

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

919

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 an 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.

### 1. Name of Property

historic name Annobee Apartments

other names/site number \_\_\_\_\_

### 2. Location

street & number 319-323 North I Street  not for publication

city or town Tacoma  vicinity

state Washington code WA county Pierce code 053 zip code 98403

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.)

*Alison Kroll* Signature of certifying official/Title      6/23/99 Date

\_\_\_\_\_  
State of 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 the 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 H. Beall* Signature of the Keeper      7/28/99 Date of Action

**Annobee Apartments**

**Pierce, Washington**

Name of Property

County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

**Category of Property**  
(Check only one box)

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

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

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
		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**

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

**Current Functions**  
(Enter categories from instructions)

Domestic, Multiple Dwelling

Vacant

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

Laté Victorian, Italianate

foundation Concrete

walls Brick veneer over wood frame

roof Composition Membrane

other \_\_\_\_\_

**Narrative Description**

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

The Annobee Apartments are located in Tacoma's north end, in the Stadium District and within a mile of the Central Business District. The Annobee Apartments are surrounded by single family residences and small commercial buildings. Within the area there are other apartments buildings of approximately the same size and scale. Wright Park, a large urban park, is within three blocks and North I Street, where the main entry of the Annobee is located, is a busy arterial connecting the north end neighborhoods to the CBD. The streets are lined with mature trees. Several large fine homes are neighbors to the Annobee, and well attended yards and well maintained streets characterize the neighborhood. The Annobee Apartments, located at North 4th and North I Streets, fronts North I Street with its south facade. North 4th Street faces the west elevation of the Annobee.

**Annobee Apartments**

Name of Property

**Pierce, 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.

**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 of age or achieved 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 Buildings Survey

**Areas of Significance**

(Enter categories from instructions)

Architecture

Community Development

**Period of Significance**

1925 - 1928

**Significant Dates**

Construction 1925

Addition 1928

**Significant Person**

(Complete if Criterion B is marked above)

**Cultural Affiliation**

**Architect/Builder**

Unknown

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government within local district
- University
- Other

Name of repository:

City of Tacoma HPO

Annobee Apartments

Pierce, Washington

Name of Property

County and State

**10. Geographical Data**

Acreage of Property less than 1

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	1 0	5 4 1 3 2 5	5 2 3 4 1 3 8
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

**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 August Gene Grulich, Architect and Heather M. MacIntosh, Architectural Historian

organization Grulich Architecture + Planning Services date December 1998

street & number 707 Court A telephone 253-272-0007

city or town Tacoma state Washington zip code 98402

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A US&S 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 SHPO or FPO.)

name Fourth and I Street Investors, LLC

street & number 520 Pike Street, Suite 1221 telephone 206-625-9512

city or town Seattle, state WA zip code 98101

**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 time for reviewing instructions, gathering and maintaining data, and completing and reviewing the collection of information.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1

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The Annobee Apartments were constructed in two phases, phase one in 1925, and phase two a few years later in 1928. The building was designed as two separate buildings connected by a central stair and elevator tower. Although the type of construction used in the two buildings is similar there are differences in design and construction which set them apart. The common elements include a construction of a platform framed, wood structural system with an exterior cladding of brick veneer. Also in common is the use of the exterior perimeter of the buildings and corridor walls for load bearing structural support of the floor and roof structure. Both buildings have raised entries from the street differing in design and features. Also in common is the use of double hung, wood framed windows throughout both buildings.

The overall height of the buildings is the same; however, the phase one building is three stories while the phase two building is four stories. The composition of each building is typical of the era with a defined base of stucco clad concrete, a body of brick veneer walls with brick quoins, and a capital of an elaborate sheet metal cornice. The roofs are shallow sloped, front to rear, with membrane roofing. The light-well between the two buildings is open air with metal fire escapes to the first floor. Both buildings are wood framed structures with a red brick veneer in a running bond pattern.

The buildings although lacking maintenance for several years retains most of the architectural details and features of its original design and construction. Alterations have been limited to appliance modernization and the installation of safety features (fire sprinklers). These alterations have not damaged or caused the removal of significant historic fabric. No additions have been made to the buildings except for the possible application of exterior fire escapes. The buildings maintains the integrity of their original design and construction with most of their exterior features intact. The interior has undergone changes. Newspaper descriptions of the apartments indicate family units while the existing configuration is for studio and one bedroom units. Interior corridors in both buildings have been maintained.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 2

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### Phase One Building, 1925

This building is constructed of three stories and a basement which accommodates 30 apartments. The composition of apartments is 16 studios and 14 one bedroom units. The basement has access to the street from a central corridor along North 4th Street. The building's design exhibits modest Italianate influences with its rectilinear form, symmetrical front facade and corners decorated with brick quoins. The symmetrical composition of wall mass of the front facade is formed by a slightly projecting bay on each side of a central section (i.e. A-B-A composition) which contains the primary entry to the building. The building has well-defined, small double hung windows with multiple pane upper units and single pane lower sash. The window openings are embellished with slightly projecting archivolt, formed of light colored, buff brick. The main entry on North I Street is accessed by a raised platform protected by a fabric awning. The stucco sidewalls and piers further define the entry. The emergency exit at the rear of the building is composed of cantilevered metal landings and fire escape ladders some of which have been removed. The distinctive features of the building are the small windows set within the exterior brick walls, the corner quoins of buff brick and the extended, elaborate cornice at the top of the building.

The interior is constructed with walls and ceiling of plaster over wood lath. The floors are carpet over original oak floors. Windows are damaged, wood, double hung, sash units with several sash units missing. The interior doors are wood 5/0 panel doors typical of the era. The interior features of the apartment units have been stripped of their features with the removal of kitchen cabinets and fixtures and bath fixtures. The interior finishes are deteriorated with exposure to weather a caused by broken windows and roof leaks. Additional deterioration has been caused by vandals.

The major interior features of the building are the glass enclosed entry vestibule with its glass doors and sidelites. The central stairs near the front of the building and small open balconies located above the entry on the upper floors. The central stairway is composed of open wood railings of turned newel posts and balustrade. Much of the stairway is intact and would warrant restoration.

The lobbies of the Annobee are simple vestibules separating the interior corridor from the street. There are two entry lobbies, one in the center of the 1925 building and another at the I Street entrance to the 1928 addition. The lobbies are extensions of the interior corridors with carpeted floors and plaster walls and ceilings.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 3

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### Phase Two Building, 1928

This building is constructed with four stories and a basement and accommodates 16 apartments. The basement served as a parking garage for the building, accommodating approximately 10 cars. The upper floors provided apartments in the form of 8 studios and 8 one bedroom units. The design, although asymmetrical in composition, follows many of the design features from the 1925 building, including window archivolts and corner quoins of slightly projecting buff brick. This building differs from the 1925 building with the use of significantly larger windows. The wall mass of the building terminates with an elaborate sheet-metal cornice. The cornice is another feature exhibiting Italianate influences.

The interior design follows that of the earlier building with plaster over wood lathe walls and ceilings, and hardwood floors now covered with carpeting. The windows and door frames show an Arts and Crafts influence with the header trim projecting beyond the jamb trim and angle cut. Large cased openings have Craftsman style Tudor arches formed in plaster.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 1

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**8. Statement of Significance**

**Summary**

The Annobee Apartments, located on 319-323 North I Street in Tacoma, sprang up within the midst of a 1920s apartment boom. The Annobee's efficient, modular units, outfitted with modern appliances, appealed to fleets of incoming populations looking to ride Tacoma's rising economic tide. Investors built apartment houses like the Annobee along street car lines, following the path of single family and commercial development.

The Annobee Apartments is locally significant under Criteria A and C. The Annobee is a well-preserved example of an apartment building constructed during a critical period of Tacoma's multifamily housing development. It lies within the boundaries of the North Slope Historic District, a designation of the Tacoma Register of Historic Places.

**Historic Narrative**

**Tacoma Rising: Progress and Community Development in the 1920s**

In 1924, when song writer, inventor and roofing specialist Oscar B. Clow began promoting his scheme for the Annobee, a modern apartment building in Tacoma, the city's real estate market was booming. Theaters, railroad stations, and civic halls sprang up throughout the city. Commercial buildings rose like an encouraging bar graph.

The face of the city was changing dramatically. The fledgling wood frame town of the late 19th century gave way, in the 1910s and 20s, to a masonry industrial center, recently electrified by power and light.

As the center of Tacoma grew upward, its suburban communities expanded. This impressive development had many sources -- overlapping rail systems encouraged suburban growth, an escalating population created a demand for housing of all kinds, and the growing popularity of the automobile made commuting possible, and increasingly desirable.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 2

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Streetcar systems and increased automobile use stretched neighborhoods along primary thoroughfares. A 1917 real estate map of Tacoma illustrates the relationship between transportation and urban development (Appendix, fig. 8.1). Purveyors of technology and transportation like the Tacoma Railway and Power Company understood this connection and used it within their marketing strategies. In an April 14, 1926 advertisement published in *The Tacoma Daily Ledger* entitled "Co-operation, Builder of Cities," the national trend takes on local significance (Appendix, fig 8.2, detail). "Away from the dust, the heat and congestion -- street cars build homes. Even those who can and do afford automobiles, build their homes near the car line. The car line stabilizes the value of the home ..."

The Fort Defiance line, which zigzagged from Tacoma's commercial core north through a densely packed expanse of block plats, sowed a great number of apartment buildings. In contrast, other lines, like the North K and the Old Town routes, traced existing patterns of growth. Although the Fort Defiance line ran through areas of extant light development, it provided a bridge between areas of potential growth and a new public park, pushing urban Tacoma toward its perimeter. Not surprisingly, apartment development paralleled street car lines.<sup>1</sup> It was a clear path around which paper and pencil blocks took concrete form -- where single family, wooden frame homes gave way to commercial development and multiunit apartment buildings. Its contemporary eclectic character, reflecting architectural styles from the late nineteenth to the mid-twentieth century, demonstrate the significant, lasting impact of development laid down by the Fort Defiance line.

Other factors contributed to this suburban growth. Technological progress effected the affordability of single and multifamily housing. Mass production and standardization of building materials cut costs, and contributed to the widespread use of "packaged" houses or building kits. As Tacoma's manufacturing base grew in the early decades of the twentieth century, so did the availability of building materials. The lumbering industry was a natural foundation for building-related businesses.

Electricity and improved water and gas systems also effected suburban housing like the Annobee. The role of "modern" conveniences significantly effected consumer demand and

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 3

amenities offered within new apartment buildings. Technology was a pivotal selling point, especially within the compact households of apartment dwellers. The dangers of dense housing, caused by pre-electric heating and cooking, were "things of past" by the 1920s. An ad posted by the Puget Sound Power and Light Company in 1927 provides contrasting views of kitchens, the old stove billows smoke while the modern gas range stands smartly against the wall like a handsome piece of furniture (Appendix, fig. 8. 3).

Clow's Annobee Apartments illustrated the meeting of these trends, and reflected the evolution of a popular American building type within an optimistic Northwest city.

### **An American Tradition**

The roots of modern apartment building design grew from many seeds: the American hotel, the inner city tenement, and the lodging house.<sup>ii</sup> This kind of building solution first came about in urban industrial and manufacturing centers like Chicago and New York. By 1900, apartment buildings, boarding houses, and tenements housed over 75% of Americans living in urban centers.<sup>iii</sup>

Tenements generally housed lower income workers and transients; developers sometimes treated the quality of construction, ventilation, and natural light of these buildings with secondary interest. Designers of prototypical tenements, which were duplicated for miles in many urban neighborhoods, worked with extremely narrow sites. These cramped urban spaces significantly compromised the healthfulness of tenement living. Sanitation was a primary problem, as was overcrowding and domestic violence; subhuman tenement conditions yielded early 1900 laws legislating healthier multifamily buildings.<sup>iv</sup>

Hotels, on the other hand, provided multiunit housing for many socioeconomic levels. These often featured furnished suites and services. These building types had positive connotations and sometimes occupied desirable urban neighborhoods. In better hotels, entrances often provided spectacular street level architectural "events"; lobbies with concierges and other services resembled oversized salons or parlors. Housekeeping, and its necessary clutter was tucked away beyond the view of hotel patrons.<sup>v</sup> Around 1900 in

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 4

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Tacoma, furnished suites in hotels were popular forms of temporary or “transitional” housing.<sup>vi</sup>

Boarding houses, popular in new urban centers like Tacoma, often housed single workers with modest incomes. Even when apartment buildings experienced a prominent upsurge in the 1910s and 1920s, lodging and boarding houses remained the most common multiunit building type. Of the over 250 Tacoma multifamily residences in the 1920s, less than 90 were apartment buildings.<sup>vii</sup> Homeowners also offered single furnished rooms within large single family residences.

The earliest apartment houses appeared as reasonable solutions to a housing problem caused by the demands of Tacoma’s industrial success. Their presence met with initial reluctance among some Tacoman home owners.

### **Apartments in Tacoma: Supplies, Demand and Shifting Conventions**

Apartment buildings replaced Tacoma families with a less stable, often unknown population whose numbers multiplied exponentially with each new multiunit structure. In one 1913 opinion, “there are more Tacomans who hope (for less apartment building activity), wishing to keep this the city of homes and fearing the encroachment of the apartment house, which is scarcely a thing of beauty in its most beautiful form.”<sup>viii</sup>

Most Tacoma apartment buildings of the 1910s were relatively utilitarian, designed to accommodate the throngs of new residents. Modest apartment buildings rose quickly, often renting units in their preconstruction phase. Averaging \$20,000 in construction costs, these multiunit buildings were often frame or concrete block, generally clad in brick. Most had simple rectangular footprints with corridor plans; many occupied street corners, providing optimum light. This set of characteristics contributed to the livability and healthfulness of apartment living. The Young Apartment house at 4th and L Streets and the Creso Apartments at South 9th and E Street are examples of this type. Elegance, although important, was secondary to affordability, convenience and modernity.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 5

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Widespread interest in streamlined living helped bridge the gulf between vastly divergent conventions -- between multiunit housing as an economic necessity, and apartment living as an urban ideal. Apartment interior design reflected the fusion of these two notions, while most early apartment buildings maintained historicizing exteriors. A modern apartment was tidy and compact, each family's space a microcosm of domestic efficiency. Closets, modern bathrooms, kitchens, sleeping areas, and living spaces were necessarily abbreviated and often combined. The Murphy bed, first appearing in the 1920s, was a logical product of modern compartmentalizing tendencies. These closet-beds, flattened kitchens with combined dining areas, and "complete" but abridged closets were all common components of compressed but modern apartment living.

In the early decades of the twentieth century, technology yielded affordable packages of taste and style within houses and individual apartments. Mass production of fixtures, appliances, fabrics and furniture improved the national standard of living and reduced time spent cleaning, cooking and laundering clothes. Modern conveniences were prominent features of 1920s apartment living, and were primary selling points. In Tacoma, apartment building budgets and amenities rose in the first decades of the twentieth century, due in part to the demand for standard luxuries.

Some apartment buildings of the 1910s were, however, quite spectacular, such as the Ansonia Apartments of 1914, built at an estimated \$135,000. Stylish, large scale apartment buildings such as these resembled upscale urban hotels. These high-style versions of an increasingly common housing form may have contributed to Tacoma's eventual acceptance of neighborhood apartment buildings. The Ansonia's size and budget allowed for multiple projecting bays and noteworthy ornamentation, matching the architectural merit of civic minded building programs within the city's core. In Tacoma's civic center, new theaters and municipal buildings rose up in the wake of an enormous population increase.

From 1910 to 1920, the city gained 13,222 new residents; over 10,000 workers and their families moved to the industrial center immediately following World War I. From 1920 to 1924, the city gained another 23,000 reaching an estimated population of 120,000.<sup>28</sup> This over 20% increase fueled local optimism; the rising population and its probable causes frequently

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 6

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appeared in local newspapers. This coverage suggests an escalating sense of civic pride, economic confidence, and limitless investment opportunities. Publicized population figures, public expenditures, and the local building boom advanced interest in real estate development.

By 1920, there were numerous boarding, lodging, and apartment houses for new arrivals. During the 1920s, Tacoma supplied its approximately 250 multiunit structures with a steady stream of renters.<sup>2</sup> Apartment buildings constructed in the 1910s and early 1920s illustrated a preference for brick cladding and historical styles. The proportions and stylistic details of these buildings were often streamlined. These buildings were commonly three or four stories tall, and frequently occupied entire blocks, especially near the lettered streets paralleling the aforementioned influential Defiance Park line.

Tacoma real estate developments reflected the contemporary national trend toward convenience and modernity. Renters, in turn, flocked to clean, electrified, centrally-heated spaces requiring minimum maintenance. In printed apartment promotions, appliances and services received detailed descriptions. These critical "features", as they were called, originally contrasted "out-of-date" domestic environments which ostensibly lagged behind the local and national trend toward municipal gas and electrical service.

Tacoma's advancing self reliance, made possible in part by the increasing number of local manufacturers and distributors, added a distinctly civic tone to apartment production. In the mid-1920s, "Tacoma Made" building materials entered into the promotional vocabulary of the local real estate market. What was not officially produced in Tacoma was at least readily available. Apartment buildings occasionally became promotional vehicles for local contractors.

### Introducing the Annobee

Oscar B. Clow's Annobee Apartments was the first Tacoma apartment building used to promote local industry.<sup>21</sup> Clow provided the capitol -- local builders and fixture distributors together produced what would be a commercial showplace.<sup>22</sup> C. F. Davidson was the general

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 7

contractor, Liberty Lumber provided the framing, Modern Lumber & Millwork C. provided the millwork and interior trim ... the building's contributors were all clearly recorded and promoted in the first of a series of full page promotional advertisements for modern apartment buildings appearing in the *Tacoma Sunday Ledger*. In the July 5, 1925 promotion, almost every aspect of the Annobee's construction, utilities, fixtures and appliances served as a marketing vehicle for a local business.

Other developers soon followed the Annobee's lead. Subsequent full page ads for the Ambassador (9/13/1925), the Tahoma (2/28/1926), the Lauan (5/23/1926), the Cambridge (10/24/1926), the Broadway (5/6/1928), the Bolivar (8/26/1928), the Charlesbee (12/2/1928), the Roosevelt (1/5/1930) and the Marymac (1/5/1930) printed in the *Ledger* all included pitches by and for local contractors. All of these buildings, for the most part, commanded modest rents.

Clow was acutely aware of the rising demand for apartments and the role of local contractors and manufacturers in 1924 when he announced his plans to construct a twenty-eight unit apartment building on the corner of 4th and North I street. Clow came to real estate development from the building trades; he directed the O. B. Clow Roofing Company. Not surprisingly, Clow inserted ads for his business within other full page promotions for apartments.

The Annobee included thirteen four-room apartments and fifteen three-room units. The building's plan and siting allowed for windows in every room, conforming to modern demands for healthful living spaces. The building was a conventional three stories in height, and occupied the site of a single family home which was moved a few feet to 323 North I Street, allowing for the Annobee's construction. When built, it contrasted the almost exclusively single family building stock on surrounding blocks.

The streamlined Italianate design was clad in brick, with light-colored brick quoins and flat brick arches. The facade was symmetrical, with paired double hung wooden sashes. Each story included a central recessed porch; the first story entrance was the most prominent.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 8

The \$80,000<sup>xiii</sup> Annobee, as described by Clow and local contributors, was a showcase of convenience and affordable luxury and reflected contemporary national trends in housing design. The floors were oak and linoleum with modern geometric patterns in multiple colors. The door and window surrounds and moldings were fir. Like the Tacoma hotels which preceded it, rooms were both furnished and unfurnished.

As with contemporary apartments of the 1920s, technology and efficiency directed the Annobee's design. Advertisements and articles on the Annobee stressed its modern conveniences, such as its intercommunicating phone lines, state of the art boiler heating system, "first rate" plumbing, communal laundry space, thirty car garage, and "modern kitchens". The latter, featured in the Annobee's first ad, was a model of efficiency (Appendix, fig. 8.4). The white enamel Acorn line of gas stove was "state of the art", synonymous with the concept of a modern kitchen.

