

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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FEB 7 1995

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 full instructions, see the instructions 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
NATIONAL PARK SERVICE

1. Name of Property

historic name 802-804 South G Street

other names/site number _____

2. Location

street & number 802-804 S. G Street not for publication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. 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:)

Edson R. Beall ^{for} Signature of the Keeper Date of Action
Entered in the National Register 3-16-95

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.)

Number of contributing resources previously listed in the National Register

Hilltop Neighborhood

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)

LATE VICTORIAN: Queen Anne

LATE VICTORIAN: Stick

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.)

802-804 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.)

- 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.

Areas of Significance
(Enter categories from instructions)

- ARCHITECTURE
- EXPLORATION/SETTLEMENT

Period of Significance

- 1890-1910
- 1910-1945

Significant Dates

- 1890

Significant Person

(Complete if Criterion B is marked above)
N/A

Cultural Affiliation

N/A

Architect/Builder

Farrell & Darmer, Architect
Chance & Arnold, Contractor

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):**
- 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

802-804 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	10	5	41	940	52	33	500	3							
	Zone	Easting			Northing				Zone	Easting			Northing		
2								4							
	Zone	Easting			Northing				Zone	Easting			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 September 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 _____

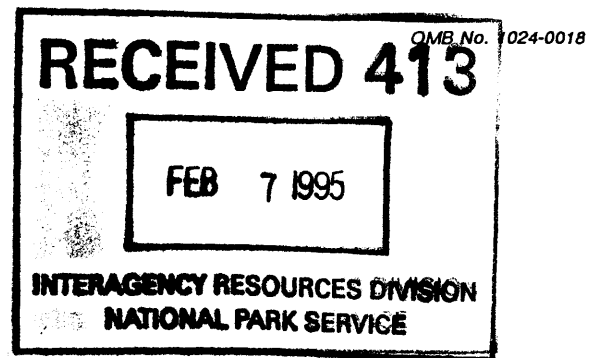
street & number _____ telephone _____

city or town _____ state _____ zip code _____

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National Register of Historic Places Continuation Sheet

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802-804 S. G Street
Pierce County, WA

Hilltop Neighborhood MPN

Description

The two-story wood frame double house at 802 South G Street incorporates elaborate and exuberant wooden decoration associated with Queen Anne and Stick styles of Late Victorian architecture. Designed as a double house by Farrell & Darmer Architects in 1890, 802-804 S. G is one of the older buildings remaining in the northeast quadrant of the Hilltop. Larger apartment buildings, office buildings, surface parking lots and the massive Central School complex on the opposite block have replaced the original structures in the immediate neighborhood. The interiors of 802 and 804 S. G were slightly altered c. 1910 to create the current four apartment units. The double house represents the "multiple dwelling" property subtype of the type "Residential Resources of the Hilltop Neighborhood" described in the *Hilltop Neighborhood Multiple Property Nomination*.

SETTING

Located on the corner of S. G Street and S. 8th Street, 802-804 faces east to Tacoma's historic city center. The building sits on the front of two deep lots. A two-story apartment building added in 1910 now fills the rear of the lots. Constructed in the New Tacoma--the tract of land initially comprising the city-- the building provided tenants with easy access by foot to the city center, Wright Park, the Tacoma Avenue trolley, and to the County buildings two blocks to the south. When single dwellings rather than large apartments lined the opposite side of S. G Street, 802-804 enjoyed views out across Commencement Bay and the tide flats.

From street level along S. G Street, the building site has been cut into the gentle uphill slope to create a level platform for the structure. The sidewalk along S. 8th Street is therefore raised a few feet with a simple retaining wall. A large surface parking lot occupies the area south of the building.

EXTERIOR

The building's basic "H" plan is elaborately articulated by three-sided bay windows, projecting gable dormers, ornate wood trim, and decorative wood shingles and siding. 802-804 is raised slightly on a rough cut stone foundation. A non-original set of front steps extends across the entire projecting front porch, replacing the original separate sets of steps. Non-historic wrought iron railings enclose both the porch and the balcony on the porch roof. Three turned posts with radiused brackets support the porch.

The two front and two side bays each have three large one-over-one double hung windows at the first and second floors. Three contiguous six-pane windows are set in the gable projecting over each bay. Each gable end is decorated with a large fan-patterned wooden ornament hanging from the eave. The projecting gables sit on elaborate scroll sawn brackets. The exterior of the building

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has continuous bands of patterned shingles, horizontal and vertical siding, and paneled friezes. Chimneys with elaborate brickwork puncture the steeply pitched roof. A low dormer with a series of six-pane casement windows emerges from the middle of the roof pitch on the front facade. Because of its location on axis, this dormer helps unify the two halves of the house. At the rear of the building are separate single-story shed roof porches with turned posts and wood steps leading to grade.

