

201 & 205 N YAKIMA AVENUE



PREPARED BY:



1212 NE 65th Street Seattle, WA 98115-6724
206 523 1618
info@tjp.us | tjp.us

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FEBRUARY 2020
HISTORIC PROPERTY ASSESSMENT REPORT

201-205 N YAKIMA STREET

1. INTRODUCTION

This Historic Property Assessment Report provides information regarding the architectural design and historical significance of two buildings located within the Stadium-Seminary National Historic District of Tacoma, Washington. The buildings are addressed at 201 and 205 N Yakima Street, and constructed in 1949 and before 1902, respectively. Studio TJP (formerly The Johnson Partnership) prepared this report at the request of ACE Construction Services, LLC.

1.1 Background

Per the Tacoma Municipal Code 13.12.570.B, potentially historic structures proposed for demolition within historic districts may require review by the Tacoma Landmarks Preservation Commission. Proposed alterations or demolition of the subject buildings described within this report will require a permit from the City of Tacoma Planning & Development Services Department. This report was prepared in response to a meeting follow-up memo prepared by Planning & Development Services for record number PRE19-0259 – 3rd Review (1/17/20). Specifically, the memo requested a Historic Property Assessment Report. The requirements for the report were laid out in the electronic review comment memo (11/15/19), and those requirements (A, B, C, D, and E) are referred to in this report in the headers of each section. The requirements are as follows:

- ...a Historic Property Assessment report is required to be prepared by a qualified historic preservation consultant, which must contain:
 - a. A narrative statement which assesses the historical or cultural significance of the property, in terms of the Designation Criteria listed in TMC 13.07.050; and
 - b. A narrative statement which assesses the physical condition of the property and includes an architectural description; and
 - c. Specific language indicating which improvements on the site are eligible for historic designation according to the Designation Criteria, including any significant interior features within publicly owned buildings; and
 - d. A complete legal description; and
 - e. A description of the character-defining features and architectural elements that contribute to the historic character of the property.

1.2 Methodology

Ellen F. C. Mirro, AIA, Principal; Katherine Jaeger, MFA; and Audrey N. Reda, MArch, of Studio TJP (formerly The Johnson Partnership), 1212 NE 65th Street, Seattle, completed research on this report between January and February 2020. Research was undertaken at the Tacoma Department of Planning & Development online permit history, Tacoma Public Library,

the Museum of History and Industry, and the University of Washington Special Collections Library. Research also included review of Internet resources, including HistoryLink.com and Ancestry.com. Buildings and site were inspected and photographed on February 4, 2020 to document the existing conditions.

1.3 Qualifications

Ellen F.C. Mirro meets the Secretary of the Interior's Professional Qualifications Standards as an Architectural Historian.¹ She has university degrees in Art History (BA, University of California at Santa Cruz) and Architecture (March, University of Washington), has contributed to the Society of Architectural Historians' Archipedia project for the State of Washington,² and has been practicing as a consultant in the field of Architectural History for the last 15 years.

¹ The Professional Qualifications Standards can be viewed here: https://www.nps.gov/history/local-law/arch_stnds_9.htm

² Ellen Mirro's contributions include collaborations and individual entries on the Seattle Center and the University of Washington, collaboration on the Maple Valley Library, and an individual entry on the Johnson-Hastings house, and can be viewed here: <https://sah-archipedia.org>

2. SIGNIFICANCE (A): OWNERS & BUILDING HISTORY

Harry Nash was the first owner and tenant of the residence at 205 N Yakima. He commissioned the house to be built by contractor J. E. Darling. Darling first appeared in Tacoma's historic record in 1900, when he was listed as a carpenter in the city directory. The next year he was listed in the directory as a building contractor, however, by 1904 Darling was listed as a real estate agent in the Provident Building. In 1907 he was working in real estate insurance and loans.³ *See figure 1.*

Harry Nash was born in Wisconsin in 1867. He moved Washington State in or before 1885.⁴ Nash owned a meat market located at 930 South C street (1903) and later at 1114 South C Street (1906).⁵ In 1893, in Steilacoom, Pierce County, he married Ellen Nash (née Witzel),⁶ who had been born in Wisconsin in 1869. Harry and Ellen lived in the subject building at 205 N Yakima from the time it was built in 1902 until 1915 with their four children: Roy, Clarence, Ralph, and Gladys.⁷ Harry Nash died in 1928.⁸

The Wahlgren Family was the longest-term owner and tenant of the property. Fred P. and Dora C. Wahlgren began their residency in the home starting in 1928.⁹ Fred was born in Sweden in 1881. Dora was born in 1888 in Minnesota.¹⁰ They had two children, Frederick G., born in 1914, and Lillian, born in 1921. Before moving into the house at 205 N Yakima Street the family lived at 5315 S Lawrence Street in Tacoma.¹¹ Fred Wahlgren and his older brother Otto were both machinists, Fred working in a railway maintenance shop in 1920.¹² By 1925 Fred Wahlgren became the president and manager of the Directory Information Company. The Wahlgren household included at least three lodgers in the 1930 census: Margaret Halvorson, laundress; Ralph Sexton, auto mechanic; and Fred F Wheeler, restaurant manager.¹³ None of the lodgers were recorded in the directories. Between 1928 and 1931 the Wahlgrens operated a mini-golf course for neighborhood children on the corner lot south of 205 N Yakima Street.¹⁴ Fred and Lillian Wahlgren both graduated from Stadium High School in the 1930s. In 1931 Fred and Dora began a floral business and constructed a wooden store building in the same location as what would later become the subject building at 201 N Yakima Street, as recorded in the Sanborn Fire Insurance Maps of 1936.¹⁵ Between 1936 and 1949 there were additional lodgers at 205 N Yakima including Fern Carrington (1914-1980).

In 1949 the Wahlgrens applied for a permit to construct a commercial building at 201 N Yakima. According to a *Tacoma Daily Ledger* article featuring the new floral shop, the building was complete as of September 1, 1949. However, the construction permit was not finalized until

³ R. L. Polk & Co., *Seattle City Directory*, 1900, 1901, 1904 and 1907.

⁴ Washington State and Territorial Censuses, 1857-1892, available via Ancestry.com.

⁵ R. L. Polk & Co., *Seattle City Directory*.

⁶ Washington State Archives, Washington Marriage Records, 1854-2013, reference no: prcmc-vol-1d_m_00142, Olympia, Washington.

⁷ United States Department of Commerce, 1910 Federal Census of the United States, Tacoma Ward 2, Pierce, WA, Roll: T624_1663, Page: 2B, Enumeration District: 0230, FHL microfilm: 1375676.

⁸ Washington, Death Records, 1883-1960, available via Ancestry.com

⁹ R. L. Polk & Co., *Seattle City Directory*.