The kitchen, contemporary focal point of domestic technology, was one of the Annobee's primary assets. The article accompanying the aforementioned illustration summarizes contemporary views of modern domestic spaces and their primary users, "if all kitchens were as attractive in appearance and arrangements as the one pictured on this page, women wouldn't mind spending most of their time in them. Yet paradoxical as it may seem, the more attractive and convenient the kitchen, the less time a women needs to spend in it."<sup>xv</sup> Should an Annobee resident choose not to cook at all, the building featured a delicatessen at street level.

The Annobee's central corridor plan reflected a "modern" conceptualization of multiunit housing. Such plan types had symmetrical apartment layouts on either side of a primary hall, providing a regimented distribution of living spaces. Equal distribution of suites along main halls allowed for standardized fenestration patterns and circulation of air from the primary entrance to the back of the building. Outgrowths of efficiency, these plan types also appeared in contemporary office buildings.

When Clow extended the building in 1928, he duplicated almost exactly the original's exterior program. Using identical brickwork, articulating the building's edge with quoins, the

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 9

addition matched the height and style of the original. The facade was asymmetrical, however, with a side hall rather than a central corridor. Like the original, the addition sprang up within a flurry of apartment construction. Apartment buildings of the late 1920s continued earlier trends toward modernity.

As with the first building program, the addition received coverage and related advertisements in the *Ledger*. As before, these ads focused on domestic appliances like the Annobee's gas ranges which Clow reportedly chose after a survey of Tacoma's other new apartment buildings. There were, however, a number of new features in the addition, including four new Hoover vacuum cleaners, more electrical outlets, and completely electric refrigerators. The Annobee was the first Tacoma apartment building with brightly colored bathroom fixtures. These colors appeared throughout the decorated apartments.

The new units reflected an early *art deco* predilection for active abstract patterns. Vibrant abstract designs in burgundy, mauve, gray-green, and blue-gray carpeted the rooms and circulation spaces. Overstuffed furniture complemented this plush flooring treatment. An article on the new Annobee addition included an interior shot (Appendix, fig. 8.5), completely equipped with a piano, lamps, coordinated lamps and other lighting fixtures.

### The Fate of the Annobee

Apartment building in Tacoma flourished until the Depression slowed construction throughout the city and the nation. In 1938, the streetcar system which helped determine the location of the Annobee went out of service, due in part to the increasing use of the automobile. Long after its debut, technology and modernity continued to figure into the promotion of the Annobee; the building received new electric ranges in 1937, reflecting a local and national trend away from gas appliances popular in the previous decade.

Clow lived at the Annobee from 1925 until around 1942 when he died of a heart attack. He lived comfortably, but not extravagantly, and had a number of talents and interests, including real estate speculation. He was a composer of light, catchy tunes -- throughout the course of his life, he copyrighted 300 songs. In addition, Clow patented a waffle iron featured in his



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 10

many waffle house restaurants operating throughout the country. His Annobee was but a small part of a life reaching far beyond Tacoma.

The property operated with success for the next decades, occasionally receiving a few superficial interior updates. The property exchanged hands several times in the late 1970s and 1980s, and steadily depreciated in value after 1983.<sup>xv</sup> The Annobee stood neglected for several years; trespassing squatters have superficially damaged interior spaces.

<sup>i</sup> Tacoma Public Library's Building's database.

<sup>ii</sup> Siegfried Gideon, Time, Space and Architecture, (Harvard University Press: Cambridge) 1941, pp. 298-303. Nikolas Pevsner, A History of Building Types, (Princeton University Press: Princeton, NJ) 1976, pp. 169-192.

<sup>iii</sup> Clifford Edward Clark, Jr. The American Family Home: 1800 - 1960, (The University of North Carolina Press: Chapel Hill) 1986, p. 182.

<sup>iv</sup> See definition of tenements in Charles Abrams, The Language of Cities: A Glossary of Terms, (Viking Press: New York) pp. 315-316.

<sup>v</sup> Pevsner, *Ibid.* and Andrew Alpen, New York's Fabulous Luxury Apartment Buildings, (DOver: New York) 1975.

<sup>vi</sup> Based on a survey of Tacoma City Directories.

<sup>vii</sup> Based on Tacoma City Directory totals and multiple newspaper articles on apartment development.

<sup>viii</sup> "Apartment House Activity Strong, Many New Buildings of All Sizes Being Erected to Fill Needs of Renters," *The Tacoma Daily Ledger*, 21 Sept. 1913: 23.

<sup>ix</sup> Multiple newspaper articles. See *The Tacoma Daily Ledger* in Bibliography.

<sup>x</sup> Tacoma City Directory, 1920 - 1930.

<sup>xi</sup> Based on materials indexed in the Northwest Room of the Tacoma Public Library.

<sup>xii</sup> There is no known architect. Building records within Tacoma's Office of Permits document apartment building soon after Clow's Annobee was constructed. The building may have been the apartment equivalent of a "builder home."

