940)

The Eclectic movement draws on the entire European architectural tradition for stylistic inspiration, drawing on Classical, Medieval, Renaissance and Georgian influences. Initially it was seen in landmark houses and buildings designed for wealthy clients but by the 1920s smaller, less expensive versions that spread rapidly across the U.S. The Tudor Revival style was particularly popular, characterized by steeply pitched roofs, grouped windows with multi-pane glazing, half-timbering, and front doors or entry porches with round or Tudor arches. The Proctor District has two fine examples.

The Mason Methodist parsonage at 4022 N. 28th St. was built in 1924 with plans likely created by Frederick Heath, who designed the 1911 Tudor Revival sanctuary (demolished). It features steeply pitched, complex roof, a mid-façade, projecting front gable, decorative half-timbering with stucco walls, and recessed entry with segmented arch. In 1927 Silas Nelson choose the Tudor Revival style for the branch library at 3722 N. 26th Street. The Tudor style gave an inviting, almost storybook look to the diminutive library building across the street from the larger and grander Neo-Colonial Washington Elementary School.

Each of the remaining five inventoried buildings, all residential, represents a different building style: Folk/Traditional, Classic Cottage, Prairie School, Colonial Revival and Minimal Traditional. Since these styles only have one reprehensive, they will not be elaborated here.

Architects

Bresemann, Emmanuel J. (1881-1971)

Born in Spanaway, WA, Bresemann worked in the wood products industry. During the early 20th century, he enrolled in a correspondence architecture class taught by Tacoma architect, Ambrose J. Russell. In 1905 Bresemann moved to California and studied architecture at the Humboldt Technical School of San Francisco. After graduation he formed a partnership with fellow student Morien Eugene Durfee (Bresemann & Durfee). The firm operated in Seattle for about four years, and then relocated to British Columbia for the following four years. Bresemann returned to Tacoma in 1916 and worked with the firm of Heath, Gove and Bell for a short time before opening his own practice.¹⁷ For more information, see HistoryLink.org: [//www.historylink.org/File/9156](http://www.historylink.org/File/9156)

Barton, Vere F. A (1864 – 1923)

Born about 1861 in England, architect Vere Barton immigrated to Winnipeg, Manitoba, Canada in 1902. He came to the U.S in 1907, mostly likely to Spokane. He was in Tacoma by 1908 where he joined the John P. Larkins firm. He was a member of the English Society of Architects and a fellow of the Royal Surveyors Institute. He practiced until after 1920 and died in Seattle in 1923.

Durham, Robert L. (1912-1998)

Durham was born in Seattle on April 28, 1912, and was raised in Tacoma graduating from Lincoln High School. After starting school at the College of Puget Sound, Durham transferred to the University of Washington and graduated cum laude from the School of Architecture in 1936. After graduation he joined Bertram Stuart as a draftsman. Having worked for the FHA, he rejoined Stuart in a partnership in 1941 that focused primarily on residential homes and apartments. Parting with Stuart in 1951 and working alone for a few years, Durham formed a partnership with David R. Anderson and Aaron Freed in 1954. He became interested in church architecture and from 1951 to 1975, the firm designed over 200 churches. For more information, see the Durham article in the Architects section of the WEWA DOCOMOMO website: [//docomomo-wewa.org/architects_detail.php?id=23](http://docomomo-wewa.org/architects_detail.php?id=23)

Harris, James Martin, (1928)

James Martin Harris graduated from the University of Oregon's School of Architecture and Allied Arts in 1953. Upon graduation, Harris served as a project engineer for the Busch-Copenhagen Co. in Portland. Then in 1956 he became a draftsman and supervisor in the office of Robert Billsbrough Price in Tacoma. In 1960, Harris left the Price firm to open his own independent practice. The next year he formed a lasting partnership with architect William Reed. Architect Benjamin Wilson briefly joined them (1961-62), but in 1967 Theo Litzenberger joined the firm. Projects range from the Shed style Tacoma AAA office (1968); to the round United Mutual Savings Bank (1963) in the Proctor neighborhood of Tacoma; to the beautifully executed Brutalist style Salvation Army Citadel (1969) in Tacoma. For more