¹⁰ Ancestry

¹¹ R. L. Polk & Co., *Seattle City Directory*.

¹² R. L. Polk & Co., *Seattle City Directory*.

¹³ United States Department of Commerce, 1930 Federal Census of the United States, Census Place: Tacoma, Pierce, Washington, Page: 1B, Enumeration District: 0108, FHL microfilm: 2342245.

¹⁴ Joy Keniston-Longrie, Kelsey Longrie, Amberose Longrie, *Tacoma's Stadium District* (San Francisco: Arcadia Publishing, 2010), p.111

¹⁵ Ibid.

1950.¹⁶ The contractor was Ray R. Kelley & Company. According to the *Tacoma Daily Ledger*, the firm Sutherland & Day assisted with the "operational assembly."¹⁷ The article describes the building thus:

Both the Yakima and Second street sides of the building are entirely of plate glass, capped with a marquee and blue vitrolite glass above. The foundation and window boxes are of attractive Roman brick.¹⁸ ***See figures 2-4***

Fred P. Wahlgren died in 1950. After 1949 the address for the floral shop was separated from that of the residence. After Fred's death Dora and her daughter Lillian continued to live in the residence along with a lodger—Fern Carrington, an x-ray technician¹⁹—until 1965. After 1965, the lodgers' addresses began to appear in the directory as 205 1/2, and a series of different lodgers and vacancies occupied that address. A building permit was not on record for the residential structure until 1973, when a permit was issued to re-roof it.

Fred G. Wahlgren married Frances E. Arnhold in 1938.²⁰ He managed the shop, and Lillian was the floral designer. Fred G. and Frances lived at 713 N Cushman Avenue in Tacoma with their three children. Lillian and her brother operated the floral business at 201 N Yakima until around 1995. Altogether, Wahlgren's Floral remained in business for sixty-two years.²¹ Lillian and Dora continued to live in 205 N Yakima until Dora's death in 1981, after which Lillian resided in the property until her death in 2009. Fred G. Wahlgren died in 2007. ***See figures 5-6.***

After 2009, there have been rental tenants residing in 205 N Yakima, and at least two commercial tenants in 201 N Yakima. Commercial tenants included Artifacts Historic Preservation and Northwest Healing Arts massage school.

¹⁶ Building permit and *Tacoma Daily Ledger*.

¹⁷ *Tacoma Daily Ledger*, "New Shop has Latest Store Design Features," September 1, 1949, p. A8.

¹⁸ Ibid.

¹⁹ R. L. Polk & Co., *Seattle City Directory*, 1945-1960.

²⁰ Washington, County Marriages, 1855-2008, via Ancestry.com.

²¹ Mountain View Funeral Home, Memorial Park & Crematory, "In Memory of Lillian Margaret Wahlgren," <http://mountainview.frontrunnerpro.com/book-of-memories/347824/Wahlgren-Lillian/obituary.php?Printable=true> (accessed February 2020).

3. LEGAL DESCRIPTION, PROPERTY DATA AND SITE FEATURES (D)

3.1 Property Data

Assessor's File Number: 2032150040

Legal Description: Lots 10, 11, and 12 Block 3215, Map of New Tacoma, W.T. which was Filed for record in the office of the Pierce County Auditor February 3, 1876, Records of Pierce Country, Washington; together with that portion of the vacated alley which attached by operation of law. Situate in the County of Pierce, State of Washington.

Location: Stadium-Seminary Historic District

Property Size: 9,750 sq. ft.

Address: 201 N Yakima Avenue

Historic Building Names: Wahlgren's Floral, 205 N Yakima, 201 N Yakima Avenue

Current Building Name: Northwest Academy for the Healing Arts

Date of Construction: 1949

Original/Present Use: Commercial

Original/Present Owner: Mr. & Mrs. Fred Wahlgren/A&A Property Holdings LLC

Original Designer: Unknown

Original Builder: Ray R. Kelly & Company, general contractors

Building Size: 1,576 sq. ft.

Address: 205 N Yakima Avenue

Historic Building Names: Wahlgren's Floral, 205 N Yakima, 205½ N Yakima

Current Building Name: 205 N Yakima, Units A and B

Date of Construction: 1902

Original/Present Use: Private residence/duplex

Original/Present Owner: Harry Nash/A&A Property Holdings LLC

Original Designer: unknown

Original Builder: J. E. Darling, general contractor

Building Size: 1,897 sq. ft.

3.2 Site Description

The subject site is located at the corner of North Second Street and North Yakima Avenue. Both North Second Street and North Yakima Avenue are angled, and thus the directions described both for the subject site and subject buildings are approximate directions rather than cardinal. The site has concrete sidewalks along the northern and eastern property lines. To the south is an adjacent residential property, and to the west is an asphalt-paved alleyway. The subject site is divided into two distinct portions. To the north is an area level with the lowest portion of the street at the northeastern corner. The mown-grass area is defined by two concrete

retaining walls, approximately six feet high, to the south and to the east. Blackberry brambles grow just above the south retaining wall. The two subject buildings are located on the southern half of the site: 201 North Yakima, the commercial building, at the eastern corner and 205 North Yakima, the residential building, to the west. Dense landscaping and mature plantings obscure the pedestrian street view of the residential building. However, the commercial building is surrounded to the south and east by mowed lawns and low, maintained bushes contained within built-in, Roman-brick planters adjacent to the building. North of the commercial building is a rockery with mature plantings and a concrete driveway. Low concrete retaining walls define additional planters and a concrete walkway. **See figures 7-11**

4. ARCHITECTURAL DESCRIPTION, 201 NORTH YAKIMA STREET

4.1 Building Structure & Exterior Features

The former floral shop building is a wood-framed, single-story structure with a flat roof and a metal-capped parapet. The foundation is poured concrete.

The eastern façade roof has a metal-capped parapet below which are non-original painted corrugated metal panels. On the eastern side of this façade, a wide marquee awning extends 6'-0" from the building and contains original, recessed metal lighting fixtures in a painted metal soffit. Below the awning is a built-in window wall that wraps the building and continues on the eastern façade. The original plate glass windows are aluminum frame, and behind each mullion is a four-inch steel column. At the base of the subject building, below the windows, is a built-in planter constructed of painted Roman bricks and capped with terra cotta tiles. On the western side of this façade, the building is clad in painted asbestos shingles. Located on this side is a small, single-light wood-frame window, a larger, square two-light sliding wood frame window, and a painted, flat-panel door with wooden trim. Cast-in-place concrete stairs lead from the driveway to this entryway.

The southern façade is similar to the eastern façade. A concrete walkway on the northern end of this façade leads from North Yakima Avenue to the main entry. The main entry is a glass commercial door with a single-light transom above.

The western façade has a metal-capped parapet at the roof. The entire façade is clad in non-original, painted asbestos shingles. The façade contains a single rectangular two-light sliding window with a wood frame and a single painted flat-panel door with wooden trim. At the base of the original building, the Roman brick topped with terra cotta tiles continues from the eastern façade. At the far west of the façade, the building abuts an enclosed storage area which also serves as a porch to the adjacent residential building.

The northern façade is similar to the western façade. A portion of the building protrudes to the west, with a three-foot awning and a painted metal soffit. The flat roof of this portion of the building is approximately five feet lower than the roof of the original building. There is a square two-light sliding wood frame window on the protruding wall, and a flat panel door with cast-in-place concrete stairs located on a wall set further back. **See figures 14-20.**

4.2 Plan & Interior Features

The building has an irregular-shaped plan, measuring approximately 54'-0" by 36'-0". The building can be divided into six main spaces. A reception area is located along North Second Street, and a long classroom is located along North Yakima Avenue. Between these two spaces is the floral case, behind which is a work area with the former walk-in refrigerator (now office

space), a restroom, and a small refreshment area. At the far back of the building, located in the addition, is a practice lab. Both the interior light fixtures and original flooring have been replaced. However, the original interior soffit at the ceiling of the reception and classroom areas appears original. The interior spaces are heated with linear, wall-hung radiators. Interior finishes include plaster ceilings, painted drywall, textured wooden paneling, painted brick, painted concrete, wooden trim, wooden flooring, ceramic tile, and linoleum flooring.

4.3 Documented Building Alterations

The subject building was constructed in 1949 as a florist shop originally addressed as 205 North Yakima Street; the following year the address number changed to 201. Before the construction of the subject building, a permit was issued in 1945 for a building sign. In 1949, additional permits were issued to the property for four more plumbing fixtures and the re-hanging of a neon sign. In 1950 an approximately 23'-0" by 20'-0" addition was added to the rear of the building on the northern end. Sometime after this addition, the southern and western façades were covered in asbestos shingle cladding.

Inspection of the property shows a significant portion of the building is original to the time of construction. Observable alterations include the removal of the original Wahlgren's Floral sign. Photographic evidence shows that by 2016, the original blue vitrolite²² glass above the marquee canopy was damaged with visible cracks, and non-original flashing was placed on the bottom row. The obscuring or removal of the vitrolite glass above the canopy and the painting of the Roman brick planters occurred between September 2016 and September 2018. At this time, the fascia was also replaced or obscured by another material.²³

The interiors have undergone similar light alterations. Interior alterations include the replacement of the original floor with wood flooring and replacement of interior showcase paneling with unpainted wooden tongue and groove paneling.

Recorded Permits, *see figures 21-23*:

Date	Description	Contractor	Permit #
11-2-45	Bldg. sign \$300		6981
6-17-49	Bldg. florist shop \$10,000	Ray R. Kelly	7672
7-14-49	Plmbg. 4 fixtures		2782
8-15-49	Bldg. re-hang neon sign \$250		8271
7-31-50	Bldg. retaining wall \$3,000		1505
2-8-51	Bldg. add'n to florist shop \$500		2917

4.4 Physical Condition

The subject building is in fair physical condition. There is some minor damage to the terra cotta tiles lining the windows sills located on the southern and western façades. The property appears well maintained.

4.5 Character-Defining Features, 201 N Yakima (E)

The subject building was constructed in 1949 in a commercial Modernist style. Character-

²² Vitrolite is "a long-life enamel that lasts longer than paint outside or inside, on wood, metal, concrete, plaster, brick or stone." Sweets Catalogue Service, Inc, *Sweet's Architectural Catalogue* (New York, NY: 1920), pg. 1109.

²³ *Tacoma News Tribune*, "Beautiful New Wahlgren's Florist Makes its Bow to Public Friday," September 1, 1949, pg. A-8.

defining features of the mid-century Modern style originally found on the subject building included:

1. Building form and massing, one story, with flat roof and parapet, marquee awning, and steel pipe column structural system separated from window wall: **intact**
2. Vitrolite parapet: **covered or demolished**
3. Plate glass window-wall: **intact**
4. Roman-brick planters: **intact** (although painted)
5. Marquee: **replaced material, original light fixtures**
6. Neon signage: **removed**

5. ARCHITECTURAL DESCRIPTION, 205 N YAKIMA

5.1 Building Structure & Exterior Features

The subject building is a wood framed, two story structure with basement, a gable and dormer roof and non-original composite asphalt shingle roofing. The visible foundation is granite masonry. Typical windows are single pane, double hung wood sash, without exterior trim beyond an aluminum channel to separate the window frame from the shingle siding. Typical siding is painted wood, re-sawn shingles, with an open keyway and an even butline. On the upper story the shingles are in a 7:2 ratio pattern. At the main floor the shingles have an even seven-inch exposure.

The southern façade faces North Yakima Avenue. The cross-gable roof has a one-foot overhang with original painted wood trim. At the roofline is a decorative cornice return on either side. Set between the returns is a somewhat recessed portion of wood trim spanning the length of the façade, causing a minor flair of the siding at the upper floor. A pent roof supported by curved wooden brackets covers the doors leading to Units A and B and has painted wooden shingles similar to the siding on the main floor. There are two double-hung, wooden-frame windows on the upper floor and a double-hung, wooden-frame window on the main floor. At the corner of the building, between the eastern and southern façades, is another wooden-frame, double-hung window set in an angled portion of wall. Originally this façade contained an open porch on the western side of the main floor. The porch was probably filled in when the residence was converted to a duplex sometime before the 1930s. The duplex conversion may have led to other alterations, such as shortening the window at the upper floor in the gable end, and accounting for the awkward pent roof intersections.

The western façade has a single dormer with cornice returns. The western wall of the dormer is flush with the western façade. There are seven wood-frame windows on this façade. One double-hung window is set into the dormer on the upper floor. Between the two levels, where the interior stairway turns, is a fixed, diamond-shaped window. Located near the northern end of the main floor are three additional double-hung windows. At the far northern end of this façade, a portion of the lower- and upper-level enclosed porch areas are visible. The upper porch is clad in painted wood and has two six-light sliding windows. The lower porch is clad in a manner similar to most of the western façade.

The northern façade has two dormers, visible on either side of the roof. Centered on the roof is the enclosed porch addition with an asphalt-shingled hip roof. At the main floor, the enclosed porch, also clad in wooden shingles, has a composite asphalt shingle roof. The basement level is also clad in shingles and no area of the foundation is exposed. A portion of the storage shed

façade is visible. The siding on the storage shed is consistent with that of the main floor of the house, and the flat roof is used as a patio with a wood and wire railing. There are four rectangular six-light wooden-frame windows at the upper level; three fixed single-light wooden-frame windows and one rectangular wooden-frame, double-hung window at the main floor; and a fixed single-light wood-frame window at the basement level.

The eastern façade contains a single dormer. The eastern wall of the dormer is not flush with the façade, overhanging at the corners. This is due to a bay window located just below at the main level. A set of cast-in-place stairs at the northern end of the façade leads from the basement entry. A second stair leads up to the main floor kitchen or to the porch located above the storage shed. At the basement level the foundation is exposed rusticated granite masonry. The eastern façade of the storage shed is similar to the shed's northern façade, and contains a single five-panel painted door accessing the interior. *See figures 24-28.*

5.2 Plan & Interior Features

The building has a rectangular-shaped plan, measuring approximately 26'0" by 42'-0". The building is divided into a duplex, with one apartment located on each floor. The main floor contains a one-bedroom, one-bathroom apartment with a living room, dining area, kitchen, office, sunroom, and an outdoor porch located above the storage shed abutting the adjacent commercial building. The upper floor contains a one-bedroom, one-bathroom apartment with living room, kitchen, dining area, and an enclosed porch at the northern end of the building. The interior spaces of both upper and lower units are heated with wall units and cast-iron radiators. Typical interior finishes include painted plaster, drywall, wood trim, hardwood flooring, linoleum, and ceramic tile.

5.3 Documented Building Alterations

The subject building was constructed in 1902.²⁴ In 1973, a permit was issued to re-roof the dwelling unit. The composition of the siding and the lack of trim at the windows (except for an aluminum channel) leads to the conclusion that the building may have also been re-sided at this time. Between the construction of the building in 1902 and the writing of this report, additional alterations to the building can be traced through photographic evidence. The original front porch on the southern façade was enclosed and the shed roof with wooden shingles was added to the building. Decorative woodwork near the apex of the roof was removed. The exterior of the home, once two-toned, was painted a consistent color. An additional porch was added to the northern façade on the second floor.²⁵ The storage shed visible at the northern and eastern façades also appears to be a later addition to the building.

Recorded Permits, see figure 29.

Date	Description	Designer	Contractor	Permit #
2-9-73	Re-roof dwelling unit			E 43318

5.4 Physical Condition

The subject building is in fair physical condition. There is some minor water damage to the wooden shingles in certain locations.

²⁴ *Tacoma Daily Ledger*, "Harry Nash's New Home, 205 North Yakima Avenue," October 24, 1902, pg. 24.

²⁵ In the announcement article from 1902, the building dimensions are called out as 26x34 feet.

5.5 Character-Defining Features, 205 N Yakima (E)

The subject building was constructed in 1902 in the Queen Anne style. Character-defining features of the Queen Anne style originally found on the subject building include:

1. Building form and massing
 - a. Steeply-pitched roof: **intact with replacement roofing**
 - b. Asymmetrical façade: **altered, porch removed**
 - c. Building plan: **altered**
2. Contrasting materials, quite often layered by story: **altered, siding removed**
3. Application of factory-made carved, turned, and appliqué ornamentation: **demolished gable end decoration**
4. Groupings of windows, usually double-hung: **intact, window trim demolished.**

6. IMPROVEMENTS & FEATURES ELIGIBLE UNDER DESIGNATION CRITERIA (C)

A property is eligible for consideration for listing in the Tacoma Register of Historic Places if it is at least 50 years old at the time of nomination and the property retains integrity of location, design, setting, materials, workmanship, feeling, and association such that it is able to convey its historical, cultural, or architectural significance.

Both buildings on the subject property are more than 50 years old. They are in their original locations, but differ in some key ways from their original designs.

In the case of 201 N Yakima, the removal of the vitrolite parapet affects the ability of the building to convey its architectural significance. Because the building originally exhibited few character-defining features, the removal of the most unique of these features affects the architectural integrity of the building.

In the case of 205 N Yakima, when the building was converted to a duplex it lost the characteristic porch. More significantly, in 1978, the re-siding of the building meant the window trim and gable-end wooden ornamentation was also demolished. This affects the architectural integrity of the building.

Neither building appears as an example in the National Register Nomination form for the Stadium-Seminary Historic District. The period of significance for the Stadium-Seminary National Historic District is listed as between 1888 and 1930. The building located at 201 N Yakima Street, constructed in 1949, falls outside the period of significance for the Historic District. The alterations to the building at 201 N Yakima began in 1928, and so the conversion of the building to a duplex and loss of the front porch may have acquired significance over time, but the loss of integrity due to alterations in 1978 is outside the period of significance of the Historic District.

In addition to the above requirements, a property designated to the Tacoma Register of Historic Places must qualify under one of the six categories discussed below:

A. It is associated with events that have made a significant contribution to the broad patterns of our history.

The subject building is not known to be associated in a significant way with an historic event with a significant effect upon the community, city, state, or nation. The building does not qualify for designation under this criterion.

B. It is associated with the lives of persons significant in our past.

The subject buildings are known to be associated with the Wahlgren family and Wahlgren's Floral in a significant way. The significance of the Wahlgren family stems from their sixty two-year proprietorship of the Wahlgren's Floral business, and their reputation as kind, fair landlords. The longevity of a business and residency may not be enough to cause the members of the Wahlgren family to be considered "significant" to the history of the city of Tacoma.

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.

Because both buildings have been altered, they no longer clearly convey their architectural

types or period of construction. Neither do they represent "high artistic values," as neither seems to have been designed by an architect or master craftsman. Despite their original designs, the alterations affect the ability of the buildings to convey those designs.

D. It has yielded or may be likely to yield, information important in prehistory or history.

The subject buildings are not known to have yielded, and are not likely to yield, information important in prehistory or history. The buildings do not qualify for designation under this criterion.

E. It abuts a property that is already listed on the Tacoma Register of Historic Places and was constructed within the period of significance of the adjacent structure.

The subject buildings neither abut a property that is already listed on the Tacoma Register of Historic Places, nor were they constructed within the period of significance of the adjacent structure. The buildings do not qualify for designation under this criterion.

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

The commercial building at 201 N Yakima is prominently located at the corner of N Yakima Avenue and N Second Street. The fact that the building stands on a corner is not enough to qualify under this criterion. However, it is represented on a mural at the outdoor eating area of local restaurant Shake Shake Shake (124 N Tacoma Avenue), illustrating the subject building and two other buildings in the same area. The representation of the building in its past state on the mural may indicate that the subject building does represent an established and familiar visual feature of the neighborhood. However, the period of significance for the Stadium-Seminary National Historic District is listed as between 1888 and 1930. As such, the building located at 201 N Yakima Street falls outside the period of significance for the Historic District. *See figure 30.*

The residential building at 205 N Yakima is screened by vegetation and does not represent an established or familiar feature of the neighborhood.

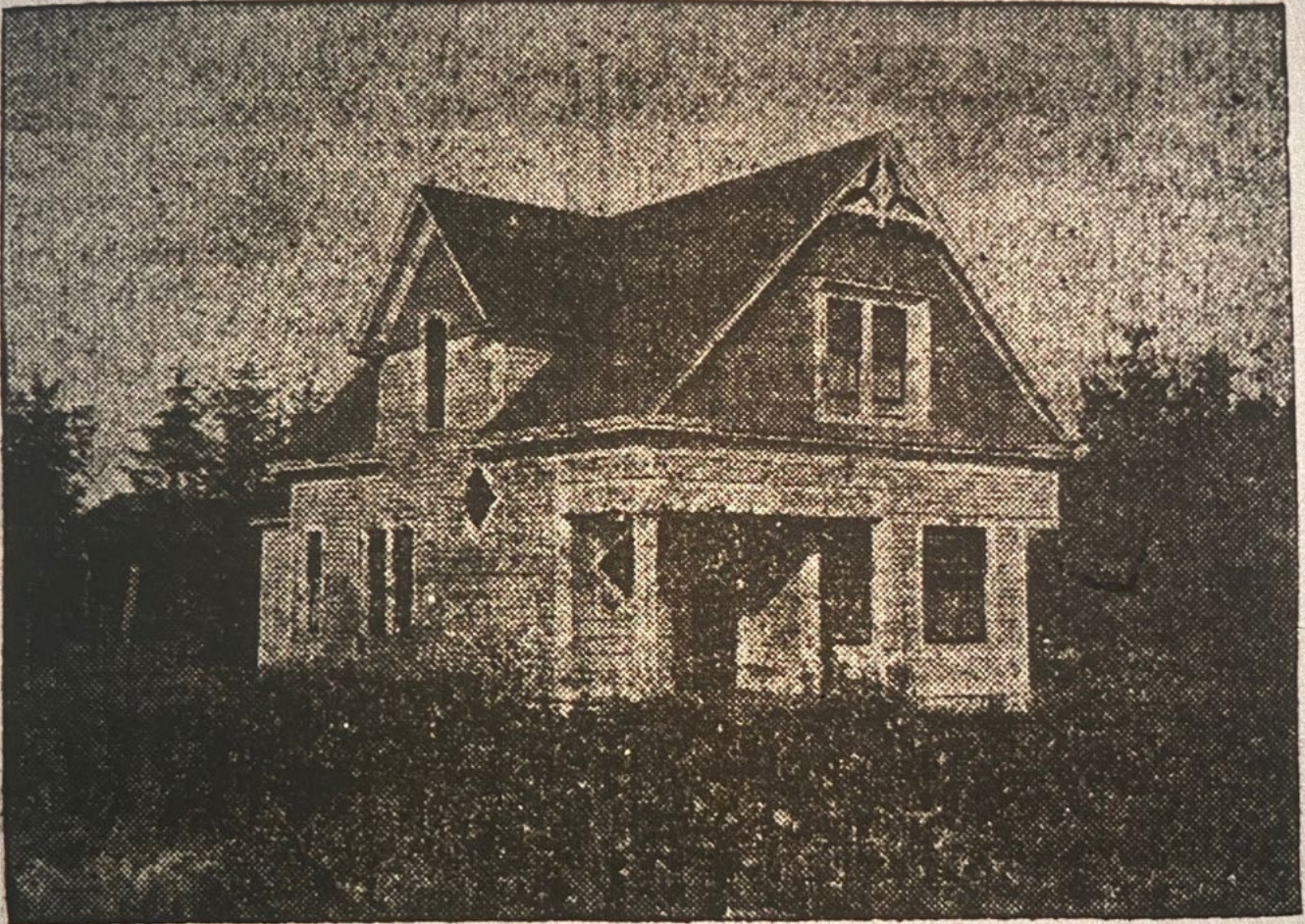
Prepared by:
Ellen F. C. Mirro, AIA
Audrey N. Reda, MArch
Katherine V. Jaeger, MFA
Studio TJP
1212 NE 65th Street
Seattle, WA 98115
www.tjp.us

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8. FIGURES

Tacoma Daily Ledger



Harry Nash's New Home, 205 North Yakima Avenue.

This one-and-a-half-story residence contains seven rooms, pantry, bathroom and hall. The cost to build was \$2,100. The house stands on two lots and the ground dimensions of the house are 26x34 feet.

The general contractor on this building was J. E. Darling, South Forty-first and Sprague streets. The plumbing was done by Adolf Gehrl & Co., 1113 South Tacoma avenue. The Davies-Sherman Machinery & Electrical company, 1540 Commerce street, installed the electrical fixtures. The hardware was furnished by the Washington Hardware company, 928 Pacific avenue. This house is piped for gas lights and gas range. Photo by S. A. McCandless.

Figure 1 • "Harry Nash's New Home, 205 North Yakima Avenue," 1902

Tacoma Public Library Digital Collections: Richards Studio A446496



Figure 2 • Exterior of Wahlgren's Floral, 1949

Tacoma Public Library Digital Collections: Richards Studio A446493



Figure 3 • Interior of Wahlgren's Floral, 1949

Tacoma Public Library Digital Collections: Richards Studio D621212



Figure 4 • Image of new stop sign with Wahlgren's Floral in background, ca. 1950s

