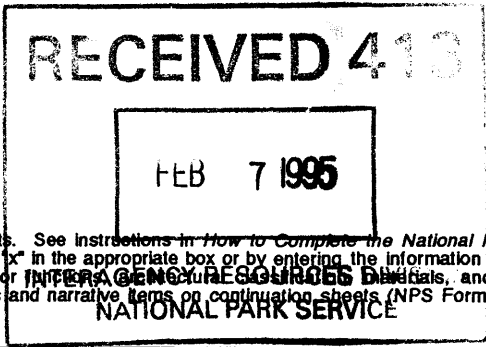


224

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 INTERAGENCY RESOURCES Divisions, 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 708-710 South 8th Street

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

### 2. Location

street & number 708-710 S. 8th Street not for publication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. Anderson 1/31/95  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. (See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

- I, hereby certify that this property is:
  - entered in the National Register. See continuation sheet
  - determined eligible for the National Register. See continuation sheet
  - determined not eligible for the National Register.
  - removed from the National Register.
  - other (explain): \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

708-710 S. 8th Street  
Name of Property

Pierce County, Washington  
County and State

**5. Classification**

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

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

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

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

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

Contributing	Non-Contributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

**Name of related multiple property listing:**  
(Enter "N/A" if property is not part of a multiple property listing.)

Hilltop Neighborhood

**Number of contributing resources previously listed in the National Register**

0

**6. Functions or Use**

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

DOMESTIC: multiple dwelling

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

DOMESTIC: multiple dwelling

**7. Description**

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

Beaux Arts

OTHER: H-plan apartment

**Materials**  
(Enter categories from instructions)

foundation STONE

walls WOOD: weatherboard

WOOD: shingle

roof ASPHALT: built-up

other

**Narrative Description**

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

8. Statement of Significance

Applicable National Register Criteria  
(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations  
(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance  
(Enter categories from instructions)

- ARCHITECTURE
- EXPLORATION/SETTLEMENT

Period of Significance

1908-1945

Significant Dates

1908

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Heath & Twichell Architect

E. Youngberg, Contractor

Narrative Statement of Significance  
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark # \_\_\_\_\_
- recorded by Historic American Engineering Record# \_\_\_\_\_

Primary location of additional data:

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

Name of repository:

City of Tacoma OHP

708-710 S. 8th 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.)

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**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.)

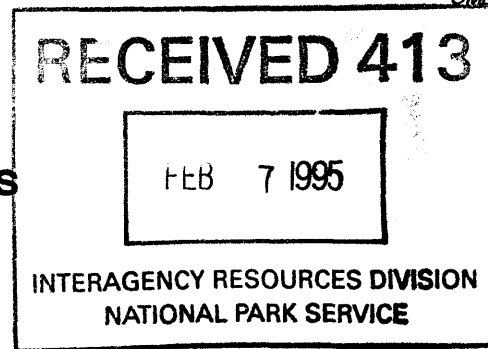
**Property Owner** (Complete this item at the request of the SHPO or FPO.)

name \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1



708-710 S. 8th Street  
Pierce County, WA

Hilltop Neighborhood MPN

### Description

Designed by noted Tacoma architects Heath & Twichell in 1908, 708-710 S. 8th Street is a two-story wood frame apartment building. The architects utilized simplified Beaux Arts design elements to adorn the functional four-unit building. The building, which faces on S. 8th Street, occupies the rear yard of the historic double house to the east (802-804 S. G Street). The building represents the "multiple dwelling" property subtype of the type "Residential Resources of the Hilltop Neighborhood" described in the *Hilltop Neighborhood Multiple Property Nomination*.

### SETTING

708-710 S. 8th is one of the older wood-frame apartment buildings remaining in this northeast quadrant of the Hilltop where larger apartment buildings, office buildings, surface parking lots, and the massive Central School complex have replaced the original structures in the immediate area. The building sits low to the street as grade gently slopes down across the main (north) facade. The structure's strong horizontal lines and profile and simple wooden decoration contrasts with the vertical lines and the elaborate wooden details of the older and grander double house to the east.

### EXTERIOR

The building has an "H" plan, with a flat roof reinforcing the structure's boxy rectangularity. A continuous projecting cornice extends across the front facade and side elevations; a low parapet rises above the cornice and a simple flat frieze runs below the cornice. A colonnaded entry porch with balcony in the recessed front bay. The single story porch has four bays, each framing a door leading to an apartment unit. Two Doric columns at quarter points support the porch roof, and a square balustrade stands in the center of the porch. The sides of the porch roof terminate in fully engaged square corner pilasters. Doors from the upper floor apartments access the balcony on the porch roof. This balcony has a non-historic wrought iron railing. The forward projecting bays flanking the porch have pairs of large double hung six-over-one windows. The side elevations have similar double hung windows and smaller raised horizontal windows at the front living rooms.

The rear (south) elevation has single large double hung windows, six-over-one on the first floor and one-over-one on the second floor. Each unit also has small two-over-one bathroom windows. The middle recess of the rear elevation is filled by a two-story stairwell encircling the square wood shaft of a dumb waiter that connects the two floors and the basement. On the east and south exterior elevations, the exposed foundation has been finished with stucco scored to resemble large-scale dressed stonework. The full concrete basement has a large center room flanked by storage rooms. The storage units to the west appear to have originally provided storage space for coal; original chutes from the alley have been infilled with brick, plywood and metal sheeting. The store rooms to the east have large widows; one is now used as a common laundry room.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7, 8 Page 2

708-710 S. 8th Street  
Pierce County, WA

Hilltop Neighborhood MPN

INTERIOR

The two halves of the building have symmetrical plans. The outer doors on the front porch provide direct entry to the first floor units; the inner doors provide separate entries to vestibules and steep stairs climbing to the upper apartments. In each unit, a single corridor passing straight through the building provides access to all rooms. A large doorway from the main hall opens to the living room; several units still retain the original multi-paned "French" doors in this location. A doorway with a pair of wood panel pocket doors divides the living room and the dining room. An elaborate decorative wood built-in unit which incorporates a trundle bed below and cabinets with leaded glass doors above occupies the south side of the dining room. A wood plate rail encircles this room. A door to the side of the built-in unit opens directly to narrow kitchen which has simple wood cabinetry combining historic and contemporary elements. Original cabinets sit above the trundle bed enclosure which projects through the wall from the dining room. A door leads from the kitchen to the hall; opposite this door an exterior door to a rear porch opens directly onto the stair well in the rear cutout.

Vertical grain fir trim was used throughout the interiors of the units; most of this trim remains in place and with its original unpainted appearance. The large windows provide considerable interior daylighting. Apartment 710 has hardwood floors in good condition while the other three apartments maintain fir flooring.

**Statement of Significance**

708-710 S. 8th Street is primarily significant architecturally as an example of the small apartment buildings constructed in the Hilltop after the turn of the century. Commissioned by local businessman Michael Buren, the apartments were designed by the noted Tacoma architecture firm Heath & Twichell. Built to provide housing for some of the many new immigrants to Tacoma, 708-710 is also significantly associated with the formation of the Hilltop neighborhood in its second phase of development. Within the framework of the Hilltop Neighborhood Multiple Property Nomination, the apartments are associated with the historic context "Branching Out: 1900-1930." The specific period of significance for the apartments--1908 to 1945--extends from its date of construction to the end of the time period considered by the Hilltop MPN.

While the apartment building has undergone some alterations over its eighty-six years of residential use, the integrity of the property, documented in the previous section, makes it an excellent representative of its property type. Typical of Hilltop rental property development, these apartments were constructed as an investment by a local businessman. Michael Buren, proprietor of the Olympic Steam Laundry, lived at 308 S. K Street when the apartments were built. With his wife Arna, Buren purchased Thomas Carroll's double house at 802-804 S. G in 1908. The back yard area of the two lots remain open, and Buren decided to develop a small apartment building.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 3

708-710 S. 8th Street  
Pierce County, WA

Hilltop Neighborhood MPN

Tacoma's population had exploded in the early 1900s, creating a great demand for housing. Buren's infill development clearly illustrates the incremental pattern of growth that occurred over time in this area of the Hilltop.