¹⁷ Swope, Caroline. Historic Preservation Resource Guide, Chapter 8, Architectural Styles and Architects, July, 2011. Accessed 12/18/2019, <https://cms.cityoftacoma.org/planning/historic-preservation/nominating/architectural-styles-and-architects.pdf>

information, see the James M. Harris article in the Architects section of the WEWA Docomomo website: http://docomomo-wewa.org/architects_detail.php?id=127

Heath, Frederick (1861-1953)

Frederick Heath served as the official school architect for Tacoma from 1902 through 1920. Heath formed a number of partnerships: Spaulding, Russell & Heath, Russell & Heath, Heath & Twitchell, Heath & Gove, Heath, Gove & Bell. Through these various firms, Heath was responsible for a number of significant buildings in Tacoma and, completed more than 600 projects. Design work was far reaching and varied from private residences, commercial buildings, and fraternal lodges, to churches, hospitals and school buildings. For more information see the Architect Biographies at the Dept. of Archaeology & Historic Preservation website: [//dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies/bio-for-frederick-h-heath](http://dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies/bio-for-frederick-h-heath)

Hopping, Daniel Primrose (1832-1907)

Daniel P. Hopping was born in New Jersey. He arrived in Tacoma in 1890 at the age of 59 from Springfield, IL, where he worked as an architect and contractor.¹⁸ He lived at 3316 N. 28th St. from 1891 to 1904. While listed as a contractor in the City Directory, he is occasionally listed as architect for some buildings. He designed and built the first Mason Methodist Church in 1891 at 3118 N. Proctor St. (dem.). His elder son, William P. (1862-1932) was a major Tacoma businessman, who had his own real estate business and was a founding director of the Tacoma Savings & Loan Assn. Daniel likely worked on his son William's building projects.

Nelson, Silas E. (1894-1987)

Silas E. Nelsen started his career as a naval architect but eventually moved into residential and civic architecture. He moved to the Puget Sound area as an adult and worked with the architectural firm Heath, Gove, and Bell for four years. He then started his own practice and designed more than 150 homes, 15 churches, numerous buildings at the University of Puget Sound, and the Tacoma main library addition. For more information see the Architect Biographies at the Dept. of Archaeology & Historic Preservation website: [//dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies/bio-for-silas-e-nelsen](http://dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies/bio-for-silas-e-nelsen)

Contractors and Builders

Bell, A. C.

Little is known about A. C. Bell except that he was active as contractor in Tacoma in 1909.

Miller, Albert (1857 – 1935)

Born in Wisconsin, Albert Miller came to Tacoma 1888. He was one of the original directors of Tacoma Savings & Loan Assn.¹⁹ Until the late 1920s, he was a prolific earlier Tacoma building contractor. He built many homes and apartment buildings, including many in the

¹⁸ "One new comer does his share for the good of Tacoma," *Tacoma Daily Ledger*, 02/27/1890, pg. 5

¹⁹ Albert Miller obituary, *Tacoma News Tribune*, 01/30/1935, p. 6

North Slope and Stadium historic districts. He built many industrial buildings, such as Columbia Brewery and Carman Manufacturing factory. Many of his buildings are register listed, such as the Supervisor's Lodge at Point Defiance and the Blue Mouse Theater.

Davidson, Charles F. (1894 - 1956)

Born in Indiana in 1894, Charles F. Davidson was in Tacoma in 1921 working as a fireman for two years and then a year in a shipyard. By 1924 he is listed as a carpenter in the city directory, and the following year, he establishes himself as a contractor. In 1926 he established his company C. F. Davidson & Co., a formidable presence in mid-20th Century Tacoma. His work included dozens of houses along S. Meyers and S. Macarthur, the Marymac Apts. (615 S. 7th), Edward B. Rhodes Post, American Legion Post (407 S. G), the Annobee Apts. (319 N. I), the Gamble Bldg. (2705 N. Proctor), the 16-story Vista Manor Apartments (319 Tacoma Ave. N.) as well as many other houses, apartments and commercial buildings.