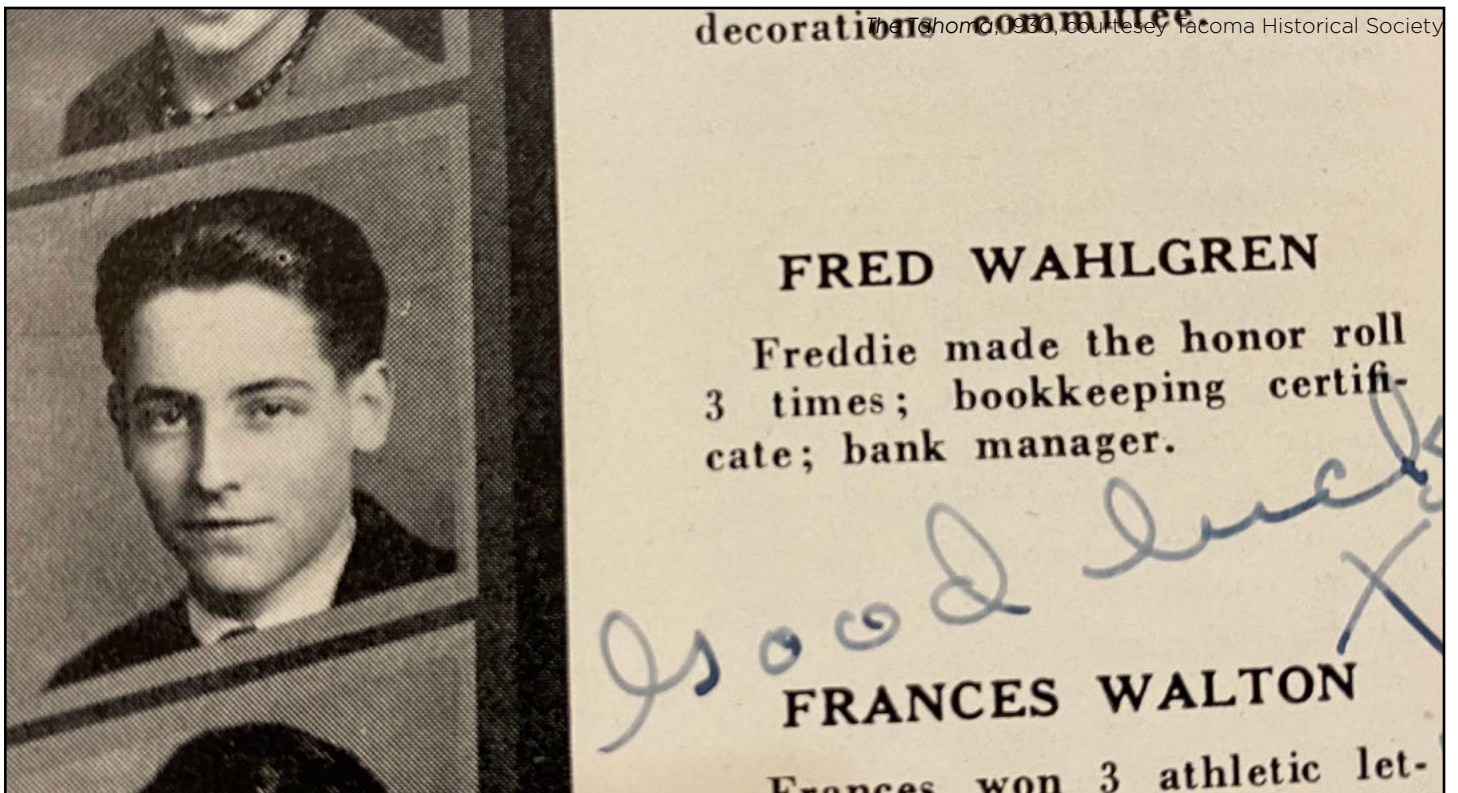
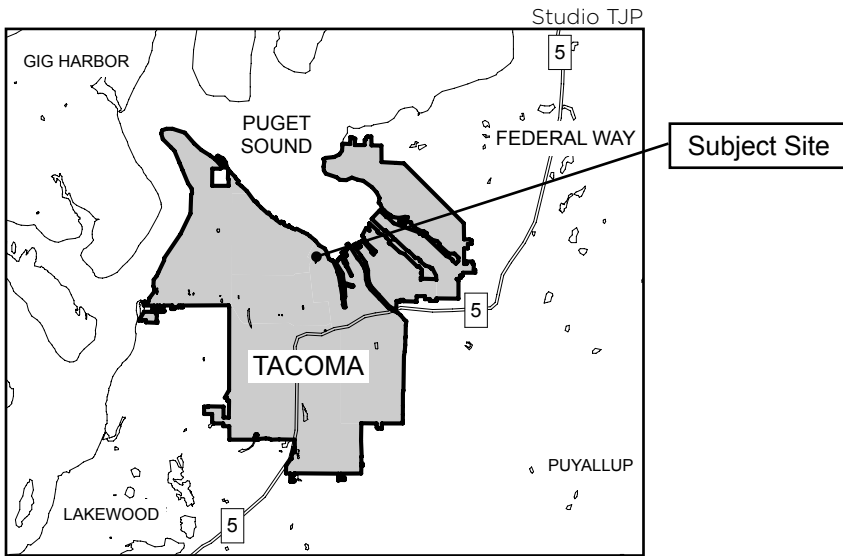


Figure 5 • Fred Wahlgren, senior yearbook photo from *The Tahoma*, the Stadium High School yearbook

