

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the Register of Historic Places Registration Form (National Register Bulletin 18A). Complete each item by marking in the appropriate box or 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). Use a typewriter, word processor, or computer, to complete all items.

INTERAGENCY RESOURCES DIVISION

1. Name of Property

historic name Schultz Apartments
other names/site number N/A

2. Location

street & number 1002 S. 12th Street not for publication
city or town Tacoma vicinity
state Washington code WA county Pierce code 053 zip code 98406

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.)
May M. Sampson 1/31/95
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):

for
Signature of the Keeper Edson H. Beall Date of Action Entered in the National Register 3/16/95

Schultz Apartments
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)

DOMESTIC: multiple dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

CRAFTSMAN

OTHER: Italian Renaissance

Materials
(Enter categories from instructions)

foundation CONCRETE

walls WOOD: weatherboard

WOOD: shingle

roof ASPHALT: built-up

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.
- 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.

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE

EXPLORATION/SETTLEMENT

Period of Significance

1911-1945

Significant Dates

1911

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

C. A. Darmer and O. Cutting, Architects

George Frier, Contractor

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):

- 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# _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

City of Tacoma OHP

Schultz Apartments
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>41</u> <u>690</u> Easting	<u>52</u> <u>32</u> <u>990</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.)

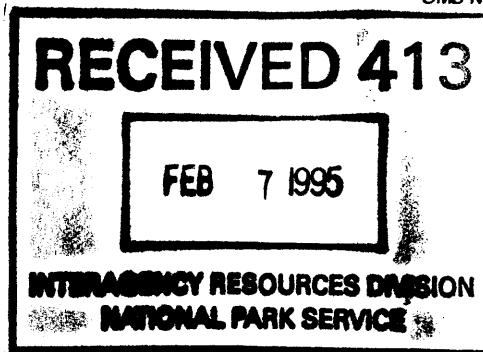
Property Owner (Complete this item at the request of the SHPO or FPO.)

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

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National Park Service

National Register of Historic Places Continuation Sheet

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Schultz Apartments
Pierce County, WA

Hilltop Neighborhood MPN

Description

The Schultz Apartments is a three story, twelve-unit, wood frame apartment building with twelve original units located just east of the Hilltop's crest near the community's central business district. Designed by architects Darmer and Cutting in 1911, the building translates into wood the massing and articulation of traditionally masonry apartment buildings. The building is in excellent conditions, and retains its original design and materials; it continues to serve as a multi-family residence. The Schultz Apartments represent the sub-type "multiple dwelling" described with the property type "Residential Resources," in the Hilltop Neighborhood Multiple Property Nomination.

SETTING

The Schultz Apartments is the most southwestern of the large historic apartment building in the Hilltop. The building's mass distinguishes it from the small-scale predominately residential buildings to the south and east. The Schultz Apartments are prominently sited on the Southwest corner of S. 12th Street and South J Street. Built on the of a pre-1888 home, the building contributes to an fuller understanding of the dynamic patterns of change and growth that the neighborhood experienced historically. The building is located near the "K Street" commercial district, and encircled by the historic route of the cable car line which traveled up 11th and down 13th Streets, connecting "K Street" with Tacoma's downtown. The structure is slightly raised above a street grade that slopes uniformly to the east. Each side of the structure is fully exposed, and the rear of the building faces a large open green space with several mature trees.

EXTERIOR

The building is a large rectangular box broken up horizontally into four continuous bands: The basement, the first and second stories, the third story, and the cornice. Vertically, the main facade is divided into two nearly symmetrical halves, which in turn are centered on a full-height, cut-out entry porch with balconies above. The second and third floor balconies are supported on decorative wood brackets and have railings and balustrades flush to the facade. The cut-out balconies are accessed from the central stair at each floor by a single door flanked by small double-hung windows. The original balcony railings have additional lumber used to extend the railing height. These porch recesses are matched internally by central stairs to each half of the building.

On the facade, vertical corner trim boards contain the narrow horizontal wood clapboard siding. At the third floor level, a continuous band of regular wood shingles, with full depth windows encircles the building. A thin cornice with widely-spaced over-scaled dentils and a paneled frieze of patterned stick work extend the parapet above the flat roof. Twelve large six-over-one windows

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Schultz Apartments
Pierce County, WA

Hilltop Neighborhood MPN

Description, cont.

puncture the band of siding on the front facade. The side and rear facades feature similar large double-hung one-over-one wood windows. Smaller double hung window are at the pantries. Upper sash are typically corbeled. The windows on the first and second floors have simple wood cornices and narrow apron trim at the sills. With several exceptions on the rear of the building, The historic windows remain in place, except for one of the eastern windows and several windows at the rear of the building.

