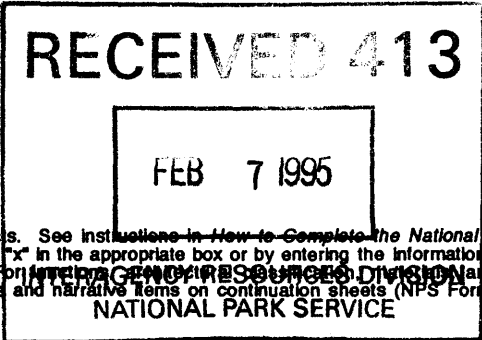


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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For additional information on the National Register and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name 1602 South G Street
 other names/site number Corner Grocery, Hillside Quickie, Hillside Grocery

2. Location

street & number 1602 S. G Street not for publication
 city or town Tacoma vicinity
 state Washington code WA county Pierce code 053 zip code 98405

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Mary M. Karpman 11/21/95
 Signature of certifying official/Title Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register.
See continuation sheet
- determined eligible for the National Register.
See continuation sheet
- determined not eligible for the National Register.
- removed from the National Register.
- other (explain:)

Edgar H. Beall
 Signature of the Keeper

Date of Action
3/16/95

Entered in the
 National Register

1602 S. G Street
Name of Property

Pierce County, Washington
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not incl. previously listed resources in the count.)

Contributing	Non-Contributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing:
(Enter "N/A" if property is not part of a multiple property listing.)

Hilltop Neighborhood

Number of contributing resources previously listed in the National Register

0

6. Functions or Use

Historic Functions
(Enter categories from instructions)

COMMERCE: specialty store

DOMESTIC: multiple dwelling

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions)

COMMERCE: specialty store

DOMESTIC: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN: stick

Materials
(Enter categories from instructions)

foundation CONCRETE

walls WOOD: weatherboard

roof ASPHALT: built-up

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

1602 S. G Street
Name of Property

Pierce County, Washington
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE

EXPLORATION/SETTLEMENT

Period of Significance

1890-1915

1915-1945

Significant Dates

1890

1915

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property 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 lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years old or achieving significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

Primary location of additional data:

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- # _____
- recorded by Historic American Engineering Record# _____

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____
- City of Tacoma OHP _____

1602 S. G Street
Name of Property

Pierce County, Washington
County and State

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional UTM References on a continuation sheet.)

1	<u>10</u> Zone	<u>5</u> <u>42</u> <u>090</u> Easting	<u>52</u> <u>32</u> <u>590</u> Northing	3	<u> </u> Zone	<u> </u> <u> </u> <u> </u> Easting	<u> </u> <u> </u> <u> </u> Northing
2	<u> </u> Zone	<u> </u> <u> </u> <u> </u> Easting	<u> </u> <u> </u> <u> </u> Northing	4	<u> </u> Zone	<u> </u> <u> </u> <u> </u> Easting	<u> </u> <u> </u> <u> </u> Northing

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Cloantha Copass / Gerald K.B. Eysaman
organization eysaman + company date August 20, 1994
street & number 405 Sixth Avenue, N° 200 telephone (206) 272-5924
city or town Tacoma state WA zip code 98402

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

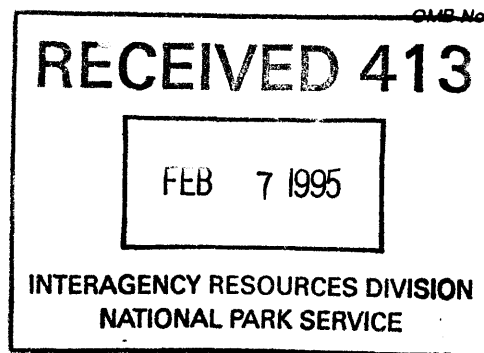
Property Owner (Complete this item at the request of the SHPO or FPO.)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1



1602 S. G Street
Pierce County, WA

Hilltop Neighborhood MPN

Description

1602 S. G Street is a two-story, wood frame, corner building with a ground-floor commercial space and two second floor apartments. Located in a residential area, the property represents the property sub-type "neighborhood commercial" of the property type "Commercial Properties," described in the Hilltop Neighborhood Multiple Property Nomination. Constructed c. 1890 with a ground floor shop and a single residence above, 1602 S. G Street's detailing adapts predominantly stick style decorative elements. The building has undergone both historic and contemporary renovations over its hundred-year history as a commercial and residential structure. Nevertheless, displays the significant qualities of its original design.