<sup>xiii</sup> Cost figures vary from \$120,00 in estimates to \$80,000 closer to the date of opening. The most recently published date is used within this text.

<sup>xiv</sup> "New Apartment House Has Modern Kitchens," *The Tacoma Sunday Ledger*, 5 Jul. 1925; E7.

<sup>xv</sup> Information supplied by the Pierce County Assessment Office.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number   8   Page   11  

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- "The New Edwards Flat in the West End; No Intercommunity Heating Plant in Them," 25 Sep. 1910: 37.
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- "These Apartments are Designed Especially for Newlyweds Who Would Do Light Housekeeping," 4 Dec. 1910: 40.
- "One of New 'Top-o-Hill' Apartments," 9 Apr. 1911: 37.
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- "Apartment House Activity Strong," 21 Sep. 1913: 23.
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- "Newest Creso Apartments Nearly Done," 22 Mar. 1914: 22.
- "Modern \$20,000 Apartment Started on South I Street," 23 Apr. 1916: 24.
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- "Building Permits Make High Record," 31 Dec. 1923: B5.
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United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 12

- "Food Manufacturing Now Surpasses All Other Industries Except Lumbering," 8 Apr. 1925: 4.  
"Four Big Railroads Operate Tracks Jointly to Give Public Cheaper Service," 8 Apr. 1925: 6.  
"Population of City is Now at Least 120,000," 8 Apr. 1925: 6.  
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"Lauan Apartments Nearing Completion," 23 May 1926: A9.  
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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 13

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**Appendix 8.0**

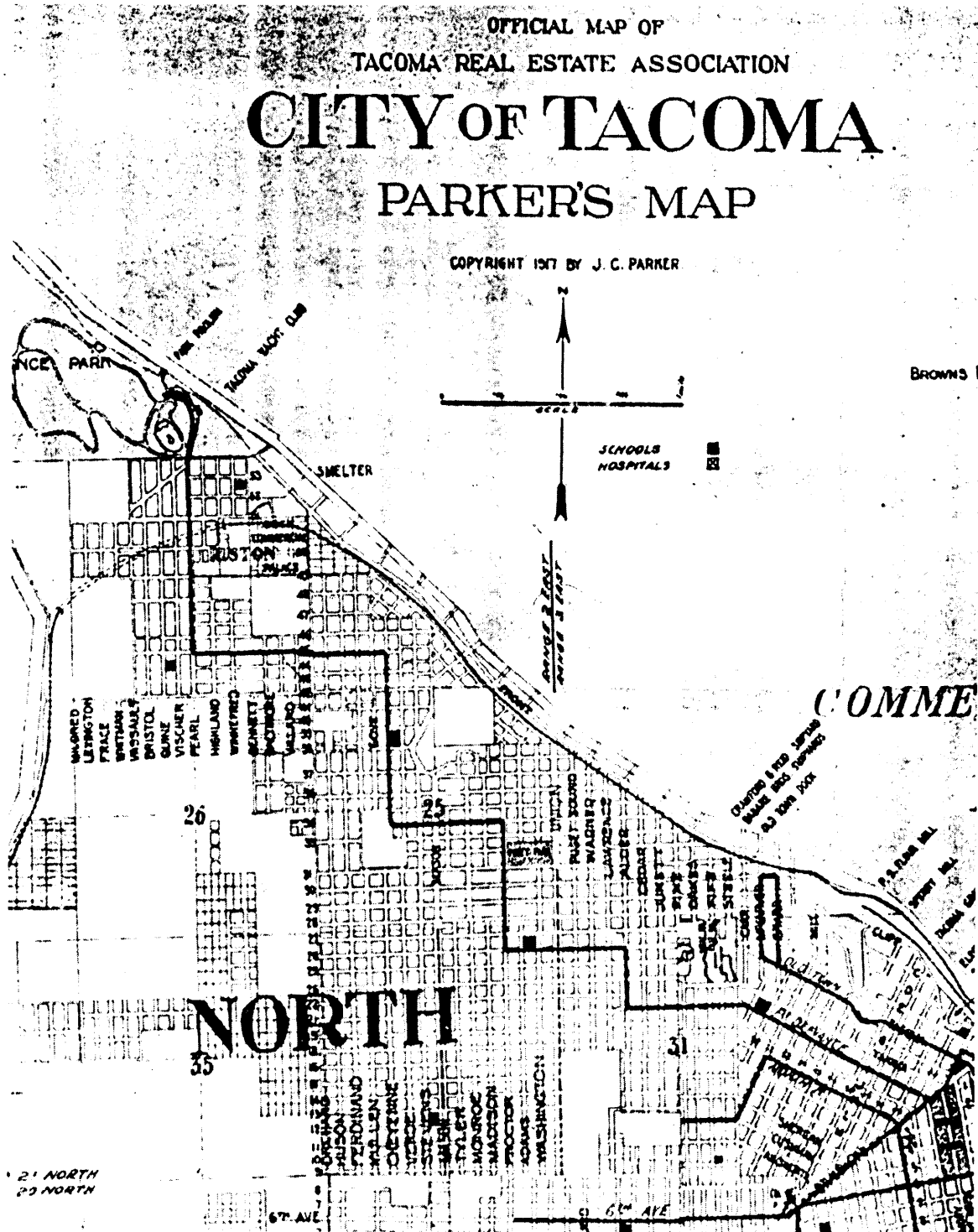
- 8.1 Official Map of the Tacoma Real Estate Association, City of Tacoma, Parker's Map, 1917.
- 8.2 "Co-operation: Builder of Cities," *The Tacoma Daily Ledger*, 14 Apr. 1926.
- 8.3 Details from "Electric Service Takes the City to the Country," 12 Apr. 1927.
- 8.4 Annobee interior detail from, "New Apartment House on North I Street Has Modern Kitchens," *Tacoma Daily Ledger*, 5 Jul. 1925.
- 8.5 Annobee interior detail from "New Annobee Apt. Unit Open Today," *The Tacoma Sunday Ledger*, 23 Sep. 1928.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 14

