



TO: Elizabeth Pauli, City Manager
FROM: Peter Huffman, Planning and Development Services
COPY: Infrastructure, Planning and Sustainability Committee; Brian Boudet; Mike Slevin
PRESENTER: Reuben McKnight, Planning and Development Services
SUBJECT: Landmarks Preservation Commission Recommendation for 201 North Yakima Historic Designation (Wahlgren Florist Shop)
DATE: December 18, 2020

PRESENTATION TYPE:

Request for Resolution

SUMMARY:

Historic Preservation staff, along with the Chair of the Landmarks Preservation Commission (Commission), will present the recommendations of the Commission regarding the addition of the building located at 201 North Yakima to the Tacoma Register of Historic Places.

BACKGROUND:

This item is being brought forward to the Committee for several reasons.

First, this property was subject to demolition review under the City's recently adopted demolition review ordinance (Tacoma Municipal Code 13.12.570), which requires the Commission to review any proposed demolitions within National Register Historic Districts. The buildings on the subject property and the adjacent property are proposed for demolition to make way for a new multifamily development, as allowed in the NCX zone. The owner of the properties commissioned a Historic Property Assessment Report as required by the demolition review ordinance. During their review of the Assessment Report, the Commission voted to recommend to this Committee that the property be formally considered for historic designation, as per the demolition review process, on April 22, 2020.

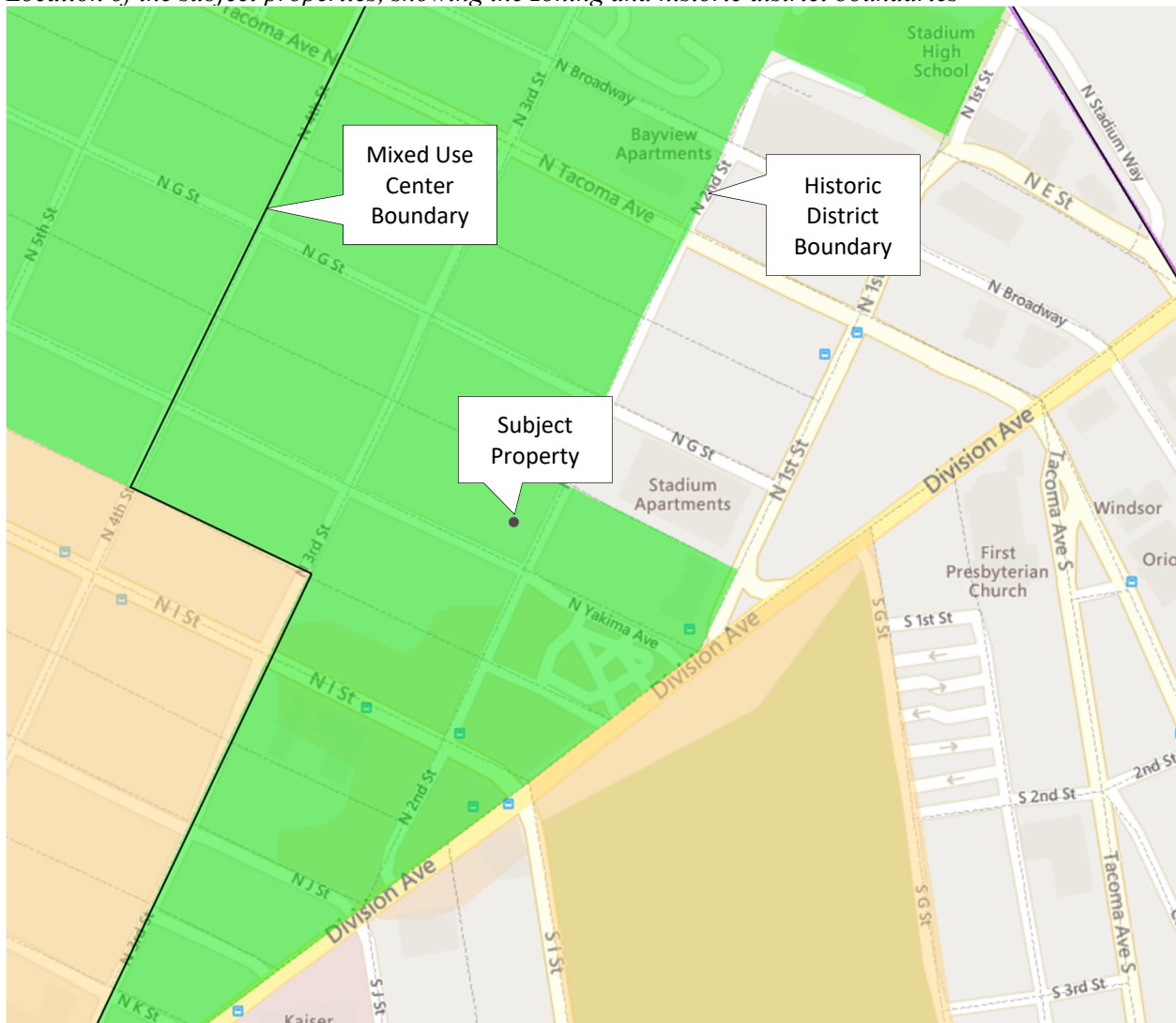
While this recommendation was pending a Committee date due to COVID-19, Historic Tacoma, an independent citizen advocacy group, submitted a nomination for both buildings to the Tacoma Register of Historic Places. That nomination, which is opposed by the owner, effectively made the demolition review process moot since the nomination application triggered a full review of the historic significance of the sites.

After a complete review, including a historic analysis of the properties and a public hearing, on October 14, 2020, the Commission found that the building at 201 North Yakima meets the criteria for inclusion on the historic register and voted to recommend the same to City Council.

Due to the multiple reviews of the subject property, both as a demolition permit review and as a nomination recommendation, and because the nomination is not supported by the owner, this item is being brought to Committee seeking a recommendation to the full City Council regarding the Commission's recommendation for historic designation.

The Commission's Findings and Recommendations Report is attached to this memorandum, along with the nomination to the Tacoma Register of Historic Places submitted by Historic Tacoma and the Historic Property Assessment Report submitted by the owner.

Location of the subject properties, showing the zoning and historic district boundaries



ISSUE:

The City Council is asked to decide whether to adopt a resolution to place the Wahlgren Florists Shop on the Tacoma Register of Historic Places, as recommended by the Commission, or to deny the nomination, as per the owner's wishes. In addition to the multiple analyses, the overlap between the underlying Mixed-Use Center zoning and the Stadium Seminary National Register Historic District present potentially competing objectives for the City Council to weigh.



ALTERNATIVES:

If City Council places the Wahlgren Florists Shop on the Tacoma Register of Historic Places, the building will require the approval of the Commission for any exterior alterations, including demolition. This will protect the building, but will also significantly affect the planned future development on the site.

If City Council does not place the Wahlgren Florists Shop on the Tacoma Register of Historic Places, it will not be protected. The historic preservation review process for this project will be concluded. It is likely the building will be demolished to make way for the future development as planned.

FISCAL IMPACT:

Administering the Tacoma Register of Historic Places and the operations of the Commission is funded by both enterprise and general funds. There are over 165 properties currently listed on the Tacoma Register, and there is no specific fiscal impact to the Historic Preservation Program anticipated to result from the designation of this property to the historic register.

RECOMMENDATION:

The Commission recommends the addition of the Wahlgren Florists Shop at 201 North Yakima to the Tacoma Register of Historic Places, as an important surviving connection with the historic cut flower industry of Tacoma. Placing this building on the Tacoma Register would protect this building for future generations and promote awareness of this historical narrative.

Future development projects and neighborhood residents would benefit from a review of the overlap between the underlying Mixed-Use Center zoning and the Stadium Seminary National Register Historic District.

Following this Committee's recommendation, a resolution will be scheduled for the next available City Council meeting.



City of Tacoma
Landmarks Preservation Commission

**FINDINGS AND RECOMMENDATIONS OF THE LANDMARKS PRESERVATION
COMMISSION**

**NOMINATION OF THE PROPERTIES AT 201 AND 205 N YAKIMA TO THE TACOMA
REGISTER OF HISTORIC PLACES**

OCTOBER 14, 2020

BACKGROUND

The Wahlgren house, at 205 N. Yakima Avenue, was built before 1902 and the Wahlgren Florist Shop, at 201 N. Yakima Avenue, was built in 1949. The house and shop are within the boundaries of the 1977 Stadium-Seminary Washington Heritage and National Register Historic Districts. Both of these structures have been nominated to the Tacoma Register of Historic Places by Historic Tacoma. The owner opposes this nomination.

PREVIOUS ACTIONS

On April 22, 2020, the Landmarks Preservation Commission reviewed a historic property assessment report prepared on behalf of the ownership as required by TMC 13.12.570.B for demolition of structures located within a National Register Historic District. Both buildings are planned for removal to make way for new development.

The Historic Property Assessment report determined that the properties did not appear to meet the criteria for designation, an assessment with which staff concurred. The Commission disagreed with the assessment report recommendations and found that the properties should be formally considered for inclusion on the Tacoma Register of Historic Places based upon its association with the flower industry in Tacoma and the Wahlgren family. Due to COVID-19, the recommendation is has been pending review at the City Council Infrastructure, Planning and Sustainability Committee.

On May 27, 2020, Historic Tacoma submitted an independent nomination for both properties to the Historic Preservation Office. Upon request of the owner, a 30-day review period was granted. On August 12, 2020 the Commission conducted a preliminary review of the nomination and voted to schedule it for a public hearing on September 9. Following the hearing, the Commission reviewed testimony and comments at its September 23 meeting.

FINDINGS

1. On May 27, 2020, Historic Tacoma, an independent non-profit historic preservation advocacy group, submitted a nomination for 201 and 205 N Yakima Avenue (Wahlgren's Florists and Wahlgren residence, respectively) to the Tacoma Register of Historic Places.
2. Nomination of properties to the Tacoma Register of Historic Places listing follows procedures defined in 13.07.050.
3. Any person may submit a nomination of a property to the Tacoma Register of Historic Places so long as evidence is provided in the nomination that the owners of the subject property have been contacted prior to submittal by the nominator. A letter to A&A Property Holdings LLC met this requirement.

