

**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: 95000225

Date Listed: 3/10/95

House at 2326 South L Street
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.

[Handwritten Signature]

Signature of the Keeper

3/10/95

Date of Action

=====
Amended Items in Nomination:

U.T.M.:
The correct UTM coordinates are: 10 541720 5231540.

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

RECEIVED 41

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

INTERAGENCY RESOURCE
NATIONAL PARK SERVICE

1. Name of Property

historic name 2326 South L Street

other names/site number _____

2. Location

street & number 2326 S. L Street not for publication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): _____

Signature of the Keeper

Date of Action

Paul R. Ferguson

3/10/95

2326 S. L 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: single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN: Queen Anne

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.)

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

1904-1945

Significant Dates

1904

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 _____

2326 S. L 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	720	52	31	540	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 _____

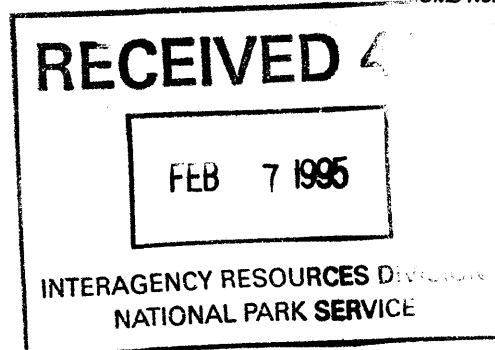
street & number _____ telephone _____

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



2326 S. L Street
Pierce County, WA

Hilltop Neighborhood MPN

Description

Constructed in 1904, 2326 S. L Street is a two-story wood frame home. The front gable structure incorporates Queen Anne detailing, with elements such as Doric columns and a palladian window that reflecting classical revival themes. The entire building is elaborately decorated with wood trim, wood siding, and numerous windows. This building illustrates the common practice of local interpretation of more formal architectural styles, with the builder adding and incorporating elements at his and/or the owner's discretion and delight rather than rigorously adhering to stylistic principles. 2326 S. L Street represents the property sub-type "single dwelling" described under the property type "residential resources" in the Hilltop Neighborhood multiple property nomination.

SETTING

The immediate neighborhood around this residence has a mix of smaller historic single detached homes and post-war infill development. Some surrounding properties are boarded up, and a few have been lost to fire or demolition. 2326 sits in a part of the Hilltop that has recently become the focal point of gang-related violence; a neighbor concluded that either the building's elegance or New Orleans's "juju" protection conferred by its current owner has kept this the only building along the block to remain without gunshot wounds.

One of the largest and most elaborately detailed homes on its block, 2326 sits prominently above the street at mid-block on the western side of S. L Street. The yard and surrounding landscape contribute to the homes presence on the street. Centered on two 25' lots, the building has sufficient room to either side to be read independently from its neighbors; yet, the front setback and the overall scale of the structure integrate it into the neighborhood streetscape. Foundation plantings surround the home, and an honor guard of rose bushes lines the short concrete walk and entry steps leading to the front porch.

The Hilltop's long lots created abundant yard space for the homes. Residents typically used the yards for vegetable and flower gardens, and small orchards. The rear yard of this property, with several historic fruit trees producing plums and apples, certainly illustrates this pattern. To one side of the rear yard an old, probably historic, irregular shaped concrete water feature wraps one of the many large trees. Along the alley, a slab foundation indicates the previous location of a garage or storage building.

EXTERIOR

A slightly modified rectangle in plan, 2326 features a front gable with a substantial cross gable wing projecting on the north elevation. On the south elevation, a large box bay with a gable dormer rests on a three sided bay window. At the rear (west) of the building a historic full-width first floor extension with a hipped roof which covers portions of an older a second floor box bay which has a hip roof. The entire building, except the rear extension, sits on a raised rough-hewn stone foundation.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

2326 S. L Street
Pierce County, WA

Hilltop Neighborhood MPN

Description, cont.