8.1 Official Map of the Tacoma Real Estate Association, City of Tacoma, Parker's Map, 1917.



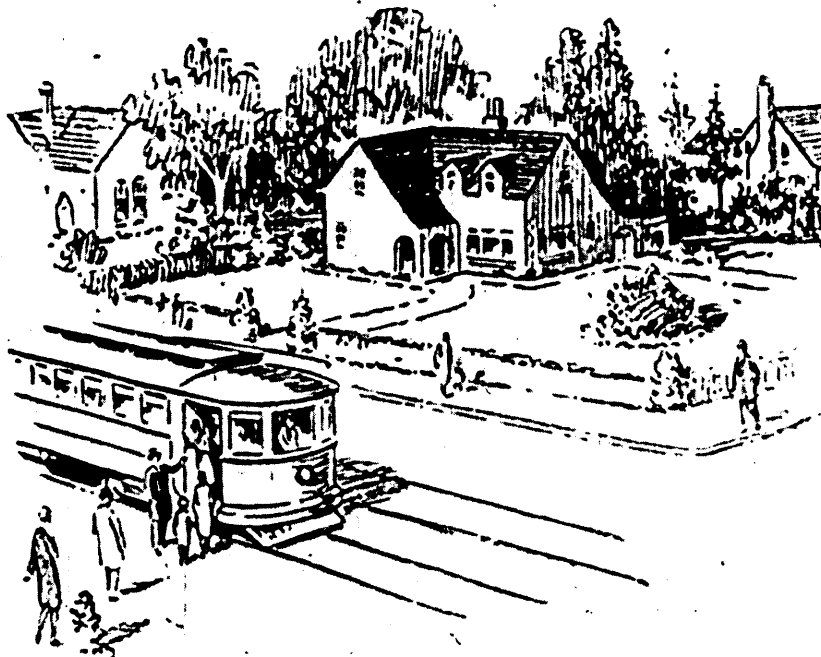
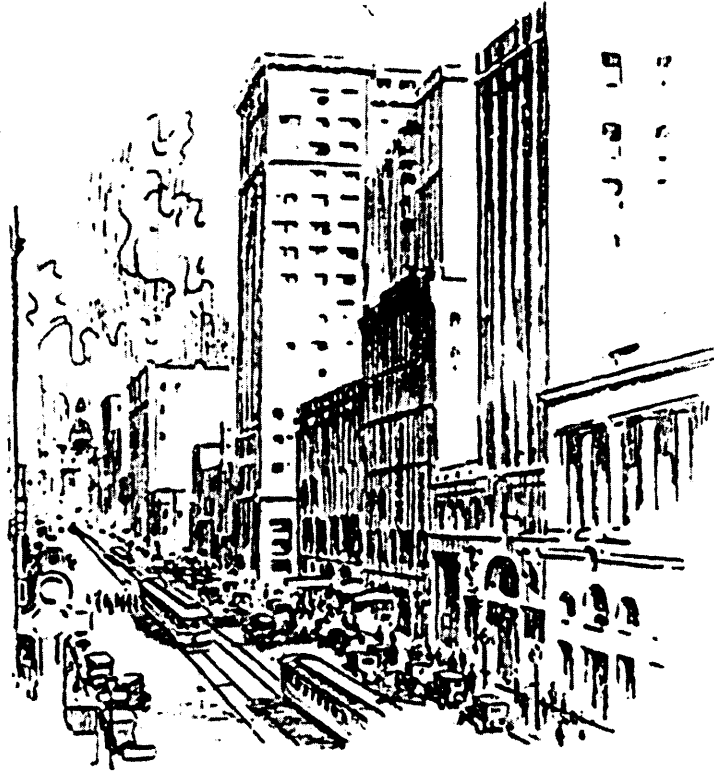
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 15

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8.2 "Co-operation: Builder of Cities," *The Tacoma Daily Ledger*, 14 Apr. 1926.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 16

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8.3 Details from "Electric Service Takes the City to the Country," 12 Apr. 1927.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 17

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- 8.4 Annobee interior detail from, "New Apartment House on North I Street Has Modern Kitchens," *Tacoma Daily Ledger*, 5 Jul. 1925.