4. On June 18, the Historic Preservation Officer determined that the nomination was complete and notified Historic Tacoma and the property owner, A&A Property Holdings LLC. At that time, the owner requested an additional 30 days to review and respond to the nomination as provided by the municipal code, which was granted and the nomination was scheduled for its first review (Preliminary Review) on August 12, 2020.
5. On August 12, 2020, the Landmarks Preservation Commission reviewed the nomination and concluded that the buildings did appear to meet the threshold criteria in the municipal code for age and integrity, and appeared to meet the nomination criteria A, B, C and F (discussed below). The Commission voted to schedule the nomination for a Public Hearing on September 9, 2020.
6. The hearing was conducted via virtual webinar on September 9, 2020. Notice was sent to adjacent property owners within a 400' radius 14 days prior to the meeting and published in the News Tribune on September 2, as well as posted to the Landmarks Commission agenda website and distributed by email.
7. Following the public hearing, the Commission reviewed testimony and discussion on September 23 and directed staff to prepare findings for review and action at the Commission meeting of October 14.
8. The building at 201 N Yakima was built in 1949 on its current site as a florist's shop. The building is a one story flat-roofed commercial building with large projecting canopy and a steel pipe column structural system supporting the front elevation, large glass display windows, Roman brick planter boxes below the windows, recessed lighting under the canopy, and originally, a Vitrolite glass parapet with a projecting neon sign that contained the name of the business. Several alterations have occurred over the years, including a 1951 addition to the rear of the property, two window replacements on the addition, loss of the original business sign and the removal or covering of the Vitrolite glass panels on the parapet with a corrugated metal sheathing.
9. The residence at 205 N Yakima was constructed in 1902 and converted to a multifamily residence sometime prior to the 1930s; this conversion resulted in the infill of a first floor alcove porch and the addition of a pent roof, installation of two separate entrances. The other principle changes to the building include an enclosed porch on the north elevation and a storage shed on the northeast corner of the building. The building was included in the 1977 inventory of the Stadium Seminary National Register Historic District as a "secondary" structure. Buildings within the district were categorized at the time as "Pivotal," "Primary," "Secondary" or "Intrusive."
10. The nomination submitted to the Commission cited several criteria for historic significance in the Tacoma Municipal Code.
 - (i) Criterion A for the buildings' association with the major flower and bulb growing industry in and around Tacoma from the 1920s to the 1960s.
 - (ii) Criterion B for the buildings' association with the lives of persons and communities significant to Tacoma's past. According to the nomination, the house is associated with Harry Nash, a Washington Territory pioneer who established a thriving Tacoma butcher and meat market business. It is also associated as the residence and business site of Swedish immigrant Fred P. Wahlgren, his wife Dora, and their children Lillian M. and Fred G., who all operated a successful florist business at the site for some 68 years.

- (iii) Criterion C for embodying the distinctive characteristics of a type and period. The florist shop at 201 N. Yakima Avenue was nominated as an example of Modernist-style commercial architecture. The house at 205 N. Yakima Avenue has undergone some alterations since its initial construction; it was nominated as an example of the Free Classic variant of the Queen Anne-style found in modest, early 20th Century residences.
 - (iv) Criterion F. Wahlgren's Florist shop at 210 N. Yakima has been a prominent feature of the corner of N. Yakima Avenue and N. 2nd Street since its construction in 1949.
11. During the preliminary nomination review, the owner was represented by Ellen Mirro, a professionally qualified architectural historian. Ms. Mirro stated that the owner did not support the nomination and that while the owners recognized the significance of the Wahlgren family and the florist business associated with the buildings, they did not believe it was sufficient to meet the threshold criteria for nomination. Ms. Mirro also indicated that Fred Wahlgren did not consider the properties part of his family's legacy, and presented a letter from him stating his intention in the decision to sell them. Further, she argued that the buildings had been altered, which in turn affected the ability of the building to convey their period as well as original designs.
 12. At the preliminary nomination review, the Commission found that the properties appeared to meet the threshold criteria for age and integrity, and appeared to meet several of the designation criteria, and voted to schedule the nomination for a public hearing to receive public comment.
 13. The hearing was conducted via virtual webinar on September 9, 2020. Notice was sent to adjacent property owners within a 400' radius 14 days prior to the meeting and published in the News Tribune on September 2.
 14. A total of 19 email, written and oral comments were received at the hearing. The majority of the comments (15) were in support of the nomination. Specific reasons for support included: the buildings are historically or architecturally significant (9), the commenter is opposed to the proposed development (4), and general support (5). Comments opposing the historic designation (4) included: the original owner does not support (1), current owner intends to provide housing (1), people are opposing the nomination because they do not want apartments (1), the city needs new development (1), and the subject buildings do not meet the historic eligibility criteria (1).
 15. The first criterion cited in the nomination is Criterion A, which states: *Is associated with events that have made a significant contribution to the broad patterns of our history.*
 16. The nomination states that the florist shop is significant under this criterion for its association with the major flower and bulb growing industry in and around Tacoma from the 1920s through the 1960s. Fred Wahlgren established a floral business at the site in 1934 that continued for 68 years. According to the nomination, the business is also significantly associated with Japanese American Robert T Mizukami and the Fife Gardenville Greenhouses, as well as the annual Daffodil Festival.
 17. The owner contends that 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, nor does it convey any historical association with the broad patterns of history, in this case the flower industry in Tacoma and the Japanese American community, through its appearance. The owner stated that the building therefore does not qualify for designation under this criterion.

18. Upon analysis, the Commission believes the florist shop is a rare surviving connection with the cut flower industry in Tacoma and the south Puget Sound. Tacoma was the center of one of the largest flower industries in the United States, but now the local industry is gone. The Commission further feels that the association with the historical narrative of Tacoma's flower industry is intact despite the loss of the vitrolite panels on the parapet, and the business identity sign.
19. However, the Commission does not find the association with the Japanese American flower business nor the association with Robert T. Mizukami to be significant as documented in the nomination document.
20. The florist shop is also nominated under Criterion B, which states: *Is associated with the lives of persons significant in our past.*
21. The nomination states that 201 N Yakima is eligible for its association with Harry Nash, a Washington Territory Pioneer who established a thriving butcher and meat market business, and with the Wahlgren family and their business.
22. Conversely, the owner contends that although the subject buildings are associated with the Wahlgren family and Wahlgren's Floral, the mere longevity of a business and residency is not enough to consider the members of the Wahlgren family to be considered "significant" to the history of the city of Tacoma.
23. Upon review of the criteria, the Commission believes that, although the building is associated with the Wahlgren family and their business, that association is diminished due to the loss of the sign on the building. There is no evidence of any association for this building with Harry Nash, nor evidence of the historical importance of Mr. Nash. The Commission therefore finds that the florist's shop does not meet Criterion B.
24. The florist shop is nominated under Criterion C, which states: *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.*
25. According to the nomination, 201 N Yakima is eligible as an "excellent and rare" example of Modernist style commercial architecture in the Stadium District and exhibits a high quality of design through its enframed window walls, flat roof and parapet and extended awning with original light fixtures and Roman brick planters.
26. The owner contends that, although the building is a midcentury commercial building, being a "type" of building does not alone convey significance. Due to alterations, it no longer has the ability to embody or convey its type.
27. Upon review of this criterion, the Commission acknowledges that the building is an example of a midcentury building. Although it is "emblematic" of a midcentury commercial building, and does possess some distinctive characteristics of the type, the Commission finds that it is not is not a significant or exceptional example of a midcentury commercial building, and therefore does not meet Criterion C.
28. The florist shop is also nominated under Criterion F, which states: *Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.*

29. The nomination contends that 201 N Yakima is eligible as it has been a prominent feature on the corner of N Yakima Avenue and N 2nd Street since 1949, and that this significance is evidenced by its being prominently featured on a mural at Shake Shake Shake, a nearby restaurant.
30. The ownership acknowledges that the building does appear on a community mural, but also contends that being a structure on a corner does not alone indicate that a building is significant.
31. Upon review of this criterion, the Commission finds that the building does have singular physical characteristics and is clearly an established and familiar feature of the neighborhood, and therefore meets Criterion F.
32. The residence at 205 N Yakima is nominated under Criterion A, which is described above.
33. The nomination states that the house at 205 N Yakima is significant under Criterion A for its association with the Wahlgren Family, and their floral business, which is also associated with the Japanese American florist and businessperson Robert T Mizukami. The house is also nominated under this criterion as an example of housing for working and lower middle class residents of Tacoma.
34. The owner states that the association of this house with the history of the floral industry and with the Mizukami Family business is tenuous, and that it does not appear to meet any of the criteria for significance and designation under the Tacoma Municipal Code.
35. Upon review of this criterion, the Commission does not find any significant association with Robert T. Mizukami or the Japanese flower industry. The Commission also finds that, although the home is clearly associated with the Wahlgren family, the association with the business does not appear to be historically significant. Lastly, the home does not appear to be significant as an example of housing for middle/working class people. Therefore, the Commission finds that the residence does not meet Criterion A.
36. The residence is also nominated under Criterion B, described above.
37. The nomination states that 205 N Yakima is eligible for its association with Harry Nash, a Washington Territory Pioneer who established a thriving butcher and meat market business, and with the Wahlgren family and their business. A brief biography of Mr. Nash is included in the nomination, describing his life and businesses.
38. As with the florist shop, the owner contends that the mere longevity of a business and residency is not enough to consider the members of the Wahlgren family to be considered "significant" to the history of the city of Tacoma.
39. Upon review of this criterion, the Commission does not find any significance in the association of the house to the Wahlgren family, or with Mr. Nash. Therefore, the Commission finds that the residence does not appear to meet Criterion B.
40. The residence is also nominated under Criterion C, which is described above.
41. The nomination indicates that 205 N Yakima is eligible as an example of the Free Classic variant of a Queen Anne style residence built in the early 20th century, with elements that include a steeply pitched cross gabled roof, asymmetrical entrance, wood shake siding and projecting bay, and decorative windows.

42. The owner counters that because the house has been altered, it no longer clearly conveys its architectural types or period of construction in a significant way.
43. Upon review of this criterion, the Commission finds that it is not a significant example of a Free Classic Queen Anne residence, and therefore does not meet Criterion C.

CONCLUSION AND RECOMMENDATION

1. The Commission finds that the florist shop at 201 N Yakima meets Criterion A, for its association with events that have made a significant contribution to the broad patterns or our history.
2. The Commission also finds that the property at 201 N Yakima meets the eligibility criteria for Criterion F, as an established and familiar visual feature of the neighborhood.
3. The Commission finds that the residence at 205 N Yakima does not appear to meet the criteria for inclusion in the Tacoma Register of Historic Places.
4. Therefore, the Commission recommends to City Council that Wahlgren's Florist Shop at 201 N Yakima should be listed on the Tacoma Register of Historic Places under Criteria A and F.

Landmarks Preservation Commission

Tacoma Community and Economic Development Department



747 Market Street ❖ Room 345 ❖ Tacoma WA 98402-3793 ❖ 253.591.5254

TACOMA REGISTER OF HISTORIC PLACES NOMINATION FORM

This form is required to nominate properties to the Tacoma Register of Historic Places per Tacoma Municipal Code 13.07.050. Type all entries and complete all applicable sections. Contact the Historic Preservation Office with any questions at 253-591-5254.