The full front porch features a shed roof with fully returned eaves. The porch roof has a continuous cornice with large modillions and is supported on three Doric columns and returned to Doric pilasters on the front facade. The two low newell posts where the porch railing ends to accommodate the porch stairs were installed by the current owner; however, photographs indicate that these are similar to the original pillars. Over the front walkway, above the northern two porch columns, a pediment infilled with free-form wooden tracery marks the entrance to the home. The front porch shelters a three sided bay window to the south and an original entry door on the north.

The front and side gables on the main roof are partially returned above a continuous broad frieze. A continuous cornice with modillions matching those on the porch runs across the front and the side gable, just above the line of the main eaves. This same detail exists with fully returned eaves on the south dormer. Elaborate pattern shingles decorate the gable ends.

At the rear of the structure, a cut out porch occupies the northwest corner. A pair of Doric columns matching those on the front porch supports the rear porch, which has historic wood lath screening. A historic door from the rear porch has been covered with plywood for some time.

Windows throughout the house are typically double hung, either alone or paired. The center windows in the front porch bay and in the first floor south bay have a fixed sash with a leaded glass transom. On the second floor above the entry, a wide double hung window has a similar leaded transom. The north elevation features a dramatic, palladian window with leaded clear and colored glass that lights the interior stairway. A small awning window with leaded glass lights the entry hall.

INTERIOR

The interior of 2326 retains its original composition and most of the original trim and doors. However, many of the finishes have been altered over time. Much of the woodwork has been painted, and linoleums cover the original wood floors. The entry vestibule and stairway maintain the greatest integrity of materials and finishes, including fir paneling, front door with side lights, delicate turned balusters, square newel posts, fragile acorn drips beneath upper floor newel posts, and a wood palladian window at the first stair landing. All this woodwork has its original stain and varnish finish. At the base of the paneling below the stair a portion was historical modified. Close observation reveals that at the base of the paneling below the stair a built-in seat was removed. However, this change is almost unrecognizable since the carpenter carefully replaced the surface with paneling which likely once formed side panels of the removed seat. Although painted in places, much of the original trim and five-panel wood doors remain throughout the rest of the first and second floors.

From the entry vestibule, French doors open to a front room. From this front room a pair of pocket doors open to a dining room. The dining room's three-side bay window has a decorative lead glass transom. A small back room is set off the dining room to the west. Adjacent to the pocket door, a swing door leads back to the entry hall. The dining room connects to the kitchen.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7, 8 Page 3

2326 S. L Street
Pierce County, WA

Hilltop Neighborhood MPN

Description, cont.

The kitchen retains its original (now painted) trim. The rear wall of the kitchen appears to have been the original exterior wall. It now contains doors to a bathroom extension, another small room, and an exterior door. The east wall of the kitchen has a steep service stair which meets the main public stair at the landing, as well as a door to the basement stairs which was a historical modification to the understair closet.

The second floor has a spacious hall/landing area from which all the rooms open. The upper rooms almost all retain all door trim, window trim, and baseboard moldings. Most rooms have historic, small walk in closets. The original decorative cast metal heat grilles exists throughout. From this second floor hall a side door accesses a stair to the attic where several rooms fit beneath the slope of the roof.

Statement of Significance

2326 S. L Street is primarily significant architecturally as single dwelling built during the second phase of the Hilltop's development. The house is secondarily significant for its association with the formation of the Hilltop Neighborhood. The original construction of the home and its use over time provide insight regarding the people who built and inhabited the Hilltop historically. Within the framework of the Hilltop Neighborhood multiple property nomination, the associated historic context for this property is "Branching Out: 1900-1930. Its continued occupation by the original owners establishes its period of significance from 1904 to 1945.

Located in southern part of the Hilltop, the heart of the Smith & Fife Addition, one of the largest additions in the Hilltop, 2326 S. L Street was constructed during the boom years of this addition's development. Historically, the home was only steps away from the trolley line running along S. 23rd Street connecting "South K Street" and suburban development out toward Gravelly Lake. Originally constