USDI/NPS NRHP Registration Form Sandberg-Schoenfeld Buildings Pierce County, Washington (Rev. 10-90) 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 functions, architectural classification, materials, 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).



1000

1. Name of Property		
historic name Sandberg-Schoen	nfeld Buildings	
other names/site number		
2. Location		
street & number 1411-1423 Pacit	ic Avenue	not for publication
city or town Tacoma	- 10 VA	vicinity
state Washington	code WA county Pierce	zip code <u>98402</u>
3. State/Federal Agency Certification	cation	
determination of eligibility meets properties in the National Register and professional requirements set property meets does not recommend that this property be	the documentation standards for register of Historic Places and meets the proced forth in 36 CFR Part 60. In my opinion of meet the National Register Criteria. I considered significant nationally continuation sheet for additional commentation.	ing ural the
State or Federal agency and burea	ıu	
In my opinion, the property criteria. (See continuation sl	meets does not meet the National Facet for additional comments.)	degister
Signature of commenting or othe	r official Date	
State or Federal agency and burea	NU	

USDI/NPS NRHP Registration Form Sandberg-Schoenfeld Buildings Pierce County, Washington
4. National Park Service Certification
I, hereby certify that this property is: entered in the National Register Bee 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):
Signature of Keeper Date of Action
5. Classification
Ownership of Property (Check as many boxes as apply) xx_ private public-local public-State public-Federal Category of Property (Check only one box) xx_ building(s)
district site structure object
Number of Resources within Property
Contributing 2 buildings sites structures objects Total
Number of contributing resources previously listed in the National Register 0
Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

USDI/NPS NRHP Registration Form Sandberg-Schoenfeld Buildings Pierce County, Washington 6. Function or Use Historic Functions (Enter categories from instructions) Cat: Commercial Sub: Specialty Store <u>Trade</u> <u>Furniture</u> Current Functions (Enter categories from instructions) Cat: Work in Progress Sub: 7. Description Architectural Classification (Enter categories from instructions) Commercial Style Other: Reinforced Concrete Materials (Enter categories from instructions) foundation Concrete, reinforced roof Concrete, reinforced walls Concrete, reinforced other _____ Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.) ______ 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) 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. xx 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

USDI/NPS NRHP Registration Form Sandberg-Schoenfeld Buildings Pierce County, Washington	
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.)	
a owned by a religious institution or used for religious purposes.	
b removed from its original location. c a birthplace or a grave.	
d a cemetery.	
e a reconstructed building, object, or structure.	
f a commemorative property.	
g less than 50 years of age or achieved significance within the past 50 years.	
Areas of Significance (Enter categories from instructions) Architecture	
<u>Allegiacos Lubi</u>	
ीर्भार् विकास	
Period of Significance 1907-1939 Significant Dates 1907-8, 1922, 1922	8
Significant Person	
(Complete if Criterion B is marked above)	
Cultivat ACCIdation	
Cultural Affiliation	
Architect/Builder _Fredrick Heath (1860-1952)	
Narrative Statement of Significance (Explain the significance of the property on	
one or more continuation sheets.)	
9. Major Bibliographical References	

Previous documentation on file (NPS)

See Attached Continuation Sheets

Sandberg-Schoenfeld Buildings Pierce County, Washington
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 Buildings Survey # XX recorded by Historic American Engineering Record #_ HAER Inventory/Tacoma Union Depot Warehouse District, 1979
Primary Location of Additional Data
State Historic Preservation OfficeXX Other State agency Federal agencyxx Local government University Other
Name of repository: _Washington State Historical Society Archives, Tacoma Public Library
10. Geographical Data
Acreage of Property <u>less then 1 acre</u>
UTM References U.S.G.S. Quad- Tacoma, South, WA Zone Easting Northing 1 10 539615 5232775
Verbal Boundary Description See Continuation Sheet
11. Form Prepared By
name/title Michael Sullivan/ Valerie Sivinski
organization Artifacts-Consultants in Architectural Conservation date May 1999
street & number 1109 A Street, Suite 1 telephone 253) 572-4599
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

USDI/NPS NRHP Registration Form

USDI/NPS NRHP Registration Form Sandberg-Schoenfeld Buildings Pierce County, Washington or numerous resources.

