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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 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.

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Manley-Thompson Ford Agency		PIERCE COUNTY, WA Page 2 of 4			
5. Classification					
Ownership of Property (Check as many boxes as apply) X private public-local public-State public-Federal	Category of Property (Check only one box X building(s) district site structure object	Number of Resources within Property         (Do not incl. previously listed resources in the count         Contributing       Non-Contributing         1       buildir         sites         structure         1       object         1       Total			
Name of related multiple property lis (Enter "N/A" if property is not part of a m		Number of contributing resources previously listed in the National Register			
N/A		None			
6. Functions or Use					
Historic Functions (Enter categories from instructions)		Current Functions (Enter categories from instructions)			
Commerce/Trade - Business		Vacant/Not in Use			
Recreation and Culture – Dar					
7. Description Architectural Classification	· · · · · · · · · · · · · · · · · · ·	Materials			
(Enter categories from instructions)	w Amorican	(Enter categories from instructions)			
Late 19 <sup>th</sup> and early 20 <sup>th</sup> centur		foundation <u>Concrete</u> walls Stucco			
Movements: Commercial Sty	e				

Narrative Description(Describe the historic and current condition of the property.)SEE CONTINUATION SHEET

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record#\_\_\_

Record#\_

PIERCE COUNTY, WA

Applic	able National Register Criteria	Areas of Significance			
Mark '	x" in one or more boxes for the criteria qualifying the	(Enter categories from instructions)			
property or National Register listing.)		Commerce			
v	Property is associated with events that have	Architecture			
<u>X</u> A	made a significant contribution to the broad patterns of our history.				
_ в	Property is associated with the lives of persons significant in our past.				
<u>x</u> c	Property embodies the distinctive characteristics				
	of a type, period, or method of construction or represents the work of a master, or possesses high	Period of Significance			
	artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.	1918-1929			
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.)		Significant Dates			
		1918			
Propei	ty is:				
Δ	owed by a religious institution or used for				
^	religious purposes.				
В	removed from its original location.	Significant Person (Complete if Criterion B is marked above)			
c	a birthplace or grave.	Cultural Affiliation			
D	a cemetery.				
E	a reconstructed building, object, or structure.				
F	a commemorative property.	Architect/Builder			
G	less than 50 years old or achieving significance	Bresemann, Emanuel J. (Architect)			
	within the past 50 years.	Diesemann, Emanuer J. (Architect)			
	tive Statement of Significance In the significance of the property.) SEE CONTINUAT	TION SHEET			
9. Ma	jor Bibliographical References				
	<b>graphy</b> e books, articles, and other sources used in preparing this form.	) SEE CONTINUATION SHEET			
Previo	ous documentation on file (NPS):	Primary location of additional data:			
	preliminary determination of individual listing	X State Historic Preservation Office			
	(36 CFR 67) has been requested previously listed in the National Register	Other State agency Federal agency			
	previously listed in the National Register	Local government			
	Register	University			
	designated a National Historic Landmark	X Other			
	#	Name of repository:			

Name of repository: Tacoma Public Library

Acreage of Property       Under one acre         UTM References       (Place additional UTM References on a continuation sheet.)         1       10       5       42       170       52       331       173       3	Manley-Thompson Ford Agency	PIERCE COUNTY , WA	Page 4 of 4
UTM References         (Place additional UTM References on a continuation sheet.)         1       10       5       42       170       52       331       173       3	10. Geographical Data		
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## **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 FP	0.)		
name T	RAP Enterprises LLC (Attn: N	Nancy Tu	irner, Assist	tant Administra	tor)
street & number	P.O. Box 31516		_ telephone	253-383-1099	ex.1104
city or town	Seattle	state	WA	zip code	98103

## National Register of Historic Places Continuation Sheet - MA

MANLEY-THOMPSON FORD AGENCY PIERCE COUNTY, WASHINGTON

Section number 7 Page 1 of 2

#### **NARRATIVE DESCRIPTION:**

The Manley-Thompson Ford Agency building, 1302-1306 Fawcett Avenue, is located on the southwest corner of the intersection of Fawcett Avenue and South Thirteenth Street in the Central Business District of Tacoma, Washington. The building is a three story commercial structure, constructed in 1918, as a Ford dealership and showroom. Designed by prominent Tacoma architect, Emanuel J. Bresemann, it originally contained offices and showroom on the Fawcett Avenue level, and a service area on the second floor with storage on the third floor.