PART 1: PROPERTY INFORMATION (for 'HELP' press the F1 key)

Property Name

Historic Name Wahlgren's Florist shop & Wahlgren house Common Name 201 & 205 N. Yakima Avenue

Location

Street Address 201 & 205 North Yakima Avenue Zip 98403

Parcel No. 2032150040

Legal Description and Plat or Addition: Lots 10,11 and 12, Block 3216, 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 County, Washington; Together with that portion of vacated alley which attaches by operation of law. Situated in the County of Pierce, State of Washington.
Section 32 Township 21 Range 03 Quarter 42 : NEW TACOMA

Nominated Elements

Please indicate below significant elements of the property that are included in the nomination by checking the appropriate box(es) below. These elements should be described specifically in the narrative section of this form.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Principal Structure | <input type="checkbox"/> Site |
| <input checked="" type="checkbox"/> Historic Additions | <input type="checkbox"/> Historic Landscaping, Fencing, Walkways, etc. |
| <input type="checkbox"/> Accessory Buildings/Outbuildings | <input type="checkbox"/> Interior Spaces/Other (inventory in narrative) |

Owner of Property

Name A&A PROPERTY HOLDINGS LLC

Address 1020 S 344TH ST STE 201 City Federal Way State WA Zip 98003

Is the owner the sponsor of this nomination? If not, please provide evidence that the owner has been contacted.

Yes ☐ No ☒

Owner Signature, if possible:

Form Preparer

Name/Title	<u>Kathleen Brooker</u>	Company/Organization	<u>Historic Tacoma</u>
Address	<u>P.O. Box 7664</u>	City	<u>Tacoma</u> State <u>WA</u> Zip <u>98417</u>
Phone	<u>(206) 619-9115</u>	Email	<u>kbrooker1@gmail.com</u>

Nomination Checklist—Attachments

- | | |
|--|---|
| <input checked="" type="checkbox"/> \$100 Filing Fee (payable to City Treasurer) | <input checked="" type="checkbox"/> Continuation Sheets |
| <input checked="" type="checkbox"/> Site Map (REQUIRED) | <input type="checkbox"/> Historical Plans |

04/2017

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

Landmarks Preservation Commission

Tacoma Community and Economic Development Department



747 Market Street ❖ Room 345 ❖ Tacoma WA 98402-3793 ❖ 253.591.5254

- ☒ Photographs (REQUIRED): *please label or caption photographs and include a photography index*
- ☐ Other (please indicate): _____
- ☒ Last Deed of Title (REQUIRED): *this document can usually be obtained for little or no cost from a titling company*

FOR OFFICE USE

Date Received _____

Fee Paid _____

Narrative (continued)

PART 2: PHYSICAL DESCRIPTION

Extent of Changes

Please summarize the changes that have been made to the original plan, exterior, materials, cladding, windows, interior, and other significant elements by selecting the choices below. If the property has been previously documented, these may be indicated on the Washington State Historic Property Inventory Form. These changes should be described specifically in the narrative section of this form.

	Original Materials Intact			Original Materials Intact	
Plan (i.e.: no additions to footprint , relocation of walls, or roof plan)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Interior (woodwork, finishes, flooring, fixtures)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Original cladding/exterior materials	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Other elements	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Windows (no replacement windows or replacement sashes)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			

Physical Description Narrative

Describe in detail the original (if known) and present physical appearance, condition and architectural characteristics of the site (context, location), exterior (all four walls), and interior. Please include a list of known alterations and their dates (use additional sheets if necessary).

See Appendix I

Narrative Continuation

PART 3: HISTORICAL OR CULTURAL SIGNIFICANCE

Criteria for Designation

Tacoma Municipal Code recognizes six criteria of eligibility for inclusion on the Tacoma Register of Historic Places. Please select any that apply to this property, for which there is documented evidence included in this nomination form.

- ☒ A Is associated with events that have made a significant contribution to the broad patterns of our history; or
- ☒ B Is associated with the lives of persons significant in our past; or
- ☒ C Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D Has yielded or may be likely to yield, information important in prehistory or history; or
- ☐ E 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; or
- ☒ F Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

Historical Data (if known)

Date(s) of Construction	1902, 1949	Other Date(s) of Significance	1928, 1934, 1949, 1950
Architect(s)	N/A	Builder	J.E. Darling, Ray R. Kelly
Architectural Style(s)	Queen Anne, Modernist	Engineer	N/A
		Material(s)	wood, masonry

Statement of Significance

Describe in detail the chronological history of the property and how it meets the criteria for the Register of Historic Places. Please provide a summary in the first paragraph that lists the relevant criteria (use additional sheets if necessary). This section should include a thorough narrative of the property's history, context, occupants, and uses. If using a Multiple Property Nomination that is already on record, or another historical context narrative, please reference it by name and source.

See Appendix II and Appendix III

Appendix I: Appendix I: Part 2: Physical Description Narrative

Site

The small commercial building and adjacent residence 201 and 205 North Yakima Avenue respectively are located in the southwestern part of Tacoma's Stadium business district and well within the Stadium-Seminary National Register Historic District. Situated one block west of Division Avenue at the northwest corner of North Yakima Avenue and North 2nd Street, the corner on which these buildings sit characterizes the transition from more commercial uses to the east to primarily residential to the west. The 200 block of North Yakima Avenue is intact with no significant development since 1950 when the florist shop was built.

The buildings share a large rectangular lot (75' x 120'), which slopes downward to the north and is vacant on its northern half. The residence at 205 North Yakima occupies the western portion of the southern half of the lot, while the commercial building at 205 North Yakima Avenue occupies the eastern portion. The residential building is set back from North Yakima Avenue and is currently largely obscured from the right-of-way by dense vegetation. The commercial building is more visually prominent on its corner location and is separated from the surrounding sidewalks by small lawn areas transitioning to Roman brick planters with small bushes. A small paved driveway is located at the rear of the commercial building and accessed off of North 2nd Street.

201 North Yakima Avenue

A single-story commercial building constructed in 1949, 201 North Yakima Avenue features an irregular plan following a small rear addition to the western half of the northern elevation in 1950. The Modernist-style building is capped with a flat roof and surrounding tall parapet clad in non-original painted corrugated metal panels. The southern and eastern façades also feature an extending metal awning which contains original, recessed metal lighting features. Characteristic of its use, these two street-facing facades are enframed window walls with original plate glass windows and aluminum frames set on a low bulkhead of Roman brick and bordered by low Roman brick planters. The main entrance to the building is accessed from a concrete pathway off North Yakima Avenue and exhibits a single leaf, single glass pane commercial door with an ornamental aluminum push bar and glass transom above.

The less prominent western and northern elevations are clad in asbestos shingles (likely original) and exhibit limited fenestration and architectural detailing. The rear (north) addition from 1950, and now historic itself, is set back and not clearly visible from North 2nd Street due to a mature shrub located within a rock planter. This addition sits atop a raised concrete foundation and has non-original, two-light sliding windows in wood frames and a painted solid door accessed via a small set of concrete stairs. The rear addition also abuts a small portion of the extending porch of the adjacent residence at 201 North Yakima Avenue. Similar to the northern elevation, the western elevation exhibits limited fenestration consisting of a solid panel door and non-original two-light sliding window.

The building is in good overall condition and has not been substantially altered following the rear addition, which was completed only one year after the building's original construction. These alterations include the previously mentioned replacement of windows on the 1950 addition and the removal of a

neon sign. It is likely that the metal panels on the parapet, added sometime after 2016, conceal the original blue vitrolite glass tiles.

205 North Yakima Avenue

205 North Yakima Avenue is a two-story residence constructed in 1902 and featuring elements of the Queen Anne style. Rectangular in plan, it sits on a granite masonry foundation with basement and is capped by a front-facing gable roof with lower cross gables sheathed in asphalt shingles with an approximate one-foot overhang and punctuated by a masonry chimney near its northeastern corner. Vertical wood shake siding with an open keyway and even buttline sheathes a wood-frame structural system. Its primary, street-facing southern façade is framed above by the gable roof with a decorative cornice return and two original wooden-framed double-hung windows set centrally within the gable end. A non-original pent roof is situated below this gable ends and shelters the primary entrance, which is accessed via short concrete steps. Originally, a single-family residence, the building was converted to multi-family prior to the 1930s, resulting in the infill of a ground-level, inset porch and the installation of the two individual entrances, both of which contain wood-paneled and glass doors. East of the entryway, the building contains two, original, wood-framed double-hung windows, one of which is set within the canted, southeastern ground-level corner.

The eastern and western elevations are similar, and both feature short gable-ends with cornice returns and original, wood-framed, double-hung windows. On the eastern elevation, a bay window is located underneath the gable end, while a diamond-shaped window sits below on the western elevation. The eastern elevation also includes two sets of concrete stairs leading from the basement level to the main floor above and sheltered by a short shed roof. A small porch is also situated at the northern end of the eastern elevation above a storage shed or connecting passage, which abuts 201 North Yakima Avenue to the east. Remaining windows on both the eastern and western elevations are original, wood-framed and double-hung.

The northern elevation exhibits two enclosed porches, which extend out from the wall plane. On the main level, the enclosed porch runs the width of the building and exhibits three, potentially non-original, wood-framed picture windows and one original double-hung window at the western end. Situated atop this porch, is a secondary enclosed porch on the upper level, which is placed within the gable end. This porch does not appear to be original and does not exhibit the same wood-shake siding found throughout the rest of the building; rather, it is sheathed in vertical wood siding. This upper enclosed porch is capped by a shed roof and exhibits three-over-three wood-framed windows.

The building is in good overall condition with most of its original windows intact. However, it has seen some alteration since its initial construction. Many of these alterations likely occurred when the when the Wahlgren's bought the house in 1928 and increased the number of boarders. These alterations include the infill of the front porch and addition of a secondary entrance, the possible enclosed porch on the north elevation, and the addition of the storage shed at the northeastern corner of the building. Regardless of these alterations, the building retains a high level of overall integrity and is still representative of an early 20th century Queen Anne-style residence.

Appendix II: Part 3: Historical or Cultural Significance

Statement of Significance

At a 118 years of age for the Walhgren house at 205 N. Yakima Avenue and at 71 years of age for the Walhgren Florist Shop at 201 N. Yakima Avenue, both buildings meet the minimum criteria for inclusion on Tacoma's Register of Historic Places. Its history and residents are indicative of the development of that district as well as Tacoma itself, especially the important place the flower and bulb industry had in Tacoma and the South Sound from the 1920s through the 1960s. As a boarding house from the late 1920s until the 1980s, it is an example of working class or "missing middle" housing. Although the house has had some changes, those have been largely minor and are largely historic themselves. The florist shop is a fine example of early small-scale modernist architecture and is almost entirely intact.