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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 Horizon Holding I, LLC, Contact, Michael R, Bartlett		
street & number 210 3 rd Street, Loft 1		telephone <u>510)465-4248</u>
city or town_Oakland	_ state_ <u>CA</u> _	zip code 94607

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

OMB No. 1024-0018

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 1 Description
name of property Sandberg Schoenfeld Buildings
county and State Pierce County, WA

The Sandberg-Schoenfeld building group is composed of two commercial structures situated in the mid-downtown section of Tacoma Washington, a port city of 190,000 citizens. The older structure is a 10 story reinforced concrete tower. The smaller attendant structure is a polite two story brick, reinforced concrete and hollow clay tile building. The tower was completed in 1908 and reflects the over-engineering of early reinforced concrete construction. The internal support columns and bearing external pilasters are overscaled and serve as a very evident feature in the appearance and design of the structure. Combined with the large window openings and metal frame industrial windows, the pioneering concrete structure presents a clear break from the 19th century masonry buildings that dominate the Tacoma streetscape.

The buildings grace an urban street corner on the city's primary boulevard. The buildings are constructed on steep sloping lots with a rear, east elevation alley that is on grade a full story below the storefronts on Pacific Avenue. The taller, older building is particularly conspicuous against the skyline because the mid-town section is devoid of buildings taller than five stories and is underdeveloped compared to the financial district to the North and the University/Union Station Historic District to the South.

The entire building was encased in corrugated pre finished sheet metal siding in 1979 and prior to then the concrete and glazing had been painted a light monochromatic color. The encasing and painting of the building was largely done to limit daylight into the showrooms and retail spaces throughout the structure, where directed electrical lighting was used to simulate home interiors and settings for furniture sold from the building. Extraordinarily large signage was painted on the exterior of the building and later two and three story foam letters were attached directly to the metal sheathing to advertise the business.

At street level, the Sandberg-Schoenfeld tower presents large plate glass storefront display windows in the two southern bays of the front(west) elevation and the front most two bays of the south elevation. The remaining northern most bay on the west front provides the main entry to the combined buildings in the form of recessed double doors with storefront sidelights and a six panel transom running flush across the upper section. The building once offered a broad marquee that ran the length of the entrance elevation.

Beginning at the second floor and repeating through the tenth, the building displays large bays filled with metal frame windows set visually almost flush with the pilasters and spandrels. On the west and east, there are three window bays per level broken into five equal width panels of glazing. Each panel is further divided into a regular geometric pattern of windowpanes, some of which once opened from a center mounted pivot hinge. On the south elevation there are eight narrower bays per floor broken into three panels each with the same pattern of smaller subdivided panes. Opposite the southern wall, which faces a street, is a largely blank northern elevation that rises with two elevator houses on the roof set flush with the parapet wall. At the first and second levels, the northern side of the building is interconnected with the two story masonry building.

The spandrels between floors featured very shallow horizontal reveals cast into the surface and a bull nose concrete sill, which once ran beneath each bay opening. This feature has been largely obliterated by water seepage and "smoothing" in order to accommodate the exterior metal cladding. There is also notable cast concrete detailing at the cornice overhang on the top of the building and in the entablature frieze which bares the letters "1907 PETER SANDBERG BUILDING" across the front west side.

Because the structure sits on a sloping site, there is a daylight basement level below the Pacific Avenue entry level and a subbasement below that. The basements follow the foundation walls down and conform in footprint with the upper floors except for a utility vault, which runs beneath the sidewalk along Pacific Avenue and 15th Street. Above the street front level, the building also provided an ornamental canopy, which was tied back to the building by support rods and eyes. The building is crowned with a simple inverted stepped cornice running around the east, south and west elevations and a short 30-inch parapet wall above.

OMB No. 1024-0018

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 2 <u>Description</u>
name of property Sandberg Schoenfeld Buildings
county and State Pierce County, WA

The footprint of the Sandberg-Schoenfled Building measures 72 feet by 120 feet. It stands approximately 125 feet in height from Pacific Avenue grade to the parapet cap.

