

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 95000230

Date Listed: 3/10/95

House at 1510 Tacoma Avenue South
Property Name

Pierce
County

WA
State

Hilltop Neighborhood MPS
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Paul R. Sawyer
Signature of the Keeper

3/10/95
Date of Action

=====
Amended Items in Nomination:

U.T.M.:

The correct UTM coordinates are: 10 542200 5232660.

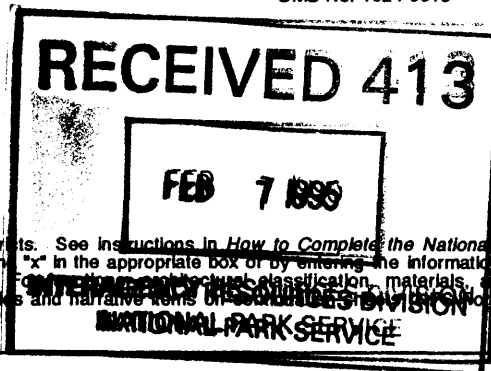
The information was confirmed with Lauren McCroskey of the WA SHPO.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

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 multiple properties, classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative terms on separate sheets (Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name 1510 Tacoma Avenue South

other names/site number _____

2. Location

street & number 1510 Tacoma Avenue South not for publication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 X 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 X meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Mary M. Sampson 11/31/95
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: _____)

Signature of the Keeper Paul R. Ferguson Date of Action 3/10/95

1510 Tacoma Avenue S.
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: single dwelling

DOMESTIC: multiple dwelling

Current Functions
(Enter categories from instructions)

VACANT

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN: Queen Anne

LATE VICTORIAN: Shingle Style

Materials
(Enter categories from instructions)

foundation STONE

walls WOOD: weatherboard

WOOD: shingle

roof ASPHALT: composition

other

Narrative Description

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

1510 Tacoma Avenue S.
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.

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

1902-1924

1924-1945

Significant Dates

1902

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

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 _____

1510 Tacoma Avenue S.
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	402	200	52	32	660	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 August 20, 1994

street & number 405 Sixth Avenue, N° 200 telephone (206) 272-5924

city or town Tacoma state WA zip code 98402

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

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

name _____

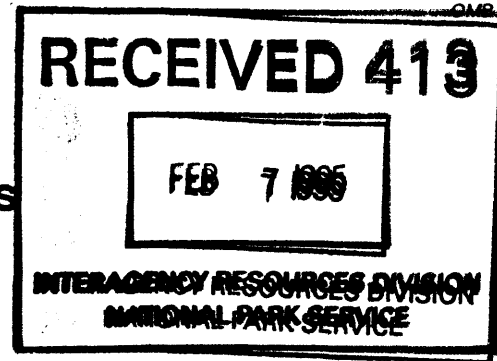
street & number _____ telephone _____

city or town _____ state _____ zip code _____

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1



1510 Tacoma Avenue S.
Pierce County, WA

Hilltop Neighborhood MPN

Description

1510 Tacoma Avenue S. is a two story wood frame residence which incorporates design elements of both the Queen Anne and Shingle Styles. The building sits high above Tacoma Avenue, a major thoroughfare which historically had an important north-south trolley line. The building is perched facing west on the hill's steep eastern slope; the site offers breathtaking views across the tide flats toward Mount Rainier. Constructed as a single dwelling, the home was converted historically to multiple dwelling. The house represents the "single dwelling" property subtype of the property type "Residential Resources" described the Hilltop Neighborhood Multiple Property Nomination.

SETTING

The building siting high above the street contributes greatly to its imposing presence. A flight of concrete steps extend up from the street where a flight of wood steps once continued onto the porch and the home's main entrance. The yard shows little evidence of the historic landscape, with the exception of several older trees. Remnant foundations from a 1916 garage exist at the rear of the site along the alley. One of the few residential structures remaining along the increasingly commercialized Tacoma Avenue S., 1510 is the only historic structure left on this block of Tacoma Avenue S.

EXTERIOR

This building--with its elaborate and varied wood trims and decorative elements--reflects the opportunities afforded by the wide availability of milled wood in the early twentieth century. The building is raised a full story high across the main (east) facade on a dressed granite foundation. Above this are two full stories, in a basically rectangular plan, with a large attic under a front gable roof with large cross gables. At the rear (west) a two story gable wing projects from the building, extended by a one-story hip roof addition. Two small historic shed-roof open porch extensions have been added at the rear. The stairs which once accessed these porches have been removed. These porches were likely associated with the conversion to a multiple dwelling. Original wood clapboard siding covers most of the building, with decorative shingles in the gable ends.

A full front porch, supported on three free standing stone piers of coursed granite blocks dominates the front facade. Wood lattice screens run between these supports. A pair and group of three Doric columns on sections of enclosed railing support the porch roof. There are simple open wood balustrades between the enclosed sections of railing. On the north side of the porch's shed roof, a second story balcony cuts into the roof. The upper porch has enclosed side railings and an open wood balustrade which matched those on the entry porch (this upper balustrade is now missing).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

1510 Tacoma Avenue S.
Pierce County, WA

Hilltop Neighborhood MPN

Description, cont.