INTERIOR

The original interior configurations of 802 and 804 S. G are typical of many of the other single and double houses built in the Hilltop in the same era. The interiors of the building are symmetrical, with the hall and stairs placed to the interior allowing for maximum daylight to the living spaces. The front entry door leads to a vestibule which shares the facade with the living room. From the vestibule a decorative wood stair with ornate stair balustrades, delicate turned balusters, and carved newel posts ascends to the second floor. The vestibules and stairwells are finished with a wainscoting of a "lincrusta" type material. The unusual pattern on the material resembles a uniform field of marble-sized half spheres. The wall covering remains in excellent condition. An interior hall passes back from the entry to the dining room with the living room and sitting room in a row to one side of it. When separate apartments were created on the second floors, the original entry halls were shortened and reconfigured to create closets within the apartments.

In each unit, the first floor apartment entrance door leads into the original living room. An elaborate fireplace surround is prominently located on the wall diagonally opposite the entry. This multi-tiered hardwood fireplace surround with decorative panels, spindlework and a beveled mirror, frames a decorative metal gas insert. The hearth and immediate surround is composed of patterned unglazed earth-toned tiles. From the living room, large double pocket doors open to the original sitting room, which has a bay window. Opposite the bay window in the sitting room a pair of "French" doors open into a space now used as a bedroom, but identified on the original plans as the dining room. From the sitting room, a passageway through a small pantry with built-in storage leads to an ample kitchen at the rear of the building. The kitchen has both historic and new cabinetry, a walk-in pantry, and an original door to the rear porch. An original door from the kitchen to the current bathroom has been infilled; the trim remains.

From the entry hall, the stair turns twice to the second floor landing. A door connecting the two houses was added at the first stair landing; while the date for this alteration is not known, the door and trim suggest that it was an historic alteration. Prior to the creation of separate second-floor apartments, the original second floor bedrooms were accessed from the stair landing. At the second floor landings, multi-paned glass screens incorporating the original balustrades now separate the upper floor apartments from the first floor entry halls. The upper apartments are entered through single multi-pane "French" wood doors.

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The second floor units have floor plans which closely resemble the first floor plans. The area over the first floor entry vestibules was originally an alcove off of the large front "chamber" leading to the balcony over the front porch. This alcove has been converted to a kitchen and the balcony access restricted. The large built-in closets which originally separated the front and middle "chambers" have been eliminated completely, the two rooms now form one large space. Two bedrooms and the historic bathroom are at the rear. Just behind the main stair, an extremely steep and narrow stair continues to the spacious open attic.

The original wood trim is largely intact throughout the building. Much of the woodwork retains its original unpainted appearance. In the larger rooms, door and window trim is typically fluted with elaborated rosettes at the corners. Simpler trim is used in the smaller, less public rooms. The original paneled wood doors remain throughout; some have been painted.

Statement of Significance

The double house at 802-804 S. G Street is primarily significant architecturally as an example of the small multiple houses constructed in the Hilltop in the late 1800s. Built when single houses were the primary dwelling type in the Hilltop, 802-804 stands out as a particularly elaborate and intact double house. The building's extensive wood exterior decoration makes it an excellent example of Late-Victorian architecture. While the building has undergone some alterations over its ninety-four years of residential use, including the conversion to apartments, the overall integrity of the property's exterior detailing and interior features and finishes makes it an excellent representative of its property type.

Commissioned by local land developer and attorney Thomas Carroll, the double house was designed by Farrell & Darmer, a noted Tacoma architectural partnership. Providing housing over the years for newcomers who worked in Tacoma's many businesses and industries, 802-804 is also associated with the formation of the Hilltop neighborhood. The specific periods of significance for the house--1890-1910 and 1910-1945 reflect the original use of the building as a double house and then its further division to four apartment units.

In a pattern typical of many of Hilltop rental properties, 802-804 S. G was constructed as an investment by a local businessman. A native of Pennsylvania, Thomas Carroll had arrived in Tacoma in 1883, and soon founded a law practice with Beverly Coiner. In the late 1880s, Carroll served as City Attorney--helping to draft the first City Charter--and practiced law. Carroll later became a judge of the superior court, and ran unsuccessfully as a democratic nominee for Congress. Additionally, he was active in the Elks and Odd Fellows Clubs.

Like many early Tacomans, Carroll participated actively in the local real estate market. Carroll was a developer of the Carroll and Hannah addition, which was located just south of the Hilltop along

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the railroad line in the industrial area which became known as Nalley Valley. Carroll also purchased smaller parcels of land in the Hilltop. In April 1884, soon after establishing his law practise, Carroll had purchased lots 1-4 of Block 814 of New Tacoma, two of which would be the site of his new double house.

Several years later, in 1888, Carroll purchased lots across the street, in block 813, where he soon began construction on his home, a large two story structure at 803 S. G Street (demolished). Two years later, in 1890, he began construction on 802-804 directly across the street from his own home. To design his double house, Carroll turned to Farrell & Darmer, a local firm. 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 designed structures in Tacoma, which ranged from residential remodels to substantial industrial facilities. In the Hilltop, Darmer's firms' work included the H.C. Pochert Building (1904) at 1100 M.L.King Way, Beth El Synagogue (demolished), the German Lutheran Church at 1307 S. I Street (1889), and the Schultz Apartments at 1002 S. 12th Street.