STANDARD FURNISHINGS-SCHOENFELDS ANNEX

Connected to the tower section on the North is a two story concrete skeleton, hollow clay tile and brick masonry building with heavy timber framing, columns and floor beams. The facade of the lower, northern building is divided into four bays of equal dimension. As originally designed each bay presented a central entry with storefronts flanking and a transom light running along the upper section. The second level of each bay repeated the basic opening size and transom detail but was fixed with a single large glazing panel in three equal sections. In the late 1940's the street level entries were removed and replaced with windows following a continuous display storefront design used to unify the appearance of both buildings. A continuous canopy was also run along the front of both buildings and structural changes were made to open up the second floor connection between the two.

The east elevation of the building is reinforced concrete and faces an access alley that runs behind both buildings. The rear ground floor, east elevation of the building is graced with aligned industrial wood frame windows in a fixed two tiered, six square configuration. The second floor east elevation repeats the ground floor in appearance and fenestration with a short parapet wall running along the roofline. The daylight basement is accessed from the rear through garage doors centered in the three North bays. The Southern bay has both a garage and man door opening onto the rear alley. The footprint of the annex building measures 100 feet along the street front (East & West Elevations) and 120 feet in lot depth (North & South Elevations).

OMB No. 1024-0018

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 1 Significance
name of property Sandberg Schoenfeld Buildings
county and State Pierce County, WA

The Sandberg Schoenfelds Building group establishes historic and architectural significance in two primary areas; as the work of a master architect of national importance, Fredrick Heath, and as a pioneering example of an architectural and engineering building type, very early reinforced concrete.

FREDERICK HEATH

The Sandberg-Schoenfelds Building was a highly experimental building designed by one of the West's most prominent architects, during perhaps his most significant decade of work. Frederick Heath arrived in Tacoma from Minneapolis in 1894 and after a period of early work on residential and small commercial buildings began, in 1906, to work on public schools. That year, Mr. Heath designed the reconstruction of the burned out Tourist Hotel overlooking Commencement Bay, as the Chateauesque Style Tacoma High School (Nat. Reg.). Four years later his concept for an adjoining stadium carved from a steep ravine resulted in a dramatic piece of environmental design which was the West Coast's first bowl stadium. Together the two projects represent one of America's most spectacular public high schools and one of the Pacific Northwest's most imposing public buildings.

Between 1905 and 1915 Frederick Heath and his growing firm, Heath & Gove, rose to the ranks of the West's most influential architectural offices. In 1907, with the Knights of Pythias Building (Tacoma/Nat. Reg.) and the Sandberg Schoenfeld Building, they pioneered the design opportunities inherent in the use of reinforced concrete as a singular structural building method. After completing the Sandberg-Schoenfeld Building as the largest commercial building in the city at the time, they began almost immediately to design the National Reality Building, later the Puget Sound Bank Building. When it was completed in 1911, it stood as the tallest building west of the Mississippi River, a title it held until the completion of the Smith Tower in Seattle in 1914. The innovative, largely experimental use of reinforced concrete columns and beams in the Sandberg Building provided Heath with a valuable engineering formula that he applied to the design of the Tacoma High School stadium. Stadium Bowl is now listed on the National Register of Historic Places and was called Theodore Roosevelt "the most remarkable stadium in the country". Among other important projects of Heath's are the massive Alaska Pioneers Home in Sitka Alaska (Nat. Reg), the Communications Building on the University of Washington Campus, the Greek theater influenced Griffith Stadium in Los Angeles, virtually all of the pre-World War Two buildings at the McNeil Island Penitentiary, and more than 600 other schools, fraternal halls, churches, commercial buildings and large residences in the western United States. Frederick Heath died in 1952 at the age of 92.