Hobbs, Charles Milton (1876 – 1960)

Charles M. Hobbs was born in Kansas and moved to Tacoma with his wife and daughter between 1904 and 1909. By 1910 he had established himself as a carpenter and contractor. By 1930 he was in the hardware business. He and his wife Maggie were longtime residents of 3917 N. 26th St. In the Proctor District.

Jones, Charles. W. (1882 – 1957)

Charles W. Jones was born in Michigan in 1882. It is not known when he arrived in Tacoma, but he first appears in the city directories in 1907 listed as a carpenter. His work appears to be mostly in houses.

Murphy, Edward D. (1866 – 1933)

Edward D. Murphy was born in Michigan. While it is not clear when he arrived in Tacoma, he was a prolific early building contractor here from about 1905 through the 1920s. His work included many houses but also commercial and industrial buildings. He was also involved in real estate and investments.

Hugunin, Guy R. (1877 – 1966)

Hugunin was located in Oregon. Born in Minnesota, it's not clear when he came to Oregon. In the 1910 U.S. Census, he is 30 years old, living in Minnesota and working as a carpenter. By 1920 Hugunin was working as an architect building woolen mills in Pendleton, OR. In the 1930 U.S. Census he is living in Portland, OR, and working as a millwright in mills there.

Kirkebo, Gerhard (1890- 1967)

Gerhard Kirkebo was born in Norway in 1890 and immigrated with his parents and brother in 1909 to Tacoma. Kirkebo & Sons was a well-established contracting firm in Tacoma in the mid-20th Century. His work included banks, public schools, supermarkets, fire stations, and churches, including in 1948 the Star-Lite Park-In Theater on South Tacoma Way.

Klapstein, Fred (1886 - 1986)

Fred (Gottfried) Klapstein was born in Russia (likely in what is today Poland) and immigrated to the U.S. with his German wife (also likely from what is today Poland) in 1895. The Klapstein's are in Tacoma by 1919, and Fred is listed as a carpenter in the city directory. By 1925, he is listed as a contractor. His company, Klapstein Builders, included family members and other relatives. Prolific primarily from the 1920s to 1950s, Klapstein Builders focused primarily on houses. However, they did build several churches, such as Temple Baptist Church (dem) and Skyline Christian Church (626 N. Skyline Dr.). They sometimes worked with architect Silas E. Nelsen.

McCabe, James Daniel (1853 – 1921)

Born in Canada, James D. McCabe came to the U.S. in the year of his birth. McCabe was working in Tacoma as a carpenter and contractor from as early as 1893 until his death in 1921. Little of his work is known beyond the Coleman Bldg. (3822-24 N. 26th) and the McDonnell Apts. (621 S. Yakima). However, he was described as a “wealthy contractor and carpenter” in the 02/26/1916 (pg. 1) of *The Tacoma Times*.

Anderson, John Herbert (1905 - 1974)

John H. (Big John) Anderson was born in upstate New York in 1905. By about 1908 the family was in Tacoma where his Norwegian emigrant father, E. M. Anderson, worked as a carpenter and contractor. John would take up his father's business. On returning from WWII, John also enter the civic life of Tacoma, first being elected to city council and then serving as mayor from 1950-54 and again from 1956-58. He would also serve as chair of the Tacoma-Pierce Co. Chamber of Commerce. His firm built primarily houses and small commercial buildings.

Wallin, John S. (1877 -1936)

Born in Sweden, John S. Wallin emigrated to the U.S. in 1893. It's not clear when he came to Tacoma but he first appears in the city directory in 1908. Beginning as a carpenter, Wallin soon became a leading contractor in the city, especially in the 1910's and 1920's. His buildings primarily include houses, apartments, schools and commercial buildings. Several of his buildings are register listed, including McCarver Intermediate School (2111 S. J) and the City Shops (2314 S. Holgate).