The Walhgren house is a listed building in the Stadium Seminary National Register District. The house and shop sit well within the boundaries of the 1977 Stadium-Seminary Washington Heritage and National Register Historic District. They sit within an intact block of that district, which includes the 1890 Born-Lindstorm House (224 N. Yakima), listed individually on the Tacoma Register of Landmark Places, and the 1906 McNeeley House (223 N. Yakima). Within one block are several individually listed city landmarks: The Legacy Apartments (711-15 N. 1st), Wright Park, Crescent/New York Apartments (322 N. G), and the North Slope Historic District (Washington Heritage and National Register listed as well). Within two blocks are more city landmarks: 1904 John & Ella Snyder House (612 N. 4th St.), 1914 Ansonia Apartments (219 N. Tacoma Ave), 1928 Dorothy Apartments (301 N. Tacoma Ave) and 1924 First Presbyterian Church (20 S. Tacoma Ave.).

The shop and house at 201 and 205 N. Yakima Avenue meets the following criteria for inclusion on the Tacoma Register of Historic Places:

- Criterion A for its association with the major flower and bulb growing industry in and around Tacoma from the 1920s to the 1960s. Fred P. Walhgren established a florist business here in 1934 that continued for about 68 years, operated in later years by his wife and children. The business is also associated with Japanese-American Robert T. Mizukami and his Fife Gardenville Greenhouses as well as Tacoma's annual Daffodil Festival and parade. In addition, the house provided housing for a host of working and lower middle class residents of Tacoma.
- Criterion B for its association with the lives of persons and communities significant to Tacoma's past. It is associated with Harry Nash, a Washington Territory pioneer who established a thriving Tacoma butcher and meat market business. It is also associated as the residence and business site of Swedish immigrant Fred P. Walhgren, his wife Dora, and their children Lillian M. and Fred G., who all operated a successful florist business at the site for some 68 years.
- Criterion C for embodying the distinctive characteristics of a type and period. The florist shop at 201 N. Yakima Avenue is an excellent and rare example of Modernist-style commercial architecture in the Stadium District and exhibits a high quality of design through its enframed window walls, flat roof with parapet and extended awning with recessed light fixtures, decorative entry door, and Roman brick planters. The house at 205 N. Yakima Avenue has undergone some alterations since its initial construction; however, it remains clearly representative of the Free Classic variant of the Queen Anne-style modest residence constructed in the early 20th

Century and exhibits many character-defining features of the style, including its steeply pitched and cross-gabled roof, asymmetrical entrance, wood shake siding, and projecting bay and decorative windows.

- Criterion F. Wahlgren's Florist shop at 210 N. Yakima has been a prominent feature of the corner of N. Yakima Avenue and N. 2nd Street since its construction in 1949. It is prominently represented on a wall mural in the outdoor seating of the local restaurant Shake Shake Shake (124 N. Tacoma Ave.) along with other prominent buildings in the Stadium district: Stadium High School (111 N. E St.), First Church of Christ Scientist (902 Division), and the Roberts Brothers Grocery (now MBA Architects, 124 N. I St.). Both 201 and 205 and the Wahlgren family are featured in the book *Tacoma's Stadium District*.¹

Building history

201 North Yakima Avenue

Fred P. Wahlgren designed the Wahlgren's Floral Shop at 201 N. Yakima Avenue after a building that Lillian and he saw in San Francisco while attending a flower show there after the end of WWII. In 1949, he had Ray R. Kelly Construction build it.² With simple, clean lines, this building is a fine example of a small commercial building in the Modernist/International style. The open front allows a sweeping view of the interior that was an especially effective display in the evening as shown in the Richards Studio photograph (Fig. 8).

Raymond R. Kelly (1910 – 1984) was a prominent Tacoma building contractor active primarily in the 1940s through the 1960s. Kelly ran for city council in 1953 and served on the Tacoma School Board.

205 North Yakima Avenue

The house at 205 N. Yakima Avenue was built in 1902 by contractor Jacob E. Darling for Harry and Ellen Nash.³ It is a modest house with front-facing primary gable and lower cross gables in the Free Classic variant of the Queen Anne style. It is likely a pattern book design, such as 210 and 212 North Yakima across the street. Pattern book designs are common in the Stadium-Seminary and North Slope National Register Historic Districts. Other of Jacob E. Darling's houses share its general form and style, such as 4619 South Yakima Ave. (1903) and 620 North Oakes St. (1907). Other nearby houses share the same general form and Free Classic style, such as the row of four Russell & Heath designed cottages around the corner at 803 – 809 N. 2nd St. In 1977, it was specifically listed in the Stadium-Seminary Washington Heritage Register and National Register District nomination.⁴ The house was later owned by George R. and Nellie J. Carlaw and then by the Wahlgren family into the 2000s.

Jacob E. Darling (~1862 – 1929) was born in Canada and immigrated to America as a child, his family living in Michigan. By 1901, Darling was in Tacoma working as a building contractor. The Tacoma-Pierce County Building Index shows him responsible for several buildings, primarily houses (e.g. 4619 S. Yakima and 3608 & 3612 S. Sheridan). By 1904, he branches out into real estate, insurance and loans as the firm

¹ J. Keniston-Longrie, K. Longrie & A. Longrie, *Tacoma's Stadium District* (San Francisco: Arcadia, 2010), Pg. 111.

² Michael Sullivan (personal communication, 04/15/2020)

³ Tacoma Daily Ledger, 10/26/1902, pg. 24.

⁴ Caroline A. Gallacci, Stadium-Seminary Historic District Nomination, National Park Service, 05/26/1977

of J. E. Darling & Son. By 1920, however, he has moved to the Alaska Territory working again as a building contractor.⁵

Owner and Occupant History

The Nash Family – 1902 - 1915

Harry Nash (~1868 – 1938) was born in 1868 to Benjamin Franklin Nash, a billiards hall keeper and his wife Martha, a dressmaker, in Hillsboro, Wisconsin. By 1885 he is in Tacoma at the age of 18.⁶ In the 1889 Tacoma City Directory, he is listed as working as a bookkeeper at Ira F. Kneeland & Company, a meat market.⁷ By 1893, Harry is working as a meat cutter at the Washington Market Company, a meat wholesaler. That same year he marries Ellise (Ellen) Witzel, also born in Wisconsin and now working as a cook in domestic service.⁸ By 1895, it appears that Nash has his own butcher business, which will have various locations over the years but primarily in the 900 block of Broadway. In the 1910 U.S. Federal Census, Harry and Ellen are living at 205 N. Yakima with their four children Roy (14), Clarence (11), Ralph (9) and Gladys (6). By 1916, Harry and Ellen have left 205 N. Yakima and disappear from the Tacoma City Directory. By 1928, Harry and Ellen are living with their son Clarence in Sacramento, CA. Ellen dies in 1936, and Harry follows in 1938.

From 1916 to 1917, brothers Howard D. (1894 – 1982) and Ross E. Chastain (1887 – 1956) live at 205 N. Yakima along with Herman J. Schroeder (1883 – 1966). They are likely renting. Howard is a salesman with Cromwell & Chastain, a furniture manufacturer, and later works for the Harmon Company. In 1918 he enlists as a 2nd Lieutenant in the Army in 1918. His brother Ross and Herman Schroeder were sales managers at Love-Warren-Monroe Dry Goods, located in the Morris-Miller Building (2102-06 Pacific Ave.), a contributing structure within the Union Depot Warehouse Historic District. In 1918, the house was home to Pauline & William H. Spindler, who was a manager at the Rhodes Department Store.

The Carlaws – 1919-1927

From 1919 until 1927, the house was home to George Raymond (1881 – 1960) & Nellie Jane Black (1881 – 1957) Carlaw (often misspelled “Carlow”). George was born in Minnesota to a Scots father and a Canadian mother. His wife Nellie was also born in Minnesota, and they were married in 1907. While it is unclear when they arrived in Tacoma, George and Nellie first appear in the Tacoma City Directory in 1918. George is employed by the Northern Pacific Railroad as a train dispatcher, a job he would hold for at least 20 years. They were joined by up to two boarders at various times: Nan Wickersham, a nurse, from 1920-22, Lester S. Wing, a draftsman, in 1920, and Joseph McGuire, a clerk, in 1921.

The Wahlgren Family

Fred P. Wahlgren (1879 – 1950) and his wife Dora (1885 – 1981) occupied 205 N. Yakima in 1927 with their two children Frederick G. (1913 – 2007) and Lillian M. (1921 – 2009). Dora would live at the house until her death with Lillian living there until the early 2000s.

Fred P. Wahlgren was born in Sweden about 1879, and immigrated with his family to America in 1889.⁹ Fred first appears in 1896 in the Tacoma City Directory. He is boarding with Otto W. Wahlgren, likely a

⁵ United States Federal Census, 1920

⁶ Washington Territory Census, 1885

⁷ R. L. Polk & Co., *Tacoma City Directory*

⁸ Pierce County Auditor, Marriage Records, 1893

⁹ Washington District Court, *Declaration of Intention*, 02/15/1900, pg. 167

relative. Both men work at the North Pacific Railroad Shops: Otto as a machinist and Fred as a boilermaker and later as a machinist. Otto had come to Tacoma from Chicago, and it is likely Fred had as well. Fred would work at the NPRR Shops until 1923 or 27 years. During most of this time the family resided at 5312 S. Lawrence Street.

In 1912, Fred married Theodora “Dora” Catherine Mertens in Olympia, WA. Born about 1885 in Wisconsin, but her family later moved to Minnesota. Her family moved to Minneapolis where she attended business school¹⁰ and worked as a clerk in a department store.¹¹ It is unclear how Dora and Fred met since she had not lived in Washington prior to her marriage. It is possible they had met earlier, or relatives in Minnesota may have arranged the marriage. Or, Fred and Dora may have met via personal ads or “mail order” marriage broker. Marriageable women were in short supply in the West, and men seeking wives wrote letters to churches and published personal advertisements in magazines and newspapers.

By 1924, Fred had left his machinist position at the Shops, perhaps as a result of an injury or ill health. The 1924 Tacoma City Directory lists Fred as “President” of the Directory Information Company along with William A. Ashton and Clarence E. Muckler with a capitalization of \$50,000.¹² Ashton had been a machinist at the NPRR Shops, while Muckler had been a publisher of the *Tacoma Church Record*.¹³ The venture did not last past 1925, probably due to Muckler’s death that year. Over the next three years, the Tacoma City Directory entry for him lists no employment.

In 1928, Fred and Dora move to 205 N. Yakima Avenue. They now have a 15 year-old son, Frederick Gerald born in 1913, and a seven year-old daughter, Lillian Margaret born in 1921.