To design his apartment, Buren turned to the architecture firm of Heath and Twichell. Frederick Heath (1861-1953), one of Tacoma's most prominent architects, designed numerous schools, churches, and commercial and industrial buildings, including Stadium High School. Buren likely turned to Heath because the Buren brothers had hired Heath and Gove to design their new laundry facility in 1903 when they moved the laundry from its original location at 407 S. J Street, to a more commercial area of the city near Union Station.

While designed by a prominent firm, 708-710 is primarily significant as a representative example of an early Hilltop apartment structure. As Tacoma's population exploded, apartments became increasingly popular with developers. Many of the Hilltop's smaller multiple-unit dwellings from the same era take their design motifs from residential architecture (i.e. hipped roofs with overhanging eaves), but applied multiple unit buildings. In contrast, the Buren Apartments take design cues from commercial buildings. The cornice and front porch provided some identity for the structure, just as parapets and storefronts defined commercial properties. The building's design countered perceptions that apartment living meant crowding or poor light and air. The rectangular shape maximized use of the land area as well as the available interior space, while the H plan allowed for natural light and ventilation. The separate entrances provided privacy, and features such as the built-in trundle bed and dumbwaiter to the basement reflected the developer's intent to provide tenants with conveniences.

Census records indicate that as was typical for Hilltop apartments, the Buren Apartments provided housing for people who had come to Tacoma from all over the county and world and to find employment in Tacoma's industries and businesses. The installation of the built-in trundle bed in the dining room--reveals that the designer expected the apartments to be occupied by people who would adapt the interior spaces for varied uses.

Census records indicate that initially, the four-room apartments housed a large number of people. In 1910, the apartments were occupied by several large families. with members working in various trades. 708 was home to five adults and two children. Irwin and Ethel More, along with their young daughter and son were the principal householders. Irwin worked as a barber; his sister, who also lived with the family, worked outside the home as a stenographer. The Mores took in two boarders.

Two generations of a family shared 708 1/2. An elderly couple who were no longer working outside the home, lived with their son, a civil engineer, and his wife. Apartment 710 housed two

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8, 9, 10 Page 4

708-710 S. G Street  
Pierce County, WA

Hilltop Neighborhood MPN

By 1920, the number of people in the house had decreased, probably as increased housing development eased pressure in the housing market. the shortages leading to the density of 1910. 710 housed a widow with a divorced daughter and single son. The mother worked as a housekeeper, the daughter a waitress, and the son a grocer's assistant. 710 1/2 housed a marine engineer at Todd Shipyard. and his wife. A Swiss insurance salesman, his Washington-born wife, and their son lived in 708. Another Todd shipyard employee and his family lived in 708.5. Carl Stanton and his wife shared their apartment with a daughter, stepson, and great-niece.

### Bibliography:

- "Architects are busy." *Tacoma Daily Ledger*, December 20, 1908, p. 39.
- "Apartment house permit is issued." *Tacoma Daily Ledger*, December 24, 1908, p. 15.
- "Death Calls F.H. Heath." *Tacoma News Tribune*, March 3, 1953.
- "Frederick Heath." *Hunt's History of Tacoma, Vol. III.* p. 179-182.
- "Heath is 90, Looks Ahead." *Tacoma News Tribune*, April 13, 1961. Tacoma Public Library Clipping Files.
- Kellogg, Caroline. "Frederick Heath, Tacoma's premier, pioneer architect." *Tacoma News Tribune*, April 4, 1976.
- "One of City's Most Useful Citizens is 75 Wednesday." April 15, 1936. Tacoma Public Library Clipping Files.
- Polk's *City of Tacoma Directory*
- U.S. Federal Census 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.