The building was a typical commercial building with load bearing concrete exterior walls and an interior framework of heavy timber construction. The exterior walls were constructed with board-formed concrete having an exterior coating of light textured stucco.

In the 1930s the building was remodeled as part of the activities in the adjacent dance hall and renamed the Crescent Ballroom. There are no records of modifications to the building as a support for the new activity. However, it is likely that the changes to the exterior took place at that time. The corner entrance to the building may date to the 1930s. In the interior of the building, several openings were made between the two buildings on the first floor and these too may have also been part of the 1930s changes to the Crescent Ballroom. There are no indications of changes to the upper two floors of the building. These floors may have been vacant or used for storage during this time period.

When originally built the building was designed with primary facades along both Fawcett Avenue and South Thirteenth Street. The design included the classical proportions of length and width with three structural bays along Fawcett and seven along South Thirteenth. The slope of South Thirteenth created a two-story façade along the alley. The stepped parapets form a strong symmetry with the central portion of the parapet incorporating a painted Ford emblem of the word "FORD" with a winged background. The existing exterior walls retain their historic form without significant changes to the walls or openings. Each level has retained the original openings for the automobile access with the exception of Fawcett Avenue storefronts that have been altered over time.

The decorative features of the building include the stepped parapet along the street facades with a projecting cornice at the roofline. A second projecting cornice is found at the first floor above the openings. A diamond motif of ceramic tile was incorporated into the wall surface at the top of the piers between window openings below the upper cornice, and a more elaborate diamond motif was located below the first floor cornice on these piers.

A dominant feature of the building is the composition of windows on the 2<sup>nd</sup> and 3<sup>rd</sup> floors that are set into the deep recesses of the walls. All of the windows appear original or early units. These are single sash fixed windows fabricated of wood with wood muntins of 12 lights for all units along the primary facades. These windows have undergone repairs with replacement mullions between units. It appears the mullions have been replaced with materials for fixed sash while the original windows were horizontal pivot windows in which a single sash pivoted at the center point.

## National Register of Historic Places Continuation Sheet - MA

MANLEY-THOMPSON FORD AGENCY PIERCE COUNTY, WASHINGTON

Section number 7 Page 2 of 2

The most significant changes to the building have been along the first floor Fawcett façade and along South Thirteenth at the northeast corner of the building. Here the changes have caused the removal of the original doors and storefront.

Per historic images, originally the primary business entrance was along Fawcett with a double door access located near the center of the façade. The entry was flanked by large storefronts with views into the showrooms. These storefronts extended to the eastern portion of the South Thirteenth Street façade. A vehicle entrance was located at the southeast corner of the building. Some of the material and features of the original storefront remain intact.

The interior is that of a typical warehouse with heavy timber joist and beam construction, and dimensional lumber flooring of 1"x 6" over 2"x 12" floor joists. The major portions the interior spaces appear to be little changed from the original construction. While the second and third floors are each one large space with perimeter walls and two rows of heavy timber columns. The first floor has been disturbed by recent construction. The first floor retains the original structure similar to that of the upper floors. Newspaper articles describe the first floor as a showroom and offices while upper floors were for auto repair and storage.

Changes to the exterior can be seen in the alterations to the Fawcett Street level of the building. The major change to the exterior of the building occurred with the removal of the original entry and storefront along Fawcett and the modifications to form a covered corner entrance to the building. The original storefront was replaced with masonry infill in the southern two bays and opened in the northeast building corner to produce a corner building entrance. The angled wall forming a triangular covered entry is wood framed with a large transom above what was likely a major building entrance with doors and display windows.

Other changes to the exterior include the boarding up of some alley windows and solid panels over broken window to discourage vandalism. The recent construction attempt is likely to have included the application of standing seam metal siding to the upper portion of the south wall exposed above the roofline of the adjacent building.

The interior changes to the building are few on the upper two floors with the only indication of change being the removal of the ramp which once provided auto access to the third floor from an alley entrance. There was likely another ramp that served the second floor. An opening in the third floor is likely not to have been original but a later modification.

The major interior changes occur on the first floor. The change in the major building entrance has been noted above. Other changes include the cutting of openings in the south wall of the building for access to the adjacent building. Although the structural system of perimeter walls and two rows of heavy timber columns are intact, recent disturbances to the first floor obscures the degree of original construction. Large area of the first floor's floorslab has been removed. Excavations for new footings and underground utilities have altered large areas of the floor. The current state of the first floor suggests that recent attempts to remodel the building came to an abrupt termination.