The family lived in the first floor. Almost immediately, they took in boarders, who lived on the second floor and possibly the basement. Although it is not clear when it occurred, the Wahlgren’s enclose the inset front porch and add a second exterior door to reach the second floor. By 1929, they appear to have eight rooms available that house an amazing 16 people. All the boarders are married couples, one with two children. While city directories are only a yearly snapshot, the Wahlgren’s hosted an average of nine boarders a year through the 1930s and an average of 11 through the 1940s. It would continue operating as a boarding house into the 1960s.¹⁴ The occupations include nurse, teachers, bookkeepers, salesmen, dentist, veterinary, managers, bricklayers, stenographers, and auto mechanic.

In 1929, he is working at the Piggy Wiggly Grocery, and in 1930, he appears to have returned to a machinist position at the NPRR Shops¹⁵. In 1931, Fred embarks on a new business: Tip Top Golf Greens, a miniature golf course located at 620 N. 1st Street (Columbia Bank today) that lasts only a year. His son Fred G. is now working as a clerk at Puget Sound Power & Light, where he’ll work until he joins his father’s business.

In the 1932 *Tacoma City Directory*, Fred P. is listed as a “gardener”. However, by 1934 he is listed in the directory as a “florist” in the personal listings and as in the “Florists - Retail” section in the business

¹⁰ 1901 *Minneapolis City Directory*

¹¹ U.S. Federal Census, 1910

¹² *Seattle Daily Times*, “New Incorporations,” 02/09/1924, pg. 8.

¹³ R. L. Polk & Co., *Tacoma City Directory*, 1924

¹⁴ *Ibid.*, 1928 - 1965

¹⁵ U.S. Federal Census, 1930

listings. He operated the florist business from his home at 205 N. Yakima. By 1936, he had constructed a wooden shop near the site of the current shop.¹⁶ Lillian would join her father in the business when she graduated from Stadium High School about 1939. By the 1945 *Tacoma City Directory*, the business is identified as “Wahlgren’s Floral,” and the permit history for 205 N. Yakima shows that a building sign was added that year.

From the 1920s through the 1950s, bulb and flower growing flourished in the Fife and Puyallup valleys. By 1941, it was estimated that Pierce, Thurston and Whatcom counties produced one third of all daffodils in the United States. The annual Daffodil Festival is a reminder of this industry. Lillian Wahlgren recalled providing daffodils for many floats over the years. Also, many of the flower growers were Japanese-Americans who lost their businesses during the WWII interment. Lillian recalled that her father was one of the few florists who bought from Robert T. Mizukami’s Gardenville Greenhouses in Fife, WA, after the war. She also learned Japanese flower arranging techniques there.¹⁷

Robert T. Mizukami (1922 – 2010) was born near Star Lake, WA. In 1937, the Mizukami family purchased Gardenville Greenhouses in Fife, WA. The outbreak of WWII forced the family’s interment at Camp Harmony, Puyallup, WA, and then Camp Minidoka, ID. In 1943, he enlisted and joined the vaunted 442nd Regimental Combat Team, fighting in Italy and France and earning a Purple Heart. At the end of the war, the Mizukami’s returned to Fife and resumed the flower business. Robert was active in the movement to repeal racially discriminatory state and federal laws. He was also a charter member of Fife’s city council, served as its police chief, and its second mayor.¹⁸

In 1949, Fred P. Wahlgren had Ray R. Kelly Construction build a Modernist style shop of his own design after one he had seen in San Francisco.¹⁹ However, Fred P. died the following year on November 1, 1950. His wife Dora took over the business with the assistance of her children. Lillian worked in the shop, and Fred G. handled the accounting. In 1951, a small storage area was added to the rear of the shop. Dora and Lillian would continue to live at 205 N. Yakima. Lillian and Fred G. continued the business after Dora’s death in 1981 until about 2002. Wahlgren’s Floral would operate for some 68 years at this location.²⁰

¹⁶ Sanborn Map Company. Tacoma, Pierce County, Washington, 1936.

¹⁷ Michael Sullivan (personal communication, 05/18/2020)

¹⁸ Robert T. Mizukami obituary, *Seattle Times*, 05/16/2010, Pg. B4

¹⁹ Michael Sullivan (personal communication, 04/15/2020)

²⁰ Lillian M. Wahlgren obituary, *Tacoma News Tribune*, 10/08/2009, Pg. A-7.

Appendix III: Maps and Photographs

Part 1: Site map, maps, photographs, and clippings: . . . Pages 1 – 8

Part 2: Contemporary building photographs: Pages 9 – 19

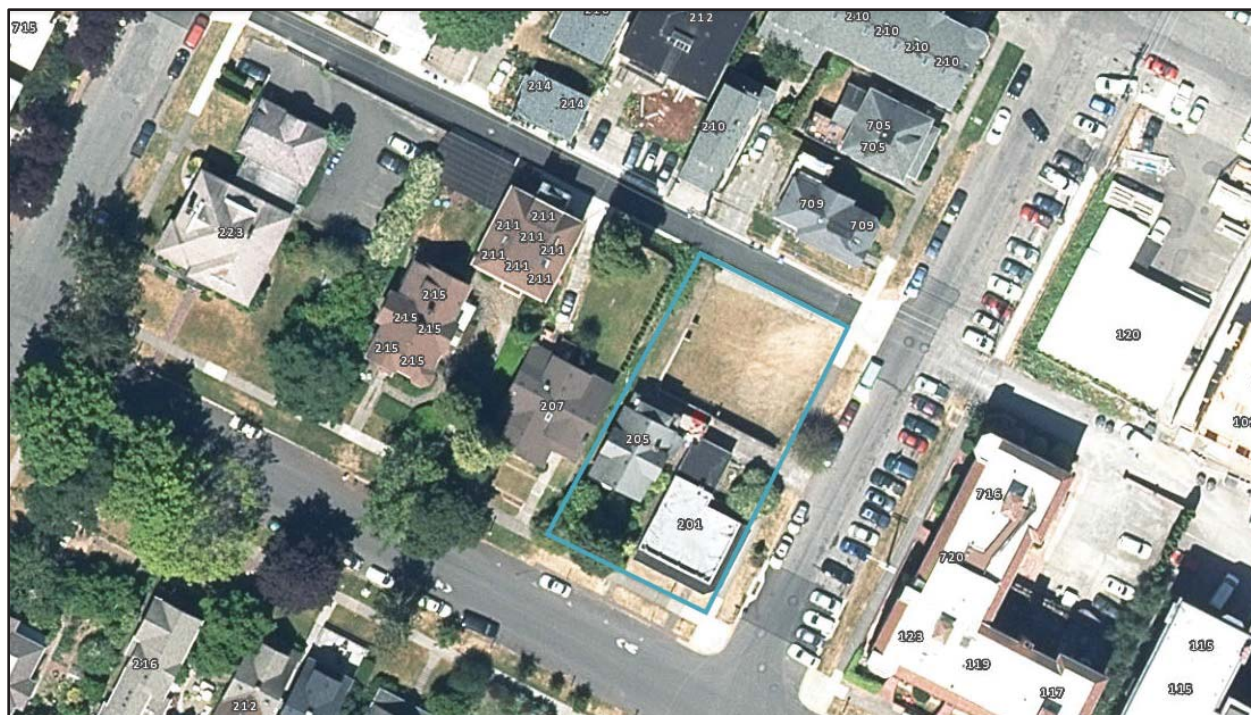


Figure 1. Aerial photo with the nominated parcel in light green at 201 - 205 N. Yakima Avenue. (DART)



Figure 2. Site Plan. The 201 - 205 N. Yakima Ave. parcel and buildings highlighted in green. (DART)

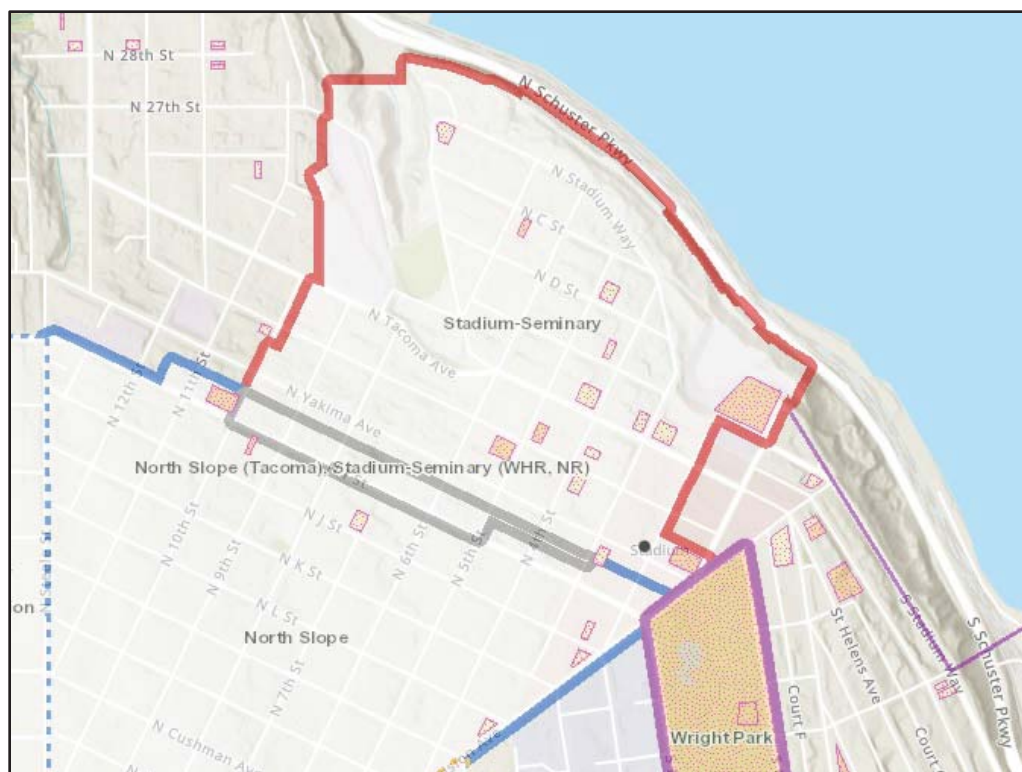


Figure 3. Stadium area historic districts and individual landmarks. The black dot indicates the nominated parcel. (DART)



Figure 4. 1920 aerial photo, Detail with 205 N. Yakima in red. (General Photo. Coll., BAC-002, Tacoma Public Library)