The rear of the building has a middle third cut out which has a wood stair and open balconies to each floor providing a secondary access to the units. Some of the original doors and windows in this cut-out have been replaced with contemporary doors or vinyl replacement windows. At the eastern edge of the rear facade a painted brick exterior chimney extends above the parapet. Two historic metal gutters and boxed scuppers flank the rear cutout. A stair to the basement is at the bottom of the rear porch; some recent plywood sheets cover the first floor railing and original rear-yard basement access.

In the 1970s, a basement unit was added to the building. This alteration introduced some additional windows at the basement level. In 1993, a fire on the third floor did extensive damage to the interior of the eastern-most apartment. Minor exterior damage was, for the most part, repaired with in-kind materials and detailing.

INTERIOR

The interior of the Schultz Apartments retains much of its original plan and detailing. However, most of the original woodwork has been painted. As explain above, each mirrored half of the building functions independently. The two stair wells retain the original flat cut-out balustrade, wood handrail, chair rail, and a simple base molding; all these features have been painted. At the front porches and upper balconies, windows flank a central door to the interior landings. One of these windows opens to the common stair hall, and the other opens to the internal hallway in the larger outside (east and west most) apartments. Original entry door and transom openings and all the door trim remain for each unit; however, the historic doors have been replaced by flush doors, and the transoms have been infilled solid.

Apartments flank each stairway at each landing. Originally, all the units had a living room, one bedroom, a kitchen, a pantry, and a bath. The outside units also had large dining rooms, which were likely used as a second bedroom historically, and have now been converted for bedroom use by infilling the cased and trimmed opening to the living room. The interiors were simply appointed. Wood trim with decorative cornice molding is typical throughout, and the dining rooms have plate rails. The original bedrooms had built-in closets added. Wall to wall floor covering

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Schultz Apartments
Pierce County, WA

Hilltop Neighborhood MPN

Description, cont.

obscures the original floors. Originally, the kitchens had limited built-in cabinetry (some existed in the pantries); however, cabinetry has been added in most kitchens. The smaller interior apartments have small pantries with original built-in casework and windows (now painted) to the common internal lightwell. In the outside apartments, the pantries have narrow vertical windows on the rear (south) elevation. Each interior bathroom also has a window, now painted out, onto the lightwell.

Statement of Significance

The Schultz Apartments (1911), which stands one block east of the "K Street" commercial corridor, is primarily significant architecturally as an example of the small apartment buildings constructed in the Hilltop after the turn of the century. Commissioned by local businessman John B. Schultz, the apartments were designed by the noted Tacoma architecture firm Darmer and Cutting. A twelve-unit structure of one and two bedroom apartments designed to provide housing to meet an influx of new residents, the Schultz Apartments are also significantly associated with the formation of the Hilltop neighborhood in its second phase of development. Within the framework of the Hilltop Neighborhood Multiple Property Nomination, the apartments are associated with the historic context "Branching Out: 1900-1930." The specific period of significance for the apartments--1911 to 1947--extends from its date of construction to the end of the time period considered by the Hilltop MPN.

While the apartment building has undergone some alterations over its eighty-three years of residential use, the integrity of the property makes it an excellent representative of its property type. Typical of Hilltop building development, the Schultz Apartments were constructed as an investment by a local businessman--in this case, a Hilltop resident. John Schultz, the developer, was the proprietor of a downtown barbershop located at 1106 Commerce Street. He was a Hilltop resident, living at 1505 S. I Street when the apartments were built. With his wife Arna, Schultz purchased several tracts of land comprised of about four to ten lots in various Hilltop locations in the early 1900s. In 1910, Schultz initiated development on his tract of land at 1002 S. 12th Street. The site Schultz selected offered tenants excellent access to the neighborhood's commercial district and to its transportation networks. Within a block, a resident could find any needed groceries at the K Street shops, as well as any services. At 11th and K, one could catch the "K Street" trolley, or ride the cable car down the hill into the central business district. Many churches were also within walking distance, as was Wright Park.