802-804 is a significant intact example from Darmer's earliest years in Tacoma. Darmer, who came to Seattle via San Francisco, certainly had the opportunity to examine the elaborate late-Victorian buildings filling the blocks of that expanding city. He likely drew on his memories of those buildings, as well as local sources, to design 802-804 S. G Street. The double house was essentially two single houses, mirrored in pattern and fused along a central wall. The property reveals a level of detailing beyond that typically found on other homes of its era in the Hilltop. The fan-shaped trim in the gables, the decorative chimney brick, the fireplace surrounds, and the center attic gable are some of the particularly noteworthy features of this structure.

Carroll's substantial investment in this rental property may have reflected his interest as a neighbor as well as a landlord. Carroll lived across the street at 803 S. G until 1905. In 1908, Carroll sold 802-804 to Michael J. Buren. Like Carroll, Buren was also a Hilltop resident and Tacoma businessman interested in investing in rental properties. Buren lived several blocks north of the house, at 308 S. "K" Street. After purchasing the structure and lots, Buren added a four-unit apartment on the back half of the lots; This property, known as 708-710 S. 8th Street, is presented in a separate nomination. 802-804 was converted from a double house to four apartment units after 1910.

Over the years, 802-804 S. G housed numerous families which had moved to Tacoma the from all over the county and world and to find employment in Tacoma's industries and businesses. Changing occupancy patterns in the house reflect changing social and economic circumstances in the neighborhood, and reinforce the building's association with the process of neighborhood formation. In 1900, two families of European immigrants lived in the houses. The fact that both of the principal wage earners were merchants suggests that the families may have been related or

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shared business interests. Abe and Rose Goldenson, European immigrants, lived in 802 with their young son. Next door, the Sondheims lived in an extended family unit consisting of a couple and their son, with an elderly mother and younger sister also joining the household. In a pattern typical for the time, the unmarried sister, aged 16 in 1900, worked outside the house as a store cashier, probably at a family store. Two servants also lived in the house, suggesting a relative affluence.

After 1900, Tacoma experienced a tremendous population boom, bringing an increased demand for housing units. At the same time, the merchant and professional class people were moving farther from the center city to newly-developing suburbs. Therefore, the northeastern part of the Hilltop was transitioning to more densely-settled neighborhood, as larger homes were divided and apartments were built. For people such as the elderly or single and/or widowed women who might have difficulty finding well-paying jobs, taking in boarders or roomers provided a crucial source of income. These boarding and rooming houses provided an important type of housing in the Hilltop, particularly during times of rapid population growth. The 1910 census documents that both 802 and 804 S. G were rented by families who shared the homes with a number of boarders. In 802, an older couple, Henry and Josephine Lithgow, from Pennsylvania and New York respectively, lived with their Washington-born granddaughter and three roomers. The roomers were an Englishman who worked as a collections agent, and two Scottish Machinists. Next door at 804, a seventy-year old widowed immigrant from Missouri and her 30 year old single daughter, took in eight roomers, including two couples. These roomers included three sisters from Montana - two of whom worked as nurses for private families and one who worked as a stenographer. Also, a Norwegian painter and his wife, a nurse from Sweden, an engineer and his wife, and a Welsh immigrant who was working as a postal clerk.

By 1920, the house had been divided into four units; however, fewer people lived in the house. As before, the tenants worked in various Tacoma industries and small businesses. A widow and her two sons, who worked at a flour mill, lived in 802. They had a boarder who worked as a nurse in a private home. In 802 1/2 lived Veda Burke and her husband John Burke, an auto mechanic. 804 was home to the Hagerons and their son. Mr. Hageron had a cigar and tobacco store. His son worked as a shipping clerk for one of the local railway lines. In 804 1/2 was Mrs. Haskell, also a widow, and her son who worked as a messenger for a tile company.

The building continued in apartment use throughout the period covered by the Hilltop Neighborhood Multiple Property Nomination, and continues to provide housing in the Hilltop today.

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Bibliography:

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

"Carroll's New House," *Tacoma Daily Ledger*, October 24, 1888, p. 4.

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.

"Pneumonia Takes Judge Carroll," *Tacoma Daily Ledger*, October 25, 1918, p. 2.

Polk's *City of Tacoma Directory*

Sanborn Fire Insurance Map, 1896

Tacoma Daily Ledger (mention), July 4, 1890, p. 3.

Tacoma Daily Ledger (permits), July 22, 1890, p. 3.

U.S. Federal Census, 1900, 1910, 1920

Verbal boundary description

Lots 1-2, Block 814, New Tacoma, including 10' of vacated alley.

Verbal boundary justification

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