B. Survey Results

Overview

In 2009, Tacoma's city council created six “neighborhood mixed-use centers,” including one that encompassed the Proctor commercial district. This new zoning allowed increased density and building heights. Since then two large, six-story apartment buildings have been built in the district with more planned. This increased level of development constitutes a substantial threat to the remaining historic buildings and the historic fabric of the district. This inventory was undertaken by the city's Historic Preservation Office and Historic

Tacoma to identify historic and cultural resources still remaining in the Proctor Mixed-Use Center.

The survey results were typical of an early 20th Century neighborhood commercial district. Of the inventoried buildings, 73.3% were built between 1900 and 1930: 23.3% from 1900-1909, 13.3% from 1910 to 1919, and 36.7% from 1920 to 1929. The 30 inventoried properties range from modest one-story homes to one and two story commercial buildings. Since the commercial district was never planned but simply emerged over time, it still contains some houses, most of which have been converted into businesses. Most of the buildings were either wood-frame or masonry structures with the commercial buildings tending toward the latter.

By the far the largest architectural style represented among the 30 inventoried buildings was the Early 20th Century Commercial style with 16 or 53% representatives. The Craftsman style had four representatives, including one commercial building. The New Formalism style had three representatives, comprising early 1960s additions to the district. Tudor Revival had two representatives while Classic Cottage, Prairie, Colonial Revival, Minimal Traditional and Folk Traditional with one representative each.

Nearly all of the surveyed properties have incurred visible alterations. The most common alternation was windows with original windows replaced with modern sashes. Some, like those in the Davies Building or the Francis Pittman house, closely replicated the originals while others, like the aluminum sliders at the Roscoe S. Steere house, did not. As expected, the storefronts of the commercial buildings have also seen considerable change as, for example, they change from one store to two and back to one or change use as when the Paramount Theater changed from a movie house to a variety store. Perhaps the most significant, though historic, change was the 1962 remodel of the of the individual storefronts on the north side of the 3800 block of 26th Street and east side of the 2500 block of N. Proctor into a unified Modernist commercial strip.

The inventory area exhibits a similar range of construction dates, land uses and architectural styles. Historically the buildings represent the early 20th Century growth of Tacoma and the establishment of its early streetcar suburbs. The buildings surveyed here are those that give the Proctor Business District its current character.

Eligibility Recommendations

The current survey was conducted at the intensive level with property-specific evaluations were completed. General recommendations on potential NRHP and TRHP eligibility are based on historic research and visual observation of their architectural and historic integrity.

The Proctor District already contains three buildings listed on the TRHP and the NRHP (which includes listing on the Washington Heritage Register): the 1906 Washington Elementary School (3701 N. 26th St.), 1922 Engine House #13 (3825 N. 25th St.) and the 1923 Blue Mouse Theater (2611 N. Proctor). Although technically not in the district, the nearby Cushman and Adams Substations (3713 North 19th Street) were recently listed on the TRHP and NRHP.

The 1977 Tacoma Cultural Inventory included five more additional buildings as significant:

- Paramount Theater, 1923 (3816 N. 26th St.)

- Davies Building, 1924 (2702-04 N. Proctor St.)
- Proctor Pharmacy, 1925 (3818 N. 26th St.)
- Anne E. McCormick Library, 1927 (3722 N. 26th St.)
- Gamble Building, 1929 (2705 N. Proctor St.)

All five of these buildings still retain significant integrity and reflect the distinctive architectural characteristics of a type, period or method of construction to warrant individual inclusion on both the TRHP and NRHP.

In addition to these five, six more buildings appear to meet criteria for individual inclusion on the TRHP and likely on the NRHP as well:

- Hopping house, 1907 (3752 28th St.)
- Leonard Hardware, 1910 (2622-24 N. Proctor St.)
- Marush Building, 1923 (2517 N. Proctor St.)
- Mason Methodist parsonage, 1924 (4022 N. 28th St.)
- Mason Methodist Church, 1960 (2710 N. Madison St.)
- United Mutual Savings Bank, 1963 (3916 N. 26th St.)