SETTING

Sited prominently on the southwest corner of S. G Street and S. 16th Street, on the Hilltop's eastern slope, 1602 S. G has commanding views of Mount Rainier and the Puyallup fide flats. Originally a neighborhood predominately comprised of single dwellings, the area around 1602 now features many contemporary multiple dwellings. A number of historic buildings have been lost to neglect and fire in recent years, opening vacant lots. 1602 is a narrow deep rectangle which abuts the sidewalk along S. G Street and is separated from S. 16th Street by a narrow walkway. The grade runs uphill steeply to the west and the first floor had to be cut into the hill.

EXTERIOR

The building has undergone historic and contemporary renovations. However, the upper story retains more of the buildings original wooden details. The first floor commercial space is accessed from an entrance set in a 45° first floor corner cut out. Large pane storefront window--four to the south of the entry and one to the west--appear to have been altered historically. These windows all have transom windows above which were rebuilt in the late 1980s. Other alterations reflect current use of the building: contemporary wire mesh currently covers the storefront windows, and an illuminated plastic sign hangs above the main store entry.

The second story's extant overhanging box bays, siding, and bracketed pent roof convey a strong sense of the original stick style design. A paneled box bay with diagonal siding and a double hung window projects above the storefront on the east facade. The window to the south of this bay appears to have been historically altered. A matching second-story box bay is on the main elevation at the west end. This bay has an aluminum replacement window. The north facade features a matching bay. Irregularities in the siding and soffit and information from the 1896 Sanborn Map indicate that another bay previously existed on the north elevation above the storefront. Shed roofs on the bays are contiguous with the continuous pent roof just beneath the wood parapet. The pent roof with decorative wooden cornice brackets, extends along the two street facades only. One bracket on the southeast corner has been replaced; however, the original bracket has been retained on site.

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National Register of Historic Places Continuation Sheet

Section number 7, 8. Page 2

1602 S. G Street
Pierce County, WA

Hilltop Neighborhood MPN

Description, cont.

Additions and alterations at the rear and sides of the building are associated with both historic and more contemporary renovations. A concrete walled passageway along the north elevation between the sidewalk and the building provides access to the below-grade rear entrance. The northern street elevation has a non-historic wood stair to a second floor entry with a narrow pent roof; this entry leads to the upper floor front apartment. An historic shed roof second floor addition extends across the entire rear elevation. The addition has a small gabled wing. A second stair on the S. 16th Street elevation rises to an upper balcony where a door gives access to the second story rear apartment. Because of substantial water damage, the siding and much of the roofing on these rear additions was redone by the current owner in the late 1980s. Above the roof lines of the addition, the sheet metal siding at the top of the original rear elevation is visible.

The building abuts the southern property line and is within three feet of the adjacent single family residence. The center portion has a large first floor cutout where there was access via a side door to the commercial space. Some of the window openings on this elevation have been blocked up internally. Due to water damage, siding was replaced on the rear of the south elevation in the late 1980.

INTERIOR

The front part of the first floor is currently used as a neighborhood grocery. A single heavy timber post in the middle of the space interrupts the open plan. The layout, finishes, and ceiling of the first floor, particularly toward the rear of the shop area, have undergone alterations associated with changing commercial uses. In the rear of the original structure, the window in a small toilet room shows the type and pattern of the original interior wood trim. Completely remodeled in the late 1980s, the two upper apartments retain little evidence of their historic layout(s) or appointment other than some historic wood window sash.

Statement of Significance

1602 S. G Street is primarily significant architecturally. In both its architecture and setting, 1602 S. G remains the Hilltop's most intact neighborhood commercial structure with a dwelling unit at the second floor dating to the neighborhood's earliest wave of development. The property is also significant for its association with the formation of the Hilltop Neighborhood. The building's use over time reflects several themes important in the neighborhood's development. Within the framework of the Hilltop Neighborhood Multiple Property Nomination, the structure is primarily significant in two associated historic contexts: First Expansion: 1875 to 1900, and Branching Out: 1900-1930. However, its specific periods of significance, 1890-1915, and 1915-1945, reflect the initial construction and use of the structure, and then its continually documented use as a neighborhood grocery throughout the time period considered in the Hilltop Neighborhood MPN.