Tacoma Sunday News Tribune & Ledger



Figure 6 • Lillian Wahlgren, 1954



City of Tacoma Planning and Development Services: Historic Districts

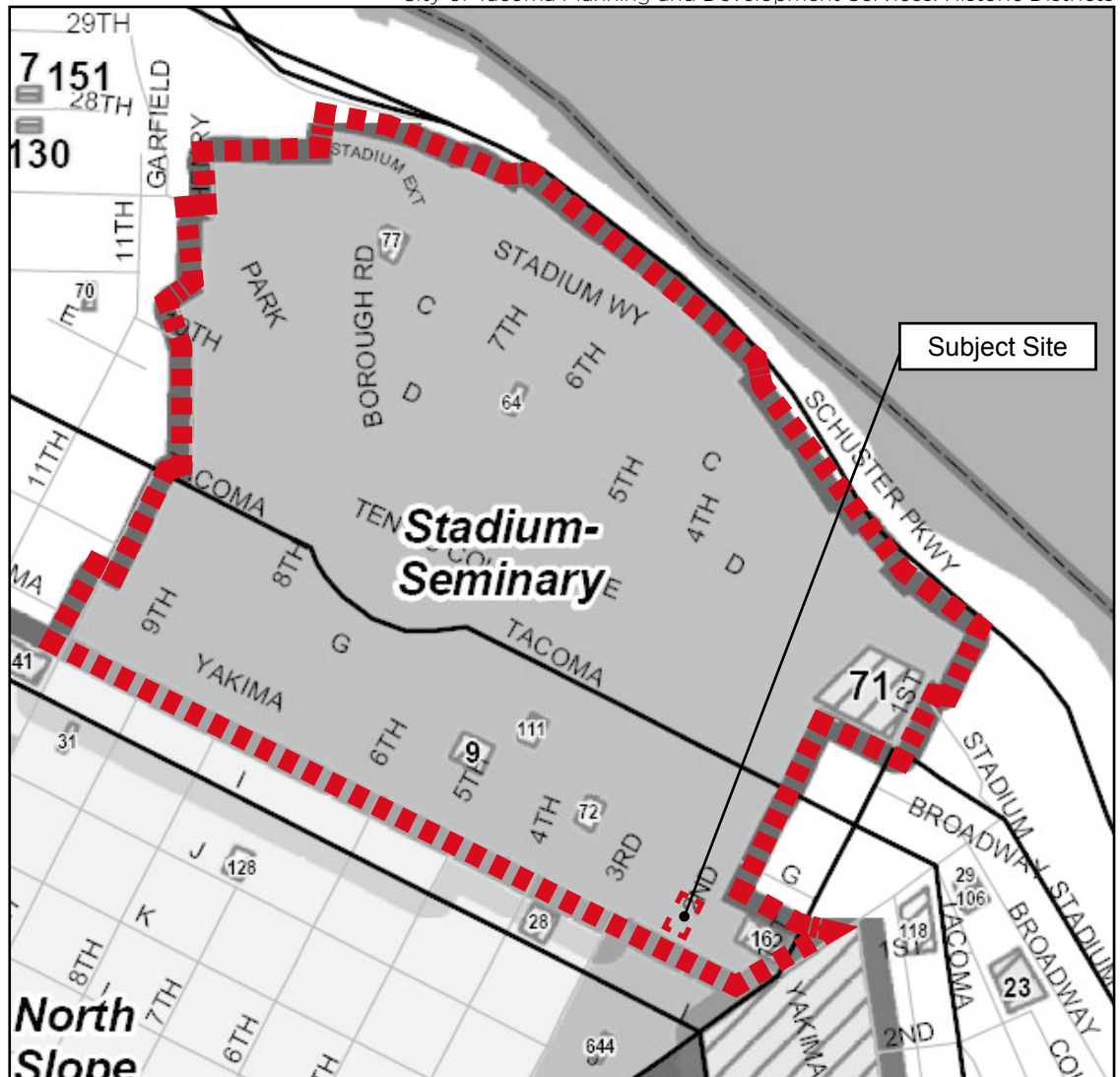


Figure 7 • Location Maps



Figure 8 • Aerial View

Project N



N





Figure 9 • View A - Viewing east on N Yakima Avenue



Figure 10 • View B - Viewing northwest across N Second Street

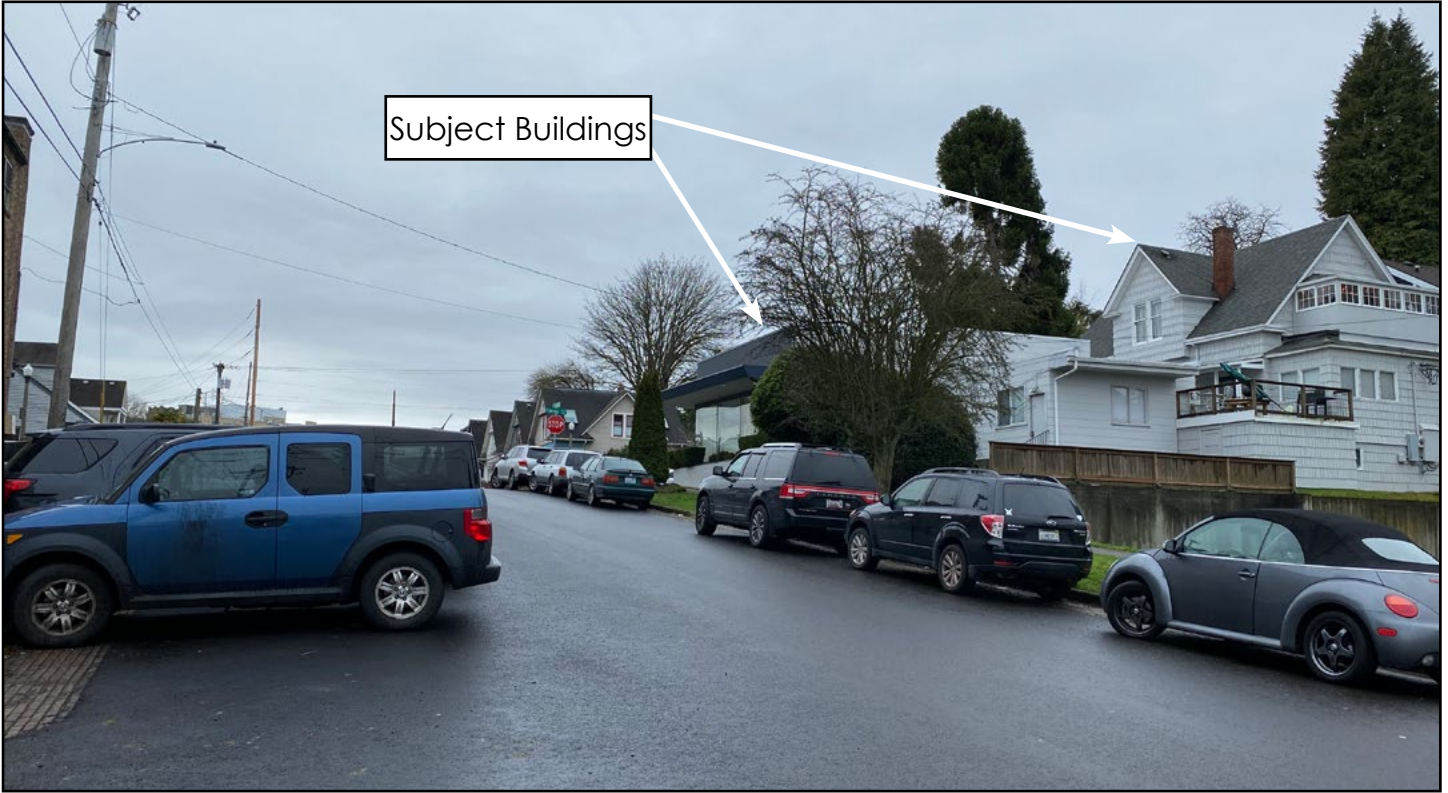


Figure 11 • View C - Viewing southwest on N Second Street



Figure 12 • View D - Viewing northwest on N Yakima Avenue

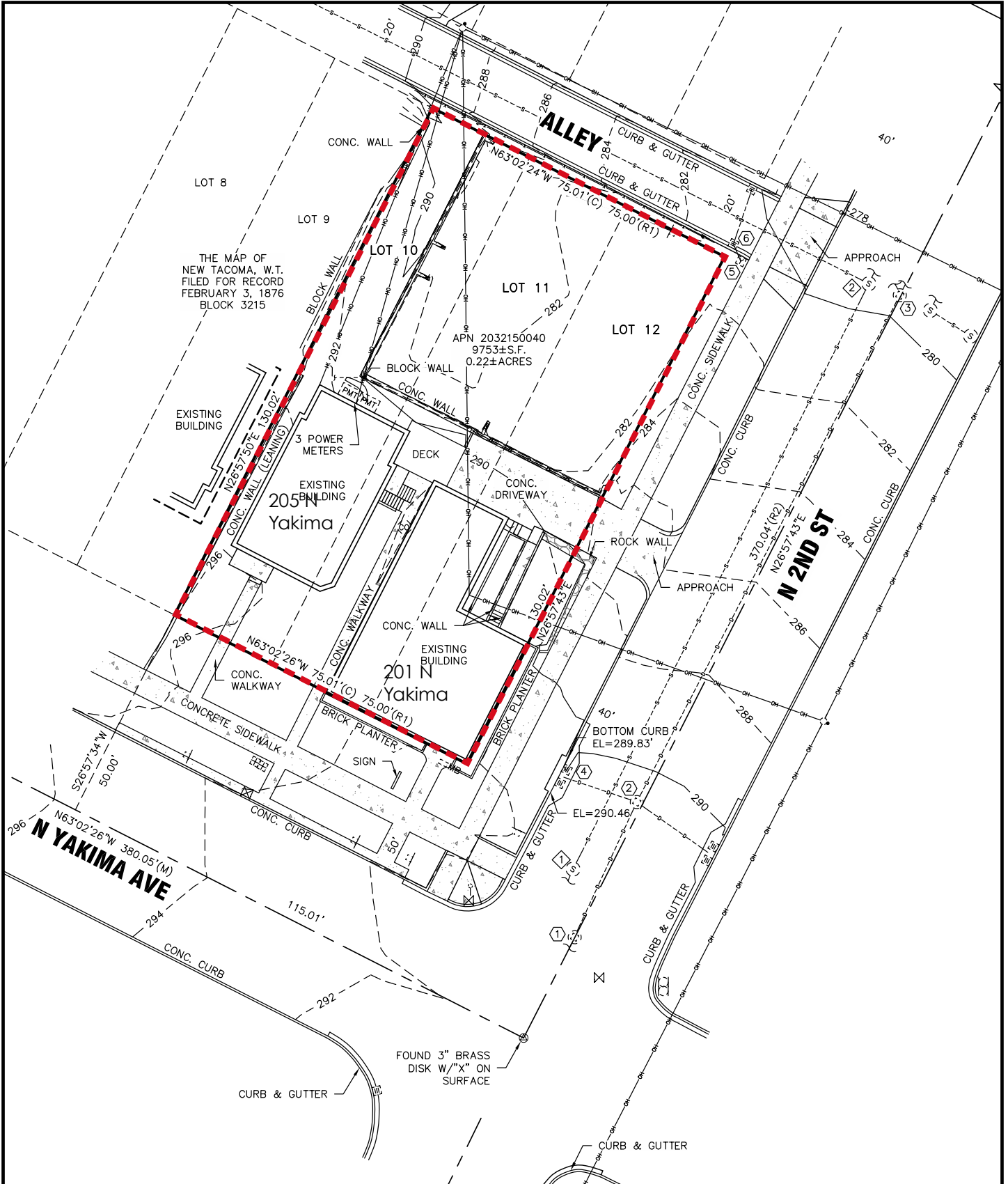


Figure 13 • Topographic Survey Map

Studio TJP, 2/5/20



Figure 14 • 201 S Yakima, viewing from the south

Studio TJP, 2/5/20



Figure 15 • 201 S Yakima, eastern façade

Studio TJP, 1/20/20



Figure 16 • 201 S Yakima, southern façade

Studio TJP, 2/5/20



Figure 17 • 201 S Yakima, southern façade detail of entry door



Figure 18 • 201 S Yakima, western façade



Figure 19 • 201 S Yakima, northern façade



Figure 20 • 201 S Yakima, rear addition

City of Tacoma Planning and Development Services

INSPECTION RECORD			ZONE _____		
PERMIT		NATURE OF PERMIT	INSPECTIONS		
DATE	NO.		ROUGH FORMS	FRAME	FINAL
11-2-45	6981	Bldg. sign \$300			12-13-45
6-17-49	7672	Bldg. florist shop \$10,000	O.K.	O.K.	3-21-50 JC
7-14-49	2782	Plmbg. 4 fixtures			
8-15-49	8271	Bldg. re-hang neon sign \$250			O.K.

Figure 21 • City of Tacoma inspection record 205 No. yakima, now 201 N Yakima

City of Tacoma Planning and Development Services

INSPECTION RECORD			ZONE		
ADDRESS		PLAN FILE		C.O. DATE	
PERMIT		NATURE OF PERMIT	INSPECTIONS		
DATE	NO.		ROUGH FORMS	FRAME	FINAL
7-31-50	1505	Bldg. retaining wall \$3,000			4-4-52 JC
2-8-51	2917	Bldg. add'n to florist shop \$500			5-25-51 JC

Figure 22 • City of Tacoma inspection record 205 No. yakima, now 201 N Yakima

City of Tacoma Planning and Development Services