There is a decorative frieze with dentils beneath the eaves which incorporates elongated modillions at eave extensions; this detail continues where the gables are fully returned. A similar frieze on the porch roof extends around the building as a horizontal band molding. The gables on the north and south elevations are decorated with wood shingles and have paired windows deeply recessed between radiused side walls of classic shingle style design. A shallow square box bay with a shed roof projects from the upper stair landing on the north elevation. The bay originally featured a palladian window with decorative leaded, colored glass; this window was stolen in the early 1990s. A two story bay window on the north side sits beneath the cross-gable. A matching two story bay projects beneath the gable on the south elevation and there is a three-sided bay window from the front room onto the porch. The original double-hung wood sash windows, where extant, are in relatively good condition and covered with plywood.

INTERIOR

The interior of this building has retained much of the original integrity of design and reflects historical alterations associated with its historical conversion to two units. Splendid woodwork, much of which retains its original finish, continues to reflect the elegance of the home's original craftsmanship and rich materials. The basement and attic display changes which occurred when the number of units was again increased.

The first floor rooms display extensive wood trim. These details include: decorative door and window moldings, a beaded trim on the friezes above, decorative baseboards, paneled wainscoting in the vestibules and center dining room, and beveled paneled doors. The original hardware has been removed by vandals except on a "hidden" pocket door. The dining room is an original built-in wood cabinet with drawers and upper doors. Solid upper doors appears to have been added to the cabinet, probably when the home was first sub-divided. At the rear (west) of the first floor are the kitchen, storage rooms, and a historically-added bathroom. The extensive woodwork in the kitchen, including built-in pantry shelving and wainscoting, have all been painted.

When the home was separated into two units, a second entrance was added from the porch, and the spacious entry vestibule divided. The first floor and second floor became independent units. Later remodels added separate attic and basement living spaces. The craftsmanship of the woodwork alterations associated with the first, historic remodel makes the "new" work difficult to distinguish from the old. The stair climbing to the second floor is only accessible from the front porch. The stair, with wood paneling on both sides, reaches a mid floor landing at a box bay. The landing features a built-in seat; historically, light from a decorative colored and leaded glass palladian window filled the space. Presently, only the window frames remain. The stair turns 90° and up to a second floor landing where the original wood balusters and handrail remains.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7, 8 Page 3

1510 Tacoma Avenue S.
Pierce County, WA

Hilltop Neighborhood MPN

Description, cont.

Second floor rooms, although more modest in size than the "public" rooms of the first floor, reflect a similar level of detail and careful attention. A hallway cuts through the center of the building on this floor and provides access to five bedroom/dressing rooms and several built-in closets. Two rooms spanning the front of the second floor communicate through a smaller closet with built-in casework. The northern of these two rooms has a bay window with a central door opening to the small balcony incorporated into the porch roof. The balcony provides a location for panoramic views of the tide flats and Mount Rainier. This room has had its trim painted and had been utilized as a kitchen.

A narrow, steep service stair at the southwest of the building climbs from the basement to the attic. The third floor had been converted to a separate apartment. A date for this conversion has not been established. The stair arrives in a central space with a kitchen along the interior wall. This kitchen/dining area provides access to four additional rooms which have less elaborate trim details than the rooms below. A fire some year ago from this kitchen charred a number of the attic rafters and ceiling joists; some were subsequently replaced. The front room on this floor has a small palladian window offering commanding views of the city.

Statement of Significance

Constructed in 1902 during the second phase of the Hilltop's development, 1510 Tacoma Avenue is primarily significant architecturally as an excellent example of homes built in the Hilltop during the second phase of the neighborhood's development. The house is secondarily significant for its association with the formation of the Hilltop Neighborhood, since the original construction of the home and its use over time associate the home with themes in the neighborhood's development, including the continued infill of new homes into developed blocks, and the creation of a variety of housing options. Within the framework of the Hilltop Neighborhood multiple property nomination, the associated historic context for this property is "Branching Out: 1900-1930. The home's occupation by the original owners marks the initial the period of significance from 1902-1925. The conversion of the home to a multiple dwelling and subsequent use for that purpose creates a second period of significance from 1925- 1945 within the time period addressed by the Hilltop Neighborhood MPN.