THE SANDBERG-SCHOENFELD BUILDING

The Sandberg-Schoenfelds tower building was constructed in 1907 and represented an entirely new design and construction methodology in the Pacific Northwest. For both architect Fredrick Heath and the port city of Tacoma, the building raised the limits of building height and appearance. At the top of his career at the time, Fredrick Heath had designed the Chateauesque Tacoma High School (National Register as Stadium High School) which towered over the city harbor, and completed work on the Knights of Pythias Temple (National Register) where he sculpted the Renaissance facade in cast concrete. Exploring the further applications of concrete as a building material, he was commissioned by west coast raconteur Peter Sandberg to design a new structure of unprecedented height (though built to ten stories it was designed to reach fifteen) and extremely modern appearance. Three years after completion of the Sandberg Building, Heath designed the National Reality Building in Tacoma, which at 14 stories was at the time the tallest building west of the Mississippi River. In 1907, the Tacoma downtown was built almost entirely of brick and sandstone masonry in accordance with the preference of the Northern Pacific Railroad and Tacoma Land Company that virtually controlled the city economically and politically. Tacoma was the Pacific terminus of the transcontinental Northern Pacific and the railroad's interests extended into almost every regional enterprise including timber, shipping and banking.

Sandberg's success had been earned in the saloons, gambling operations and bordellos he owned in the district around Pacific and 14th Street. His bold decision to hire the region's finest architect to design an outrageously innovative and massive new structure on the city's main boulevard seemed to be spurred on by the indifference it displayed to the established leaders of the community. An expressed concern when

OMB No. 1024-0018

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 2 Significance
name of property Sandberg Schoenfeld Buildings
county and State Pierce County, WA

the project was announced in January 1907 was that the building would be a ten-story brothel, although there was never any real chance that Fredrick Heath would been associated with such a project.

Construction began on one of the Pacific coast's earliest reinforced skyscrapers on October 17, 1907. Although other large scale commercial buildings in Seattle employed reinforced concrete at this early date, none achieved the same lofty height or have survived as long as the Sandberg Building. The Western Engineering Company of Boston held the construction contract and Ernest A. Conner oversaw the project and seventy-man workforce on their behalf. It took eight days to pour the first floor, ten days for the second and eleven each for the third and fourth. Some delay in steel delivery slowed the project but the final four floors and roof were poured in just 33 days. Like most early reinforced concrete structures, the building incorporated an over-engineered amount of bundled steel reinforcing and concrete mass even before the structural consideration of five additional floors to be added later. Daily on site testing showed that the columns and piers would support 6,200 pounds per square inch even though the requirements were 500p.s.i.

The steel frame windows began going into the openings in February 1908 and interior wall finishes of "pure white gypsum and plaster" followed soon after. Interior overhead light fixtures were cast through conduit into the ceilings as both a design feature and a fire safety consideration. The same cast in conduit was used to power vertical rows of light bulbs that ran 10 stories up the front elevation on the pilasters. The structure was considered fireproof even though incandescent exterior floodlights along with the outside bulb lights and the powerful wash of inside fixtures through the large windows made the building "seem ablaze at night". The building also boasted two new design Otis traction elevators, one for freight and one for passengers that traveled at 400 feet per minute with a carload of 3000 pounds.

In the end, Sandberg leased the building to a furniture retailer, Davis, Smith & Company that opened for business on May 18, 1908. Davis, Smith & Company claimed to be the largest furniture store west of Chicago and indeed the ten story building provided ample showroom space for a huge inventory of domestic furniture, stoves, refrigerators, iron and brass beds, kitchen cabinets, dining room sets and a vast selection of carpets and draperies. Full rooms were displayed right down to the flowers in the vases and it was probably during this period that showroom designers began to think about covering the large windows to control natural light on the retail floors. Photographs of the Pacific Avenue streetscape at this time, show the dramatic presence of the Sandberg Building looming twice the height of the ubiquitous four and five story brick masonry buildings that line the boulevard. Its huge windows, light color and smooth texture are in stark contrast to the dark red and brown brick buildings which mark 19th century construction and its lofty profile is a startling harbinger of the skyline to come in the next few decades.

On October 22, 1922 the Tacoma Daily Ledger reported on the front page that the Sandberg Building had been sold to L. Schoenfelds & Sons, Inc., another furniture retailer. It was the biggest piece in Peter Sandberg's already crumbling empire and within a decade he would die broken in spirit and wealth. The new owners of the building however, began ambitious new plans for completely renovating the still remarkable concrete building.