The Coleman house (3820 ½ N. 26th St.) represents a special case. Architecturally it is a modest example of the Folk/Traditional style, and it is in a considerably deteriorated condition. However, it is the oldest extant building in the district and was the home and later business of Michael and Elizabeth Coleman, who built the district’s first commercial building, the Coleman Building next door (2521-25 N. Proctor St.). Although it still stands, the Coleman Building itself has lost all of its historical integrity, leaving the Coleman house as the last remaining connection to the district’s earliest history. It, therefore, would qualify for inclusion on the TRHP.

The majority of the remaining buildings have been altered somewhat, usually with significant additions or alterations to the primary facades, but still retain substantial historical integrity. They are eligible as contributing resources in a TRHP or NRHP historic district or a TRHP conservation district. These include the following:

Table 4 Contributing Properties

Name	Build date	Address
Beal-Soine commercial strip	1916, 1922	3811-25 N. 26 th St.
Henry’s Bakery	1912	3814 N 26 th St.
Nichols house	1909	3721 N. 27 th St.
Steere house	1910	3808 N. 27 th St.
Mickle house	1909	3810 N. 27 th St.

Name	Build date	Address
Mason Manor Apts.	1964	3914 N. 27 th St.
Stephenson house	1941	3750 N. 28 th St.
Western Auto Supply	1952	2512 N. Proctor St.
Udovich Variety Store	1938	2514 N. Proctor St.
Maclean Bros. Groc.	Before 1910	2520-22 N. Proctor St.
Lang & Dennison Hardware	1945	2618-10 N. Proctor St.
Pittman house	1907	2717 N. Proctor St.

C. Development Trends

There are development trends which may affect historic resources within the survey area. These include:

- Increased growth and redevelopment – The goal of the City’s Mixed-Use Centers is to accommodate Tacoma’s future population through the encouragement of larger and taller residential buildings in these areas. The Proctor District has already seen two large apartment buildings constructed with a third on the way and others rumored. Land values have increased considerably.
- Changing business climate – Increased land values and consequent property taxes have led to more costly leases, which are increasingly difficult for local retailers to meet. Similarly, national business trends have an impact on businesses in the district, such as the decline in movie viewing (The Blue Mouse), movie rental (Backstage Video, and book shopping (Culpepper Books). Almost all of the businesses in the retail spaces by the new large buildings represent national or regional chains.
- Ongoing alteration of building – As retail businesses turnover and new tenants arrive, buildings may be altered to meet the needs and specifications of new uses. The exterior alteration of buildings may result including the removal or replacement of original windows, entrances, and other original features. These developments have the potential to negatively affect the historic integrity of eligible/listed properties.

4 Report Recommendations

The current survey and inventory was completed to inform future planning efforts in the Proctor Mixed-Use Center and to support the historic preservation goals of the City of Tacoma. The Proctor neighborhood contains a large number of properties which are both individually and collectively significant both for their architectural merit as well as their embodiment of the commercial, institutional, and residential development of one of Tacoma's unique neighborhoods. The following recommendations are presented to support the goals of the City and of Washington State:

- Support the designation of individual properties in the NRHP and/or TRHP. The City and the Landmarks Preservation Commission may complete outreach with property owners of buildings identified in this study to encourage the recognition and protection of properties which are historically and/or architecturally significant, as well as the financial incentives which may be available to formally designated properties.
- Consider the designation of the Proctor District as a historic district at the local or federal level. The properties inventoried as part of this study present a cohesive collection of commercial, institutional, and residential properties which convey the historical development of the Proctor District and the range of architectural styles which represent it. Although the district may not possess sufficient integrity for its architectural merit under NRHP Criterion C, designation in the NRHP under Criterion A for its historical significance may not require the same level of integrity pending further study and consultation with the City and DAHP. Outreach should also be conducted with property owners to see if such a designation would be supported. If a historic district is determined infeasible for any reason, a conservation district should be explored as a means of retaining and managing the unique character the Proctor District possesses.
- Integrate survey findings into the planning process as future development projects are proposed in the Proctor Mixed-Use Center. This study identified a range of properties which can be considered historic resources and will potentially be negatively affected through redevelopment. The use of the survey findings will assist in the early identification of potential impacts and the development of strategies to avoid or minimize these impacts to the greatest extent feasible.