United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 18

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- 8.5 Annobee interior detail from "New Annobee Apt. Unit Open Today," *The Tacoma Sunday Ledger*, 23 Sep. 1928.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 10 Page 1

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### SECTION 10: Geographical Data

#### #10 Boundary Description

Lots 1 to 5 inclusive in Block 3317 of map of New Tacoma, W.T. according to plat recorded February 3, 1875.

Together with the southwesterly 10 feet of alley abutting thereon, vacated by Ordinance No. 1614 of the City of Tacoma,

Commonly known as:

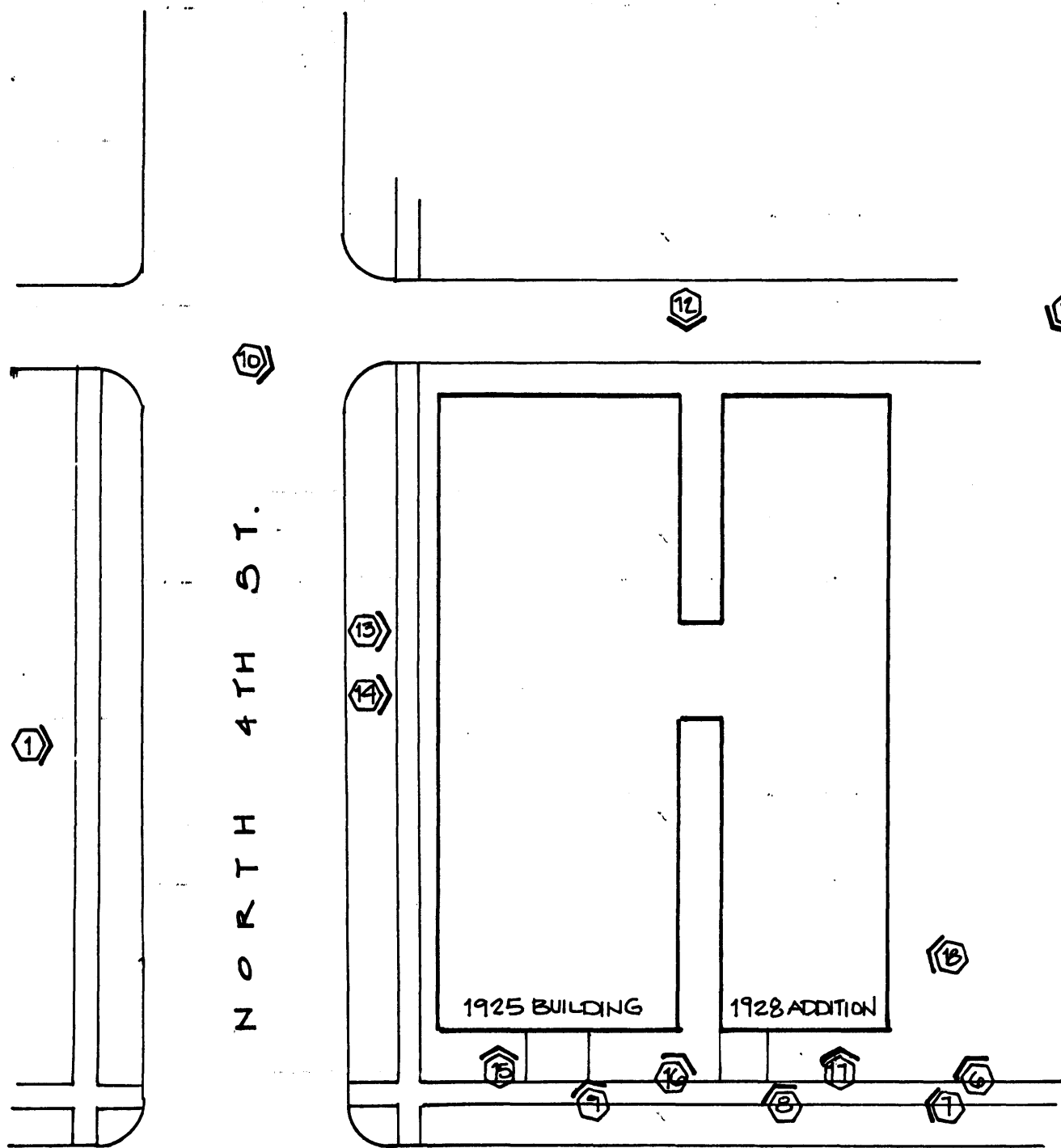
319 and 323 North I Street, Tacoma WA 98403

Tax Parcel No 203317-001-0

Situated in the City of Tacoma, County of Pierce and State of Washington.

#### #10 Boundary Justification

All of the property of the owners associated with the Annobee Apartments is included in this nomination. The property includes the site of the original 1925 Building located at the corner of North I Street and North 4th Street, an interior lot adjacent on which the 1928 Addition was constructed and another interior lot adjacent which is landscaped with trees, shrubs and lawn along North I Street and provides parking accessible from the alley.



NORTH 4TH ST.

NORTH I STREET

1925 BUILDING

1928 ADDITION

ANNOBEE APARTMENTS

SCALE 1" = 30'-0"