## National Register of Historic Places Continuation Sheet - MA

MANLEY-THOMPSON FORD AGENCY PIERCE COUNTY, WASHINGTON

Section number 8 Page 1 of 4

## **STATEMENT OF SIGNIFICANCE:**

The Manley-Thompson Ford Agency is historically significant under criteria "A" as property that represents the early stages of automobile era in Tacoma. Constructed in 1918, the nominated building is associated directly with the some of the first developments of automobile agencies in Tacoma and was one of the first of such structures to include all aspects of selling and servicing new and used automobiles under one roof. Circa 1930, the first floor of the nominated building was linked to the Auditorium Dance Hall located next door, and assumed a new life providing a space for entertainment, a use that continued into more recent times. The building is also historically significant under criterion "C" as a property the represents the work of Tacoma architect Emanuel J. Bresemann. Bresemann designed the building according to guidelines provided by both the Ford company and owners Harry R. Manley and Robert B. Thompson. It represents one of Bresemann's earliest commissions following the establishment of his firm in 1916 and documents his interest in designing buildings for automobile uses, including small neighborhood gas stations.

Automobile use in Tacoma began in 1899 when W.W. Pickerill, became the first to "*startle Tacomans*" with his automobile according to the <u>Tacoma Daily Ledger</u>. Pickerill entertained family and friends in his four horse-power "Locomobile" by taking them on a drive to Fort Steilacoom.<sup>1</sup> One year later Ralph S. Hopkins puttered along the streets of downtown Tacoma in his battery-driven auto manufactured by the Woods Motor Vehicle Company of Chicago.<sup>2</sup> Interest in the new invention spread quickly and by 1903, Tacoma had its first automobile dealership – the Cassius Fuller and Hans E. Knatvold store at Ninth and Commerce Streets. Among the hardware items made available to customers, the company advertised Rambler bicycles and automobiles.<sup>3</sup>

Within three years, the Tacoma Daily Ledger had created an automobile section in the newspaper, and on February 11, 1906 provided four fill pages of advertisements, articles, and photographs showing Tacoma's elite posing with their cars. By that time there were 37 families owning a wide array of models from the Locomobile to the Cadillac. By 1906 Tacoma had four automobile agencies: the Washington Automobile company; the American Automobile company, the Reliable Automobile company; and the John M. Bell agency. From that time forward the business mushroomed to include, besides automobile dealerships, service stations and repair shops, rental cars, taxis, trucks, as well as garages, insurance companies, and moving vans.

Harry R. Manley and Robert B. Thompson entered the field around 1913. Manley began as a salesman for the Universal Motor Company then located at 223 South K Street. Thompson was a mechanic and chauffeur. Within two years they had formed the Ford Supply Company at 902 Tacoma Avenue South.

<sup>&</sup>lt;sup>1</sup> Tacoma Daily Ledger, February 11, 1906.

<sup>&</sup>lt;sup>2</sup> Tacoma Daily Ledger, August 15, 1900.

<sup>&</sup>lt;sup>3</sup> Tacoma City Directory, 1903.

## National Register of Historic Places Continuation Sheet - MA

MANLEY-THOMPSON FORD AGENCY PIERCE COUNTY, WASHINGTON

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In 1916, they contracted with Ford to be an authorized agency, and by 1918, had changed the name to Manley-Thompson Brothers. Gradually the business expanded, and when the Huth Estate announced its intent to develop the lot on the corner of South Thirteenth Street and E (now Fawcett Avenue), Manley and Thompson contacted the Huth Estate about leasing the site. The estate then constructed a building to meet the owners' specifications.

German immigrant Anton Huth was one of Tacoma's major entrepreneurs known for his investments in the Puget Sound Brewing Company (1888), the Carlton Hotel (1909), along with vast land holdings located throughout Western Washington. When Huth died on September 5, 1916, wife Agnes became trustee of these holdings.<sup>4</sup> The corner of South Thirteenth and Fawcett was part of these holdings administered by the Estate following his death. Early in 1918 Agnes Huth, Manning and Thompson, agreed to hire architect Emanuel J. Bresemann to design the nominated building. "It will be a loft building," reported the newspaper at the time, "for automobile display purposes for Tacoma concerns."<sup>5</sup>

Emanuel J. Bresemann, was born, in 1881, into one of the Pierce County's pioneer families who had settled on Spanaway Lake. In 1908 he graduated from Humbolt Technical School in San Francisco, California and then returned to form an architectural partnership with M.E. Durfee in Seattle. By 1910, the firm of Bresemann & Durfee Architects were designing houses and expanded their practice into British Columbia. Among their more notable commissions in Canada were the First Congregational Church in Victoria, and the Rawlinson and Glaholm Grocery Store in Nanaimo.