Schoenfelds & Sons Furniture formally began business at the building in later summer of 1923 and by March of 1924 were engaged in a major remodeling effort. Plans called for building interior walls for display and back stock storage on the upper floors, a complete redesign of the formal main entry level and the dressing out of several shops for manufacturing, painting and upholstery. A series of newspaper articles through the spring of 1924 documented the "improvements" to the building and the growth of the business, culminating in a grand opening for 15,000 guests on April 24th.

At the time Schoenfelds opened at 15th and Pacific Avenue, Tacoma was becoming the second largest manufacturing center for furniture, doors and window sash in America, behind Duluth Minnesota. The abundant local timber and imported exotic hardwoods supplied no fewer

OMB No. 1024-0018

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section <u>8</u> Page <u>3 Significance</u>
name of property Sandberg Schoenfeld Buildings
county and State Pierce County, WA

than 80 mills, sash cutters and furniture manufacturers in Tacoma, which was called "the Lumber Capital of America" in one 1923 NPS publication. The company rode the crest of the economic wave and soon dominated the regional retail market. Only the Depression slowed Schoenfeld's growth but even during the 1930's the company found the resources to purchase the two story building to the north, which had been built in 1928. In 1937, the furniture company occupied the southern end of the building and opened up the second floor walls between the two structures. By the end of World War Two virtually all of the first two floors of both buildings was dedicated to displays of furniture and retail housewares. In 1958 the entire storefronts and street level facades of both buildings were replaced with unified plate glass windows with aluminum frames and a single main entry in the tower. The exterior of the buildings, including the glazing on the tower, were painted white and huge black letters displaying the Schoenfelds company name were emblazoned onto the four sides of the upper floors.

When the building was documented for a HAER study in 1979, deterioration of the exterior concrete around the windows and sills and of the steel sash was noted, as were plans by the owners to sheath the entire building in aluminum siding. The painted exterior, which included the glazing, was covered by the corrugated sheet metal enclosure in late summer of 1979. Although many of the window openings were simply infilled with wood framing, plywood or roughly fitted sliding glass windows, the significant exterior elements of the structure were protected from further deterioration and exposure to the elements. Although none of the original complete sets of windows remained in the upper bays after the 1979 remodel and enclosure, it was possible to create a detailed composite set which could be used to pattern reconstructed metal windows. The slightly different designed frames and sash in the bay openings along 15th street below the grade on Pacific are also intact.

Plans for the complete rehabilitation of the building in accordance with the Secretary of Interior's Standards will return the original metal sash windows, recast and repair the delicately detailed concrete exterior and return the building to practical use as a commercial structure.

OMB No. 1024-0018

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 9 Page 1 name of property Sandberg Schoenfeld Buildings county and State Pierce County, WA

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Sandberg Schoenfeld Buildings

Primary Sources

see next two pages

Archives and Depository Files

Tacoma Public Library, Historic Building Index files
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OMB No. 1024-0018

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 9 Page 2 name of property Sandberg Schoenfeld Buildings county and State Pierce County, WA

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OMB No. 1024-0018

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 9 Page 3 name of property Sandberg Schoenfeld Buildings county and State Pierce County, WA

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Page 2 of 2

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OMB No. 1024-0018

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 10 Page 1 name of property Sandberg Schoenfeld Buildings county and State Pierce County, WA

BOUNDARY DESCRIPTIONSandberg-Schoenfeld Buildings

PARCEL "A"

The South 19½ feet of Lot 2 and all of Lots 3 and 4, Block 1402, MAP OF NEW TACOMA, W.T., according to Plat recorded February 3, 1875, in Pierce County, Washington;

EXCEPT that portion of said Lot 2 conveyed to the City of Tacoma for "A" Street, by Deed recorded in Book 91 of Deeds, page 376.