Described in a 1902 account as "one of the finest residences in this part of the city," 1510 is an isolated and spectacular remnant of a unique pattern of the Hilltop's history where merchant-class homes climbed the hill at the edge of the commercial city center. While a builder has not been identified, a relative of Alexander Brenden, John Brenden, worked as a carpenter with the Wheeler, Osgood Company, and may have had a hand in the homes development. At the home's completion, a photograph of the building appeared in the newspaper featuring the home and

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 4

1510 Tacoma Avenue S.
Pierce County, WA

Hilltop Neighborhood MPN

Statement of Significance, cont.

naming some of the local contractors and companies which had a hand in its creation. The painting was done by Sundell and Steves, the plumbing by Ben Olson, and the Washington Hardware Company furnished the hardware. This sort of promotion was a hallmark of Tacoma's real estate boosterism. In spite of years of neglect and vandalism, the building retains its integrity of exterior design and construction, as well most of its historic interior with its careful craftsmanship.

1510's elaborate design and fine materials reflect the ambitions of a newly prosperous immigrant to Tacoma; its subsequent conversion reflects the uncertainty of such prosperity. 1510 is historically associated with the A.O. and Delia Brenden, who built the house and occupied the property from 1902 to 1924. After immigrating to the United States from Norway in 1885, Alexander Brenden arrived in Tacoma in 1892. By 1893 Brenden had opened the New Aetna Saloon at 1118 South C. Street., and lived downtown at E and 15th Streets. In 1896, Brenden and Edward Hansen were running the saloon, and living next door at the Occidental Hotel at 1116 S. C Street. By 1900, Brenden had expanded his activities, opening the Aetna Hotel at 1112 S. C Street, again in partnership with Edward Hansen.

In 1898, Brenden married his wife Delia, a Washington-born woman of Norwegian heritage. At that time, Brenden moved out of the downtown and into the Hilltop to a house at 621 S. 15th Street. The neighborhood was just a short walk up the Hill from Brenden's hotel and other businesses. Soon after, the Brendens set about constructing their own home. When selecting a site for their house, the Brendens chose a lot near their rental home. The Brenden's new home, at 1510 Tacoma Avenue, was a later addition to a developed neighborhood.

By 1910, Brenden's downtown hotel holdings had expanded to include the Brenden Hotel and Cafe at the southwest corner of S. 13th and C Streets, the Fisher Hotel at 1330 Pacific Avenue, and the Aetna Liquor Company at 1329 Commerce Street. By 1915, Brenden had consolidated these businesses into the Brenden Bar, Brenden Hotel, and Brenden Cafe at the SW Corner of Broadway and 13th. Brenden's livelihood undoubtedly hinged on the profitable sales of liquor through his liquor company and bar. The arrival of prohibition in 1919 most certainly took its toll on Brenden's business. Within a year, Brenden was selling soft drinks, confections, cigars and tobacco in a store in the basement of the Brenden Hotel.

During the Brenden's tenure at 1510 Tacoma Avenue, the neighborhood housed a mix of trades people, skilled laborers, and proprietors of various small businesses living in both owned and rented homes. Typical for the Hilltop, in 1920, the community consisted of immigrants from many nations. Within a block lived a Swedish tailor, an Austrian dressmaker, a Jewish Russian printer whose wife and children had immigrated to Tacoma via Israel, a Norwegian manager of a boat company married to a Swedish woman, an English caulker at a shipyard and his family, and a young couple from Pennsylvania, whose parents were Slovenian immigrants.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8, 9, 10 Page 5

1510 Tacoma Avenue S.
Pierce County, WA

Hilltop Neighborhood MPN

Statement of Significance, cont.

In 1920, the structure's transition from a single to a multiple dwelling commenced. The household continued to consist of Alexander and Delia Brenden, as well as Christina, Delia's widowed mother. Henry A. Malluie, a Russian immigrant, and his wife Garnet also lived at the address. Henry worked as an engineer on the rail road. In 1924, the Brendens left their home of twenty-two years and moved to another location in the Hilltop. The exact date of the physical division of the home into a two-unit residence is not certain. While such division usually reflect a diminished financial circumstance for the owner, the careful craftsmanship of the interior alterations, suggests a continued regard for the home's original elegance.

Between 1925 and 1950, through the upheaval of the Depression and World War II, the house changed hands several times, while continuing to serve as a duplex and/or a rooming house. By 1928, the house, owned by logger Henry Antoine and his wife Anna, had become a boarding house occupied as well by H. A. Miller, a manager of an Independent Grocery Store, Peter S. Buconi, who ran the Mecca Cigar Store, Charles A. Holman, a clerk, Joseph E. Zwack, a longshoreman, and Mrs. Lela Hubbard. After 1933, the house changed hands several time, before being acquired by Carl and Gladys Nelson in 1950. Carl worked at the North Pacific Plywood Company for many years, as did his son Russell. The family continued renting out the upstairs apartment and/or rooms in the house. Russell Nelson occupied the house until 1993.

Bibliography

Polk's City of Tacoma Directory
"Residence of A.O. Brenden, 1510 Tacoma Avenue." *Tacoma Daily Ledger*, Nov. 2,
1902, p. 5.
U.S. Federal Census: 1910, 1920.

Verbal boundary description

Lots 5 & 6, Block 1512, New Tacoma, including part of the vacated alley

Verbal boundary justification

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