By 1916 Bresemann had established an independent practice in Tacoma. In 1919 he received his Washington State architectural license, the first year the state began awarding licenses. Besides the houses and apartment buildings he designed in Tacoma, Bresemann was also known for his designs of elementary schools, especially in the rural areas and small communities of Pierce, Thurston, Lewis, and Kittitas Counties. His portfolio of work included the 1924 McMillan Grade School located south of Puyallup, and others located at Dieringer – near Sumner – Yelm, Orting, and Tumwater. High schools in Mossyrock, Morton, and Randle were also his designs, along with the 1924 Robert Gray Intermediate School in Tacoma. A master plan and buildings at the Washington State Soldiers' Home in Orting were also a product of his work. In Tacoma, besides residential properties, Bresemann designed a variety of commercial buildings, including, in addition to the Manley-Thompson agency, the office building for Nalley's Food in South Tacoma, and several small neighborhood service stations.

Prior to the construction of the Manley-Thompson building, a wood frame commercial building was located on the site. In 1911, "Old Si" Slocum established what he called an "Auto Hospital" on the corner reserving the three separate storefronts for painting and furnishing, trimming, and wood-working.<sup>6</sup> Given

<sup>&</sup>lt;sup>4</sup> See, Pierce County Clerk, Probate File No. 10712.

<sup>&</sup>lt;sup>5</sup> Tacoma Sunday News-Ledger, January 6, 1918.

<sup>&</sup>lt;sup>6</sup> Tacoma Daily Ledger, January 29, 1911.

## National Register of Historic Places Continuation Sheet - MA

MANLEY-THOMPSON FORD AGENCY PIERCE COUNTY, WASHINGTON

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the year that Slocum opened for business, his must have been one of the earliest automobile detailing shops in Tacoma. The building was demolished to build the Ford agency.

By March of 1918, construction of the nominated building was well underway. Reportedly Manley and Thompson had "spent several months visiting neighborhood cities getting ideas on everything modern connected with automobiles," reported the <u>Tacoma Daily Ledger</u>. "These ideas with the help of the officials of the Ford Motor company were drawn up." By May the company had moved into the building. Offices, showrooms (for both new and used cars), and stockrooms were on the first floor. The shop and Goodyear tire services were on the second. The third floor was reserved for storage and future expansion. "Do not worry about the shortage of cars", Thompson told newspaper readers. Even though the Ford plant is engaged in World War I work (according to a 1919 Ford advertisement it was the company trucks that saved American soldiers at Boursches), the Manley-Thompson agency had a sufficient stock of cars for their customers.<sup>7</sup>

The partnership continued until 1920, when Robert Thompson retired and F.H. Woodworth bought out his interest in the business.<sup>8</sup> While an automobile agency remained in the building until 1929, in 1927 Harry Manley had changed his allegiance to the Willys-Knight company, producers of the Whippet automobile, and moved his new auto agency to 956 Fawcett Avenue.

By February of 1929, Emmett E Angle and George Mulligan (known as the Angle-Mulligan Company) were located in the nominated building. According to newspaper reports, the firm had organized the year before as distributors of Graham-Paige automobiles and had run out of room at its prior location.<sup>9</sup> The business, however, faltered in the wake of the stock market crash and ownership of the building reverted to the Huth Estate. By 1930, trustees of the estate were planning to make alterations to the building. "*The auditorium to the south has proved too small for many purposes,*" reported the <u>Tacoma Daily Ledger</u>, "and the first floor of the Huth Building (sic. Manley-Thompson Building) will be remodeled to accommodate a lobby, lounge and rest rooms for the auditorium."<sup>10</sup>

It is unclear as to what happened after the two buildings were linked by openings in their shared wall. According to Tacoma's city directories, from 1922 to 1942 the Auditorium Dance Hall was listed as a separate entity. The nominated building was referred to as the Crescent Ballroom from 1936 until 1942. In 1942 the two buildings were combined under one address using the Crescent Ballroom name.