To design his apartment, Schultz turned to Darmer and Cutting, a Tacoma firm with offices at 1111 S. Commerce Street, across the street from Schultz's barber shop at 1106 Commerce Street. While Darmer left no papers to document what led Schultz to select their firm, the two men may

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Schultz Apartments
Pierce County, WA

Hilltop Neighborhood MPN

Statement of Significance, cont.

have had some contact with each other due to proximity of their respective business establishments. Darmer and Cutting's recent work on several apartment buildings north of Division Street may also have led Schultz to consult them.

Darmer, who worked in Tacoma from 1885 to his retirement in the mid-1930s, was a German immigrant. Over the years, Darmer and his various partners (Otis Cutting joined the firm in 1906) designed structures in Tacoma, which ranged from residential remodels to substantial industrial facilities. Some of his most noted commissions included the first Tacoma Chamber of Commerce Building and the Peoples Store. In the Hilltop, Darmer's work included the H.C. Pochert Building (1904) at 1100 M.L.King Way, Beth El Synagogue (demolished) and the German Lutheran Church at 1307 S. I Street (1889). Only a few of Darmer's commissions were for apartments, and of those his firm designed only a handful remain: The Lewis Bros. Apartment at 717 N. 3rd Street, the Candid Schluss apartment at 318 No. J Street, the Miller Apartments at 202 Tacoma Avenue S., the Mottau Apartments (1913) at 902 S. 8th Street, and the Schultz Apartments.

Many of the Hilltop's smaller multiple-unit dwellings from the same era take their design motifs from residential architecture (i.e. hipped roofs with overhanging eaves), but develop them to encompass multiple unit buildings. In contrast, the Schultz Apartments look to their design cues from larger brick apartments and commercial buildings. The apartments reveal a strong link to some of Darmer and Cutting's previous apartment designs, particularly a 1909 two building apartment development called the Lewis Brothers Apartments. Each of the two three-story buildings featured symmetrical apartments laid out around a center hallway, with recessed front porches accessed off the central stair. Stucco distinguished the third story from the lower brick base, and a broad flat eave overhung the structure. Schultz's building reflects these same motifs, but reworked at a smaller scale. Wood siding and shingles differentiate the stories, rather than brick and plaster, and the two buildings were fused into one structure with two stair halls, perhaps to accommodate Schultz's more modest budget and smaller lot size.

Little is known about the building's contractor, George Frier. Frier had worked on numerous projects with Darmer before successfully bidding on the Schultz Apartments including construction of the Kellogg Apartments (1908), and a 1909 enlargement of the County treasurers office.

After the Schultz's apartments were completed in 1911, the Schultzs moved to a duplex next door, becoming neighbors as well as landlords. John Schultz died in 1913, but his widow continued to live at 1008 S. 12th Street. The apartments undoubtedly provided her with a source of income following her husband's death. Census records reveal that as was typical for Hilltop apartments, the

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Schultz Apartments
Pierce County, WA

Hilltop Neighborhood MPN

Statement of Significance, cont.

Schultz Apartments provided housing for people who had come to Tacoma from all over the county and world and to find employment in Tacoma's industries and businesses.

A description of the occupants of the structure's one and two bedroom apartments in 1920 reinforces the building's significance as a typical Hilltop apartment. Early tenants included a couple who shared their apartment with the man's elderly father. A widowed woman from Oregon who supported herself as a dressmaker lived in another unit. A Nebraska family comprised of a single mother who worked as a cashier, her son who worked at the YWCA, and her teenage daughter, who worked as a bookkeeper at a bakery, also lived in the building. This family had a boarder who worked as a machinist at a saw mill. Four men from Finland, all employed as loggers at an area logging camp, shared another unit. Another apartment was occupied by a railroad brakeman and his wife. In another unit, a retired couple took in a second couple as boarders

Bibliography:

"Carl Darmer, architect who left his mark on Tacoma," Caroline Kellogg, Tacoma News Tribune, March 6, 1976.

Darmer, Carl August, Review of the architecture work in the building construction of the Pacific Northwest. Tacoma Public Library. nap. c 1935.

Drawings at University of Washington Special Collections.

"New Apartments Recently Opened at Top of Hill," *The Tacoma Daily Ledger*, April 30, 1911.

Tacoma House and Building Index, Tacoma Public Library

U.S. Federal Census, 1920

Verbal boundary description

Lots 1-4, including 7' of vacated alley, Block 1220, New Tacoma.

Verbal boundary justification

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