TOGETHER with that portion of Jefferson Avenue lying Westerly of said premises, South of the North boundary line of said premises extended Westerly, East of the Westerly line of Block 1402½ extended South and North of the South line of Lot 4 extended Westerly, vacated by Ordinance No. 619 of City of Tacoma.

PARCEL "B"

Lots 6, 7, 8 and 9, Block 1403, MAP OF NEW TACOMA, W.T., according to Plat recorded February 3, 1875, in Pierce County, Washington.

PARCEL "C"

Lots 10 to 12, inclusive, Block 1403, MAP OF NEW TACOMA, W.T., according to Plat recorded February 3, 1875, in Pierce County, Washington. Also, that triangular parcel of land having for its Westerly side the Easterly boundary of Lots 10 to 12, inclusive, Block 1403, MAP OF NEW TACOMA, W.T., as such lots were originally platted, and having for its Easterly side the Westerly line produced Southerly of the public alley on the East side of said Block 1403 as originally platted and for its Southerly side the North boundary line of South 15th Street, the triangular strip herein described.

TOGETHER with Lots 10 to 12, inclusive, Block 1403, as originally platted, making a rectangular parallelogram fronting the full width of said Lots on Pacific Avenue and said public alley and running back from Pacific Avenue 120 feet to said alley.



SANDBERG-SCHOENFELD BUILDING, 1411-1423 Pacific Avenue, Tacoma, W. Nomination to the National Register of Historic Places Historic Photograph. TPL NW Room. Southwest Augle, ca., 1925



Nomination to the National Register of Historic Places Historic Photograph, TPL NW Room. Northwest Angle, ea. 1930

SANDBERG-SCHOENFELD BUILDING, 1411-1423 Pacific Avenue, Tacoma, WA. Nomination to the National Register of Historic Places Photos August 1998

Sandberg Schoenfeld Building 1411-1423 Pacific Avenue, Tacoma August, 1998 South Elevation Angle Looking North ⇒





Sandbere Schoenfeld Building 1411-1423 Pacific Avenue, Tacoma August 1998 North Elevation.

Angle Looking South ==







SANDBERG-SCHOENFELD BUILDING, 1411-1423 Pacific Avenue, Tacoma, WA. Nomination to the National Register of Historic Places Photos August 1998



Sandberg Schoenfeld Building 1411-1423 Pacific Avenue, Tacoma August 1998 Annex, West Front Elevation SANDBERG-SCHOENFELD BUILDING, 1411-1423 Pacific Avenue, Tacoma, WA. Nomination to the National Register of Historic Places Photos August 1998

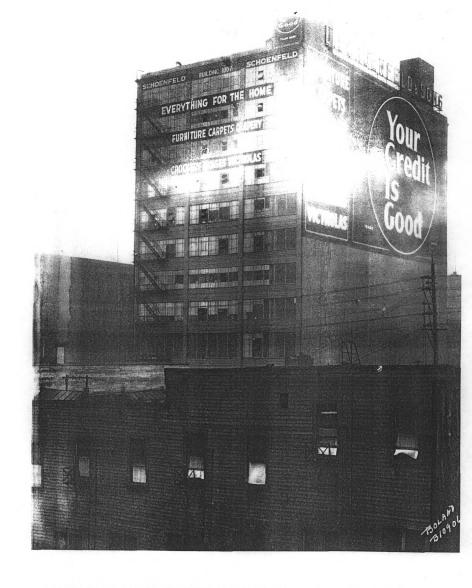
> Sandberg Schoenfeld Building 1411-1423 Pacific Avenue, Tacoma August 1998 Northeast Angle, Looking Southwest ⇒

SCHOENFE FURNITUR

Sandberg Schoenfeld Building August 1998 Southeast angle. Looking Northwest co







SANDBERG-SCHOENFELD BUILDING, 1411-1423 Pacific Avenue, Tacoma, WA. Nomination to the National Register of Historic Places Historic Photograph, TPL NWRm. Northeast Angle, ca. 1927



SANDBERG-SCHOENFELD BUILDING, 1411-1423 Pacific Avenue, Tacoma, WA. Nomination to the National Register of Historic Places
Historic Photograph, TPL NWRm. West Elevation, ca. 1924