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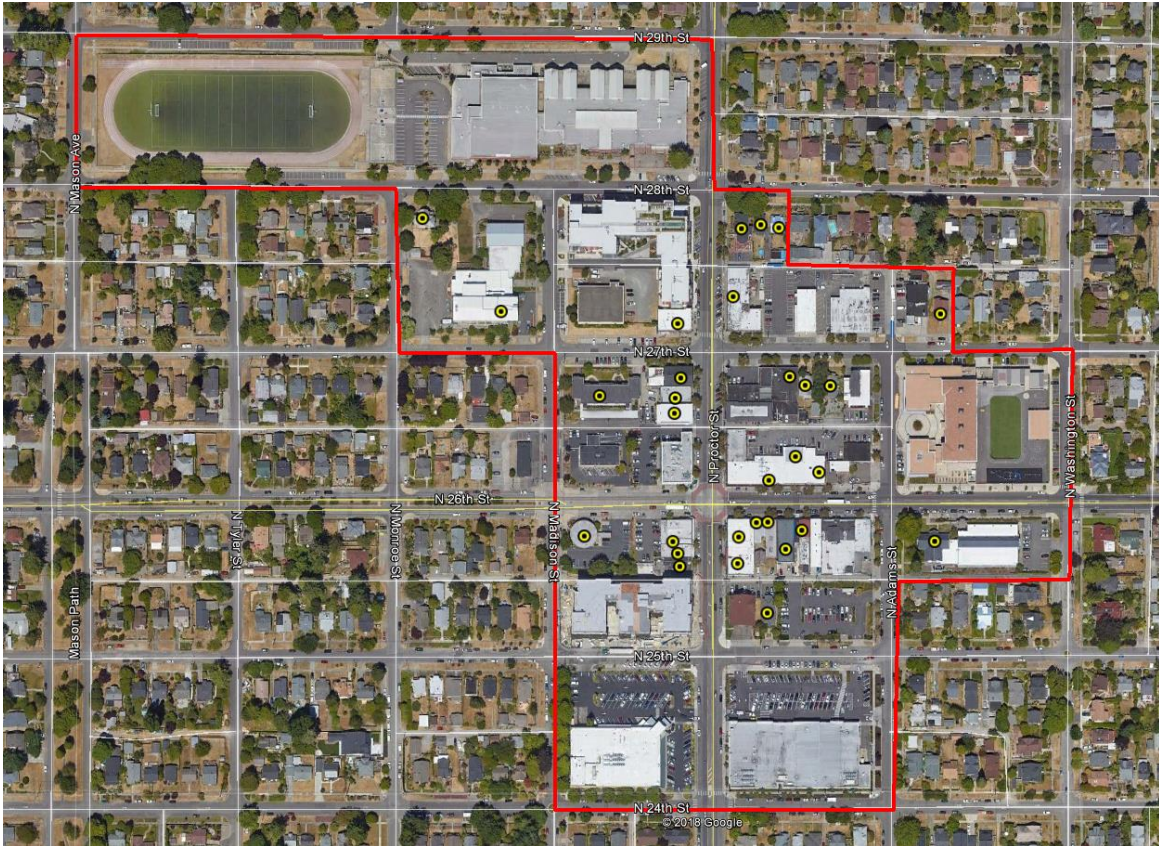
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- Additional resources in the Northwest Room of the Tacoma Public Library

6 Appendix

A. Maps

Figure 8 Inventoried Properties



B. RuskinArc Inventory Forms