Use of the combined buildings as an entertainment venue continued for another forty years. During the 1950s it was host to some of the best rock and roll groups from the era including The Kingsmen, and Paul Revere and The Raiders. Several 1960s legends also performed at the Crescent included the Corvettes, the Wailers, the Fleetwoods, Leslie Gore, the Kingmen, and Bobby Vee. The space also saw an important

<sup>&</sup>lt;sup>7</sup> Tacoma Daily Ledger, March 10, 1918 and May 19, 1918.

<sup>&</sup>lt;sup>8</sup> Tacoma Daily Ledger, September 4, 1921.

<sup>&</sup>lt;sup>9</sup> Tacoma Daily Ledger, February 17, 1929 and May 12, 1929.

<sup>&</sup>lt;sup>10</sup> Tacoma Daily Ledger, October 19, 1930.

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use a home to several ground breaking alternative hard rock and grunge bands such as Soundgarden and Nirvina, during the early stages of their careers.

Today, the Manley-Thompson Ford Agency is one of the few surviving intact automobile related buildings in Tacoma from the teens. While it's ground floor storefronts have been altered and interior spaces modified, the general character of the rest of the façade and the upper floors retains a high level of integrity conveying its original use and function.

## National Register of Historic Places Continuation Sheet - MA

MANLEY-THOMPSON FORD AGENCY PIERCE COUNTY, WASHINGTON

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## **BIBLIOGRAPHY:**

Brinkley, Douglas. Wheels for the World: Henry Ford, His Company, and a Century of Progress. New York: Viking Penguin, 2003.

Tacoma Public Library, Northwest Room, Pierce County Building and Housing Index; Obituary Index; Photograph Archives.

Tacoma City Directories (Polk), 1900-1942.

Tacoma Daily Ledger, 1900-1930.

http://pnwbands.com

## National Register of Historic Places Continuation Sheet - MA

MANLEY-THOMPSON FORD AGENCY PIERCE COUNTY, WASHINGTON

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## **GEOGRAPHICAL DATA:**

#### Verbal Boundary Description:

The Manley-Thompson Ford Agency building is located in Section 5, Township 20N, Range 3E: lots 1 through 3 of block 1310, New Tacoma Addition. Located at 1302-1306 Fawcett Avenue, it shares parcel number 2013100010 with the building located at 1308-1310 Fawcett Avenue in Tacoma, Washington.

### **Boundary Justification**:

The boundary for the Manley-Thompson Ford Agency building includes lots 1 through 3 of block 1310, New Tacoma and is justified as the property upon which the nominated building sits.



#### Manley-Thompson Ford Agency: Tacoma, WA UTM 10 542170E 5233173N (NAD83/WGS84)



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Pierce County Assessor-Treasurer

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## THE MANLEY-THOMPSON FORD AGENCY BUILDING, 1302-06 Fawcett Avenue



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Article on Manley - Thompson Company Tacoma Daily Ledger 10 March 1918



spent several months visiting neighboring oitles getting ideas on everything modern - connected ... with automobiles, These ideas with the help of the officials of the Ford Motor company were combined and the plans were drawn up The building is expected to be com-

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pleted some time in April, so the firm ts to be installed in its new home by May 1.

They expect to keep the present lo-

avenue by May 1, should make application as soon as possible, as floor space very limited," said Mr. Manley.

"The Ford Motor company is again running and cars are being delivered. but not nearly as fast as new, orders are coming in. Any one wanting a car this summer should put in their order now, or they are very liable to be disappointed. The Ford plant is doing so much war work that ethe making of Ford cars is being seriously hampered



ticle on Manley - Thempson Company coma News - Ledger, 19 Nay 1918, p.







Article on Angle & Mulligan Company Tacoma Daily Ledger 17 February 1929



#### THE MANLEY-THOMPSON FORD AGENCY BUILDING, 1302-06 Fawcett Avenue

HISTORIC PHOTOGRAPH OF MANLEY-THOMPSON BUILDING c. 1918



Photograph # BU 13740, Tacoma Public Library Archives.

#### THE MANLEY-THOMPSON FORD AGENCY BUILDING, 1302-06 Fawcett Avenue

EARLY PHOTOGRAPH OF CRESCENT HALL ¢. 1977



Photograph # BU -2319, Tacoma Public Library Archives.

#### THE MANLEY-THOMPSON FORD AGENCY BUILDING, 1302-06 Fawcett Avenue

EARLY PHOTOGRAPH OF FORD DEALERSHIP LOCATION UNKNOWN c. 1930

Tacoma Public Library Archives.