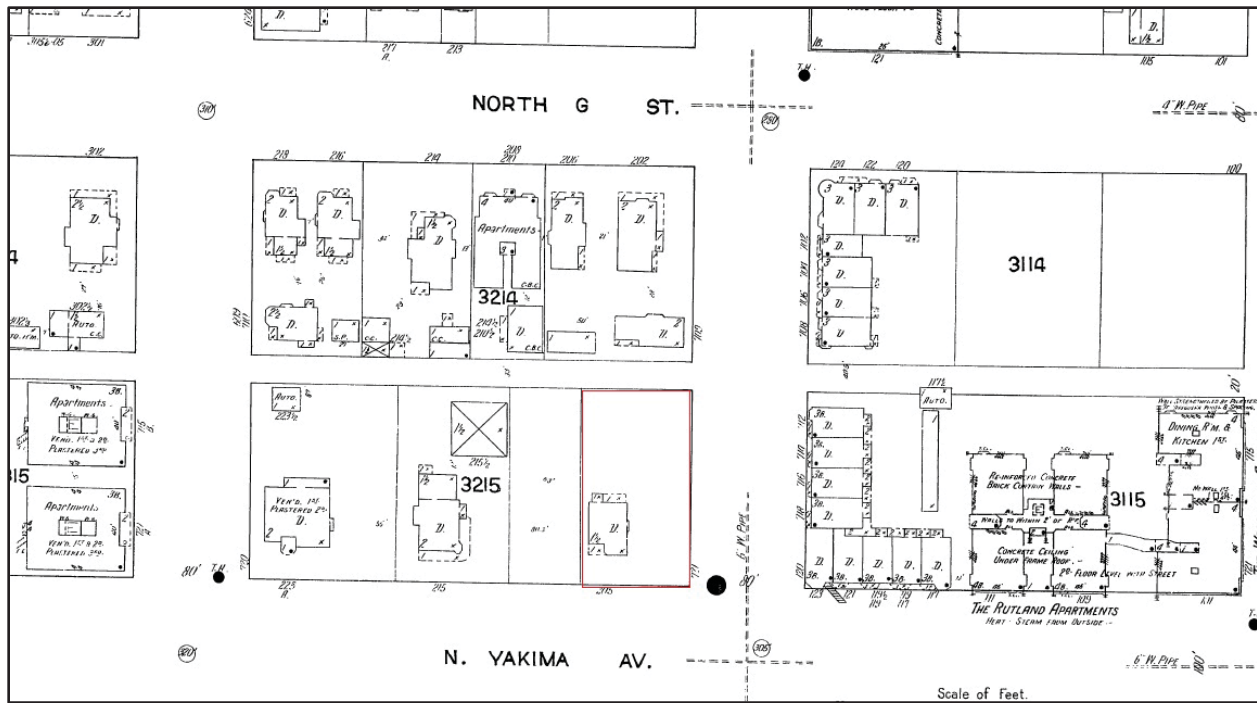


Figure 5. Sanborn Fire Insurance Map, Vol 1, 1912, pg. 53. Detail with 205 N. Yakima Ave. in red.

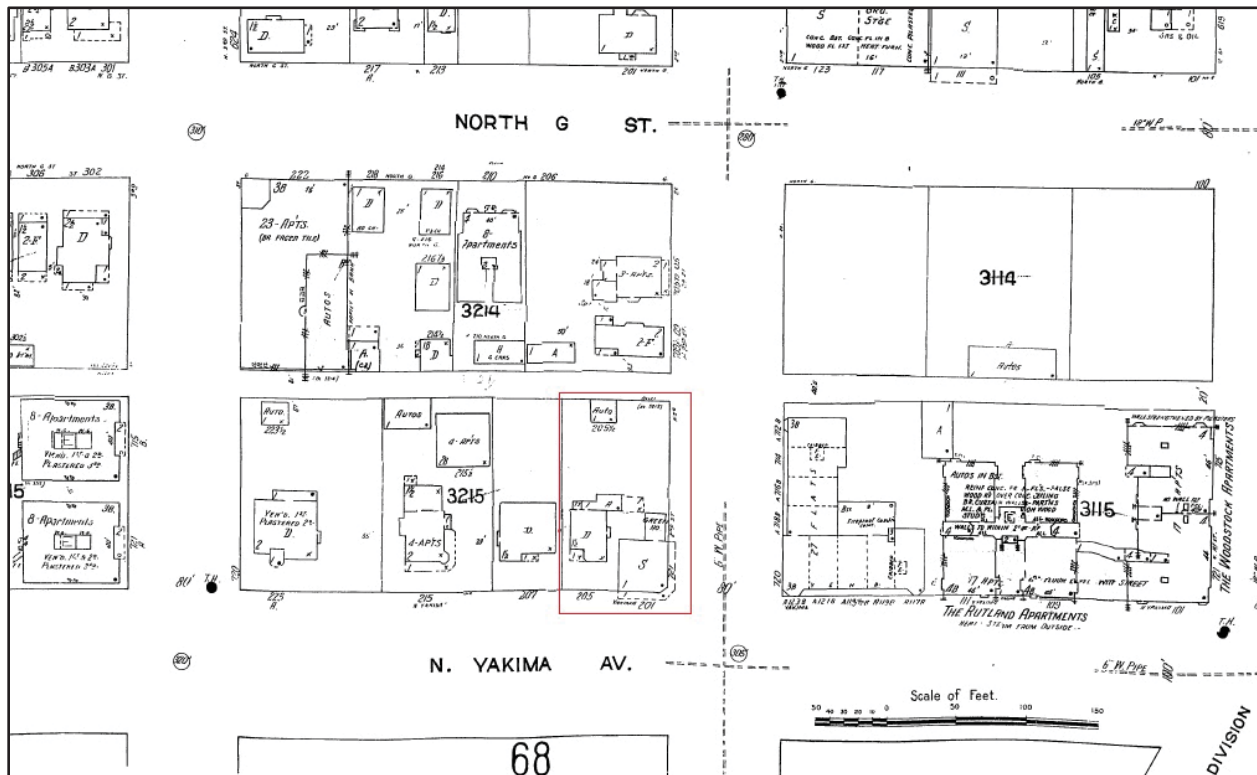


Figure 6. Sanborn Fire Insurance Map, Vol. 1, 1950, pg. 53. Detail with 201-205 N. Yakima Ave. in red.



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 Gehri & 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 7. "Harry Nash's New Home," *Tacoma Daily Ledger*, 10/26/1902, pg. 24.



Figure 8. Wahlgren Florists. 09/02/1949, Richards Studio, A44649-6, Tacoma Public Library



Figure 9. Wahlgren Florists, interior, 09/02/1949, Richards Studio, A44649-3, Tacoma Public Library



Figure 9. Detail. Wahlgren Florists, 11/09/1951, Richards Studio, D62121-2, Tacoma Public Library

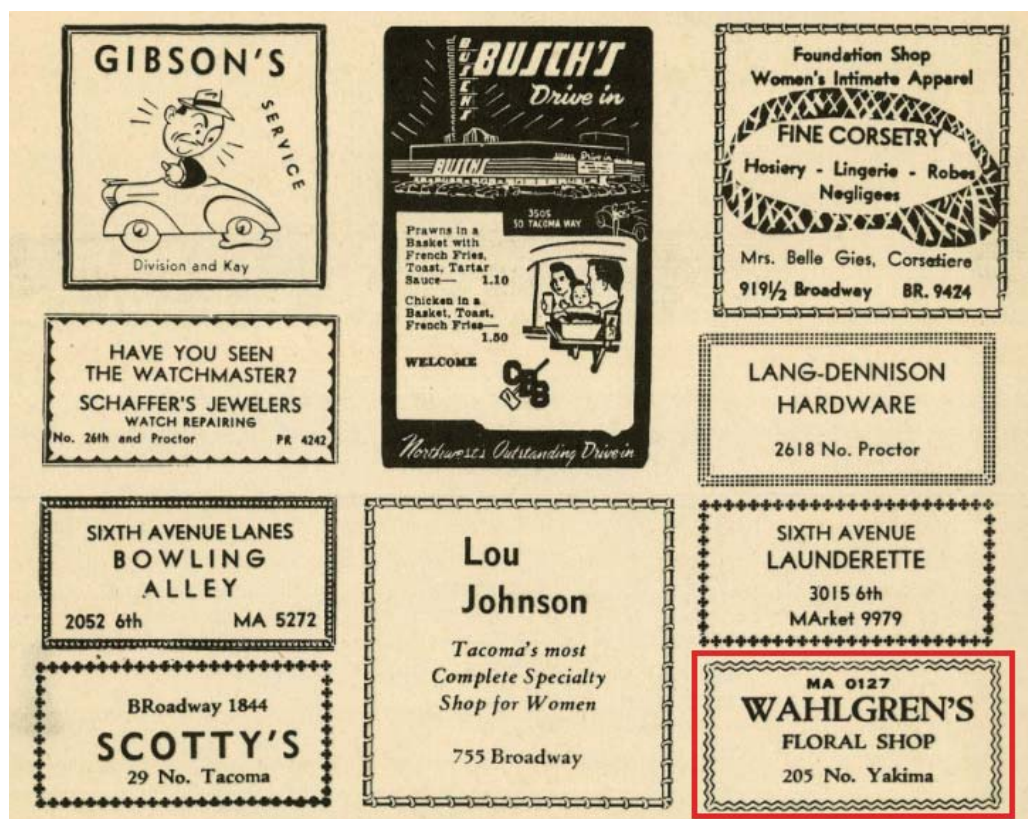


Figure 10. Wahlgren Floral ad. Detail, *Trail*, College of Puget Sound, 03/26/1952

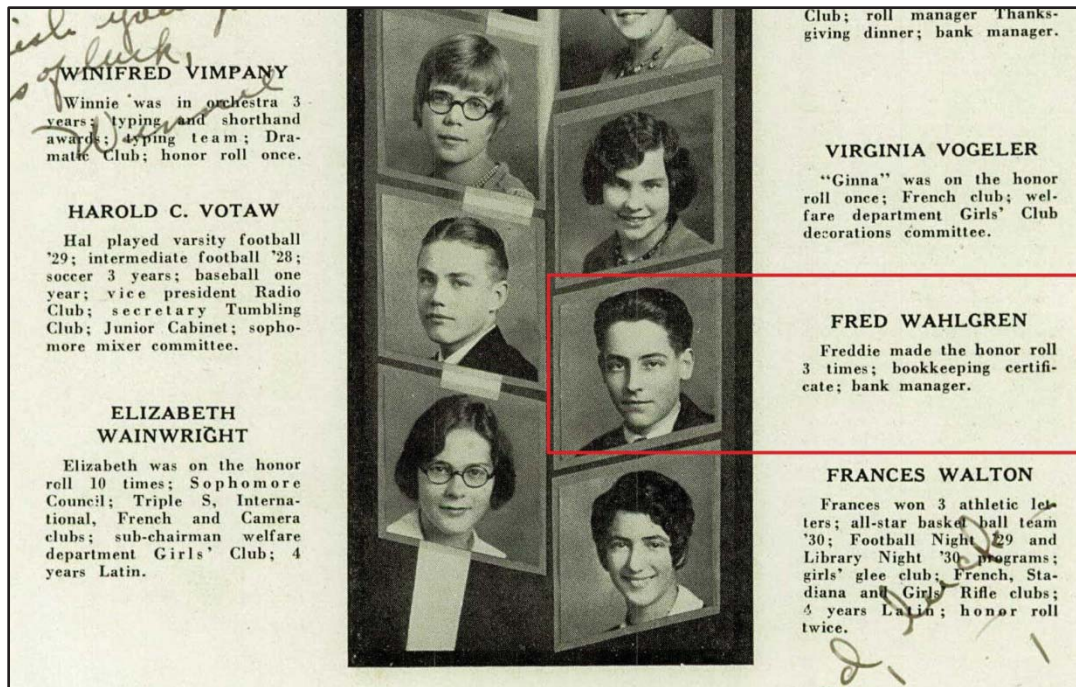


Figure 10. Fred G. Wahlgren, 1929, *Tahoma*, Stadium High School.