APPLICATION AND BUILDING PERMIT
DEPARTMENT OF BUILDING - CITY OF TACOMA
Date: 6-17-49 Permit No: B 7672
Address: 205 No. Yakima Ave
Owner: Fred H. Walgren
Contractor: Hugh Kelly
Amount: \$1000
City Engineer: [Signature]
Remarks: Will begin plans next week

City of Tacoma Planning and Development Services

APPLICATION AND BUILDING PERMIT
DEPARTMENT OF BUILDING - CITY OF TACOMA
Date: 2-8-50 Permit No: C 2917
Amount: \$500
Address: 201 No. Yakima
Owner: Fred H. Walgren
Contractor: [Signature]
City Engineer: [Signature]
Remarks: Add'n to florist shop

Figure 23 • City of Tacoma Department of Building receipts for permits 7672 and 2917

Studio TJP, 2/5/20



Figure 24 • 205 S Yakima, southern façade

Studio TJP, 1/20/20



Figure 25 • 205 S Yakima, western façade

Studio TJP, 2/5/20



Figure 26 • 205 S Yakima, northern façade

Studio TJP, 2/5/20



Figure 27 • 205 S Yakima, view from Second Avenue



Figure 28 • 205 S Yakima, eastern façade

City of Tacoma Planning and Development Services

BUILDING INSPECTION RECORD									
BUILDING PERMIT		PLUMBING PERMIT				INSPECTION			
ADDRESS 205 1/2 No. Yakima Ave		OWNER Wahlgren Florist				ZONE			
DATE 2-9-73	NO. E 43318	DATE		NO.		BUILDING		FINAL <i>DK Bnd</i> <i>3/6/73</i>	
NATURE OF WORK \$450		WATER - CLOSETS		WATER - HEATER		PLUMBING			
Re-roof dwelling unit		BATH TUBS		FLOOR DRAINS		ROUGH			
FOUNDATION		WASH BASINS		SINKS		FINAL			
CHIMNEYS		SINKS		A.W. MACHINE		HEATING			
FRAMING		WASH TRAYS		WATER - HEATER		FINAL			
GARAGES		A.W. MACHINE		FLOOR DRAINS		SEWER OR SEPTIC TANK			
Milhans Roofing		SHOWER BATHS		SINKS					
		URINALS		SHOWER BATHS					
		DISHWASHER		URINALS					
		DR. FOUNTAIN		DISHWASHER					
				DR. FOUNTAIN					

Figure 29 • Building Inspection Record for 205 1/2 No. Yakima, now 205 N Yakima



Figure 30 • Mural at Shake Shake Shake, 124 N Tacoma Avenue, located in outdoor eating area off Second Street