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

1602 S. G Street
Pierce County, WA

Hilltop Neighborhood MPN

Statement of Significance, cont.

This two story wooden building is an excellent representative example of a typical neighborhood commercial structure of its time. Characteristic features include its corner location, and the second story residence above. Although, as noted in the description section above, the property has undergone alterations, the original plan and decorative scheme remains clearly legible, and remaining features shed light on the appearance of now-missing features such as the third bay window on the second floor.

Constructed sometime between 1888 and 1896, 1602 S. G Street was among the earliest properties developed in its area of the Hilltop. While no builder has been identified, 1602's construction on from lot line to lot line suggests that the developer anticipated dense development on the block, similar to the growth occurring closer to the center city. While this level of development did not occur in this area of G Street, many single dwellings and some modest multiple dwellings were built in the vicinity these housed the clientele which would frequent the neighborhood store.

The use of 1602 S. G Street over time associates the structure with important themes of the Hilltop's development, including providing a variety of housing opportunities, supporting a largely immigrant, working-class community, and sustaining local commercial enterprises. The first floor commercial space has been continuously operated as a neighborhood corner grocery store at least since 1915. Little is known about the early uses of the structure; the first record of the building's use as a residence dates to 1900 when Jerry and Helen Mack rented the apartment. Irish immigrants, the Macks had lived in California before moving to Washington in 1883. Both Jerry and his oldest son, who lived at home, worked as railroad laborers while two younger children attended school.

In 1910, Swedish immigrants John and Mary Nickstrom lived in the building. John Nickstrom had immigrated to America in 1882, with his wife following in 1887. The elderly couple had no children of their own, but took in two employed boarders who contributed to the household's economy. Ada Hillman, a 22 year old niece, had recently immigrated from Sweden. Ada worked in the book department of the library, which was four blocks north of the apartment. The second boarder, William Burrell, came originally from Maine. Aged fourteen in 1910, he worked as a messenger boy for the Western Union Telegraph Company in addition to attending school.

After 1915, city directories verify the building's use as a grocery store. Between 1915 and 1920, three different proprietors--William Schnack, Nelson Cadwell, and Florence Ellis--ran the store and lived in the apartment. From 1920 to 1931, members of the Burns family ran the store. Previously, the Burns family had lived on the east side of Tacoma. However, after Mary Burns was widowed in 1919, she and two daughters, Ellen and Mary, then in their twenties, took over 1602 S. G Street, renaming it the Burns' Grocery. The single Mary and Ellen brought work experience from previous jobs as bookkeeper, cashier, and clerk at the East Side Department Store to their new endeavor. The Burns' operation of the store reflected the fact in the Hilltop historically, many women worked outside of the home to support themselves and their families.

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 8, 9, 10 Page 4

1602 S. G Street
Pierce County, WA

Hilltop Neighborhood MPN

Statement of Significance, cont.

From 1923-1931, a third Burns sister, Nellie Cary, took over the store. After Nellie was widowed in 1931, the store stood vacant for a brief time. This vacancy may have also been associated with the economic hardships of the depression. From 1933-36, Seizaburo Kinoshita ran the store, followed from 1936 to 1940 by Carl Schievebein and his wife. After 1942, Dino Romani, who lived in the apartment above, took over management of the store, now called the Corner Grocery. The grocery continued to be operated as the Corner Grocery by a series of owners until acquired by the Howell family in the 1970s, when it became the Hillside Quickie Store. The Howells continue to own the property.

Census records reveal that the grocery catered to a multi-ethnic neighborhood. In 1900, many neighborhood residents came from Ireland, Norway, and every region of the United States. In the 1920s, during the Burns tenure, the community continued to diversify; neighbors within two blocks of the store had immigrated to Tacoma from the West-Indies, Wales, Denmark, Sweden, Norway, Italy, Germany, Russia, Ireland, Scotland, English and French Canada, Japan--and over twenty-five of the other United States.

Bibliography

Polk's City of Tacoma Directory
Sanborn Fire Insurance Map, 1896
U.S. Federal Census: 1900, 1910, 1920

Verbal boundary description

Lot 7, Block 1614, New Tacoma

Verbal boundary justification

The nominated property includes the entire parcel historically associated with the property.