Figure 11. *Tacoma News Tribune*, 12/12/1954, p. A10



Figure 12. Overview of 201 N. Yakima Avenue, view northwest



Figure 13. Detail of primary (south) elevation, 201 N. Yakima Avenue, view northwest



Figure 14. Detail of east elevation, 201 N. Yakima Avenue, view north



Figure 15. Rear addition of 201 N. Yakima Avenue, view west



Figure 16. 201 N. Yakima Avenue as depicted on mural at Shake Shake Shake restaurant at 124 N. Tacoma Avenue



Figure 17. Primary (south) and east elevations of 205 N. Yakima Avenue, view north



Figure 18. West elevation of 205 N. Yakima Avenue, view to northeast



Figure 19. East and north elevations of 205 N. Yakima Avenue, view to west

201907311036

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 COMPANY OF WASHINGTON

5605 112th Street East, Suite 900
 Puyallup, WA 98373

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STATUTORY WARRANTY DEED

THE GRANTOR(S) Wahlgren Denny Real Estate, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to A&A Property Holdings, LLC, a Washington Limited Liability Company

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

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 County, Washington;

Together with that portion of vacated alley which attaches by operation of law.

Situate in the County of Pierce, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 203215-004-0

For reference only, not for re-sale.

STATUTORY WARRANTY DEED (continued)

Dated: July 22, 2019

Wahlgren-Denney Real Estate, LLC

BY: *Fred G. Wahlgren, Jr.*
Fred G. Wahlgren, Jr.
Manager

State of WASHINGTON
County of PIERCE

I certify that I know or have satisfactory evidence that Fred G. Wahlgren, Jr is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Manager of Wahlgren Denney Real Estate, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7.22.19

Yolanda Meyer
Name: Yolanda Meyer
Notary Public in and for the State of WA
Residing at: Bonney Lake
My appointment expires: 10.10.19



For reference only, not for re-sale.



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Mailing Address

PO Box 7664
Tacoma, WA 98417

May 26, 2020

A & A Property Holdings LLC
1020 S. 344th Street, Suite 201
Federal Way, 98003-8711

RE: 201-205 North Yakima Ace. Tacoma WA

To Whom It May Concern:

Historic Tacoma is a non-profit preservation advocacy organization. We are submitting a nomination to the Tacoma Register of Historic Places for your property at 201-205 North Yakima Avenue, parcel #2032150040. We believe that both the house and floral shop are eligible for landmark designation.

If you have concerns about this application, please rely to info@historictacoma.org or to my attention at Historic Tacoma, PO Bpx 7664, Tacoma WA 98417.

Sincerely,

Kathleen Brooker
President

Sincerely,

Kathleen Booker

[Type here]

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 Sutherlan & 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 County, 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 buttline. 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.

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- Washington State Archives. Washington Marriage Records, 1854-2013, reference no: prcmc-vol-1d_m_00142. Olympia, Washington.
- Washington, County Marriages, 1855-2008, via Ancestry.com.
- Washington State Death Records, 1883-1960, available via Ancestry.com

8. FIGURES



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

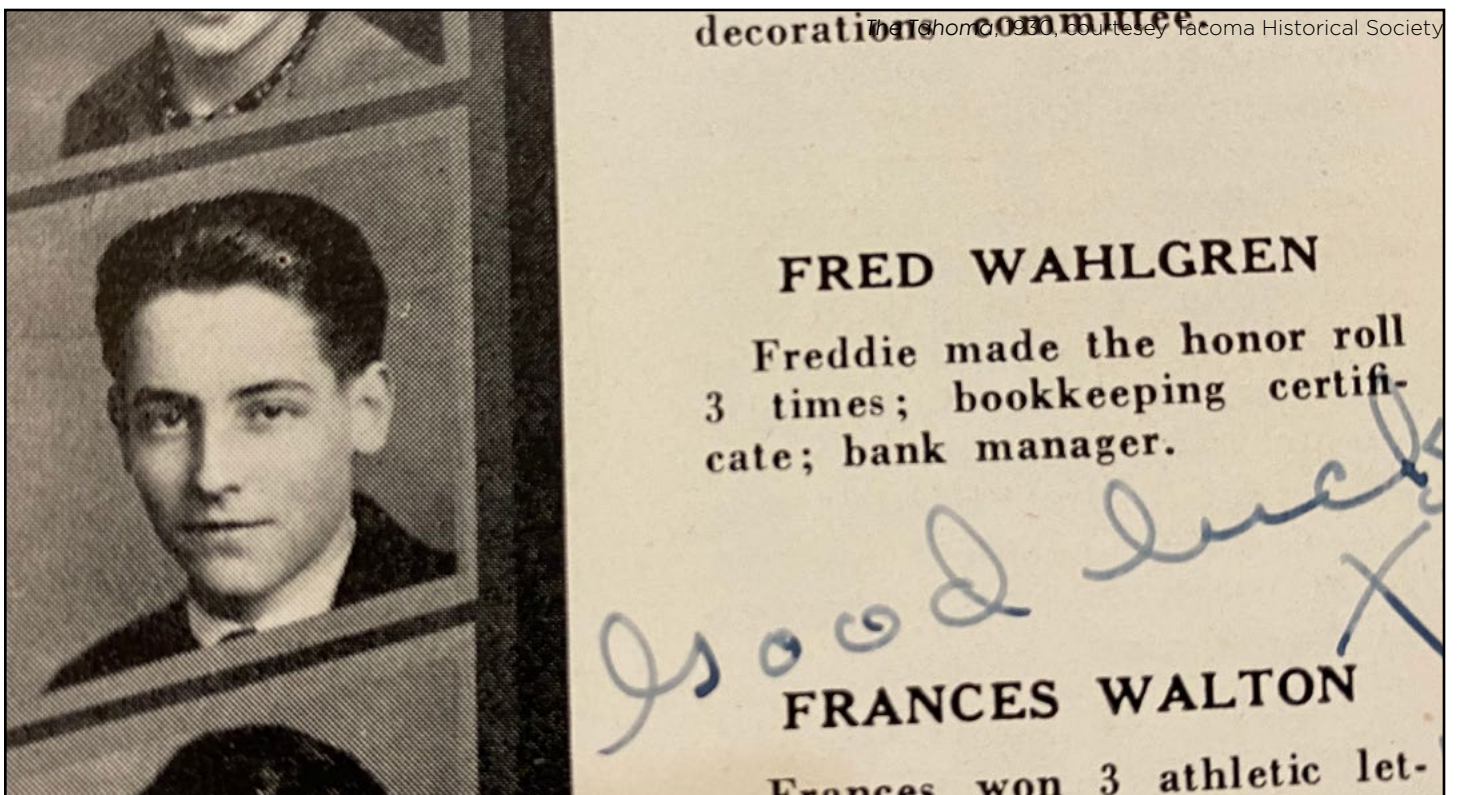
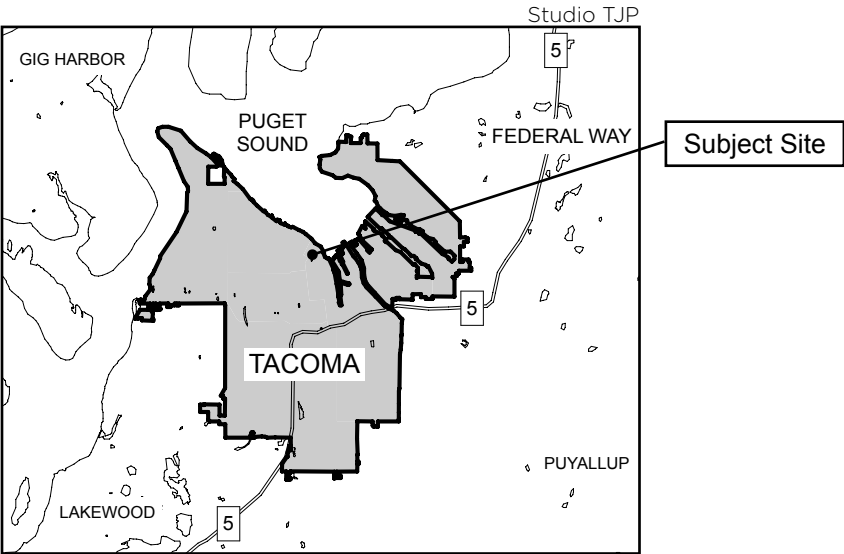


Figure 5 • Fred Wahlgren, senior yearbook photo from *The Tahoma*, the Stadium High School yearbook

Tacoma Sunday News Tribune & Ledger



Figure 6 • Lillian Wahlgren, 1954



City of Tacoma Planning and Development Services: Historic Districts

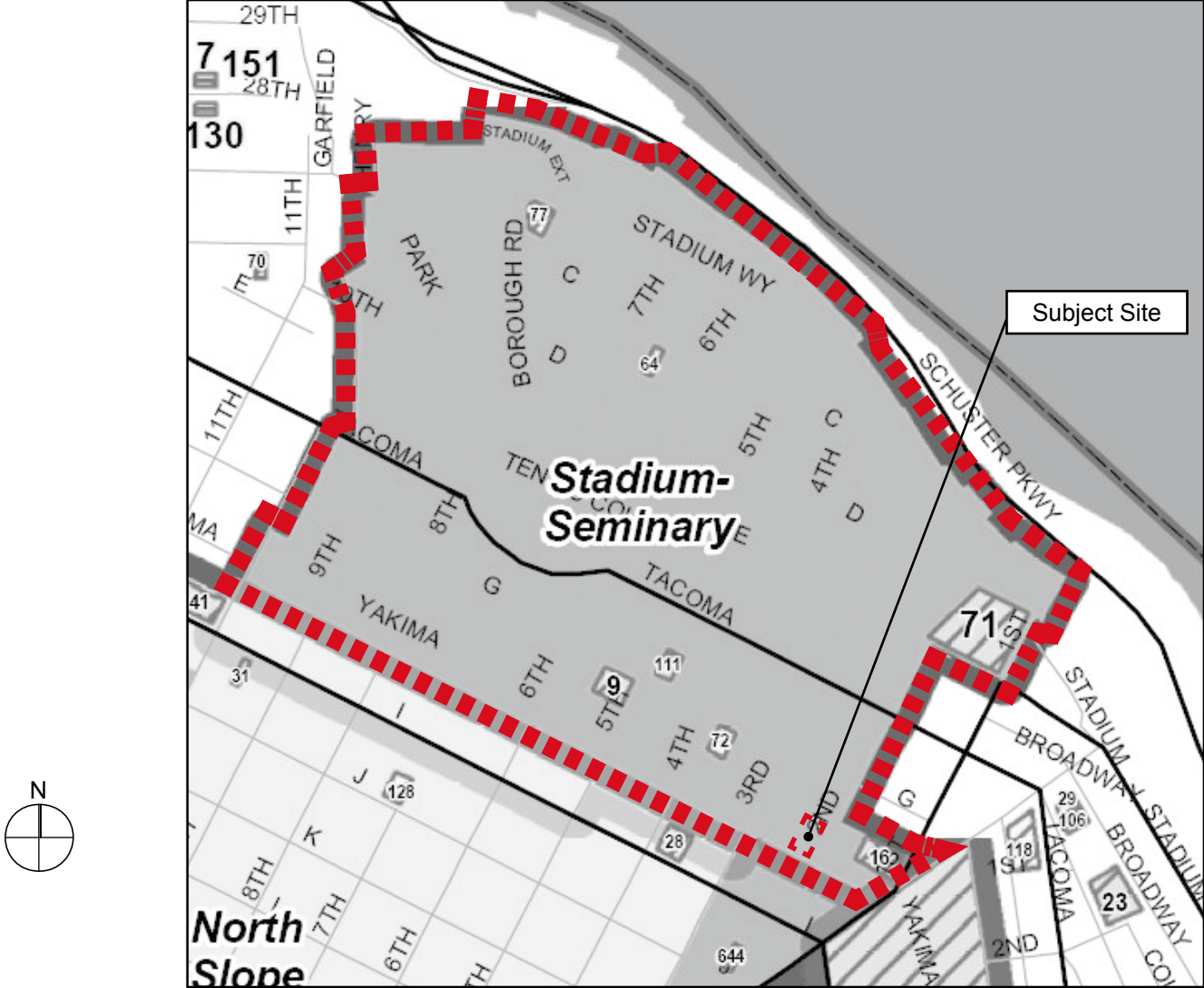


Figure 7 • Location Maps



Figure 8 • Aerial View

Project N



N



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

Studio TJP, 1/20/2020



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

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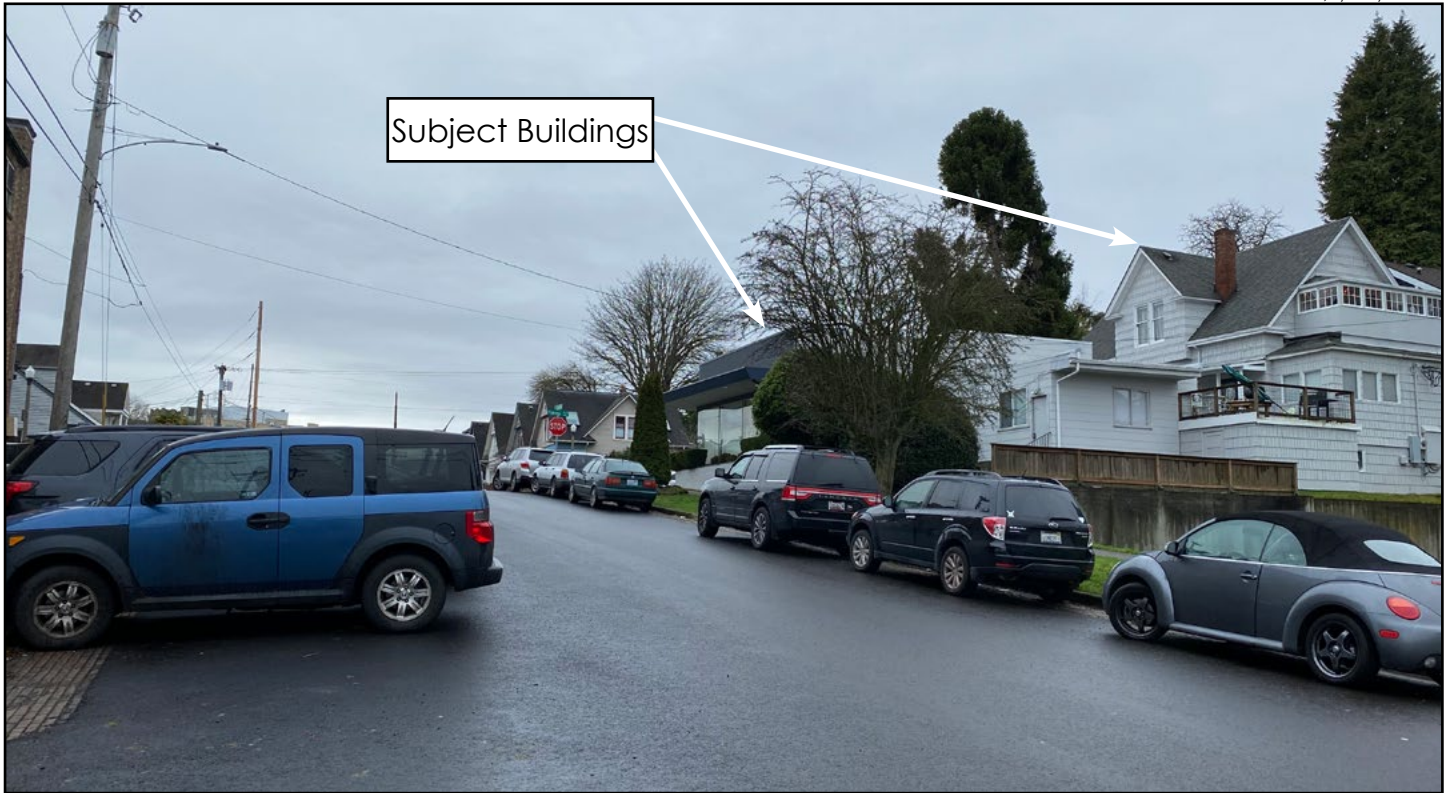


Figure 11 • View C - Viewing southwest on N Second Street

Studio TJP, 1/20/2020



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

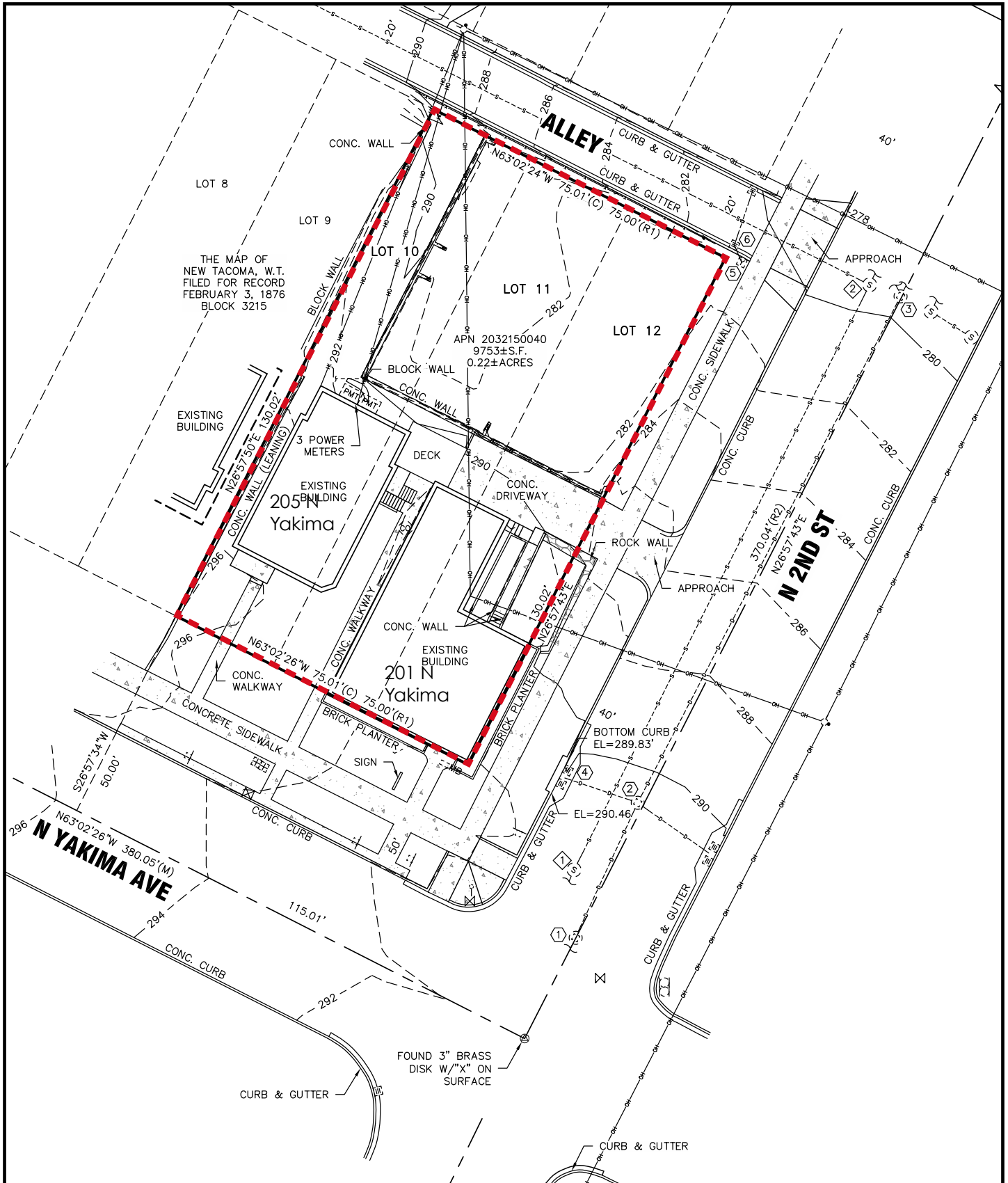


Figure 13 • Topographic Survey Map

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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

Studio TJP, 1/20/20



Figure 18 • 201 S Yakima, western façade

Studio TJP, 2/5/20



Figure 19 • 201 S Yakima, northern façade



City of Tacoma Planning and Development Services

[illegible]

STUDIO TJP

[illegible]

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

[illegible][illegible]

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

Studio TJP, 2/5/20



Figure 28 • 205 S Yakima, eastern façade

City of Tacoma Planning and Development Services

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

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

Studio TJP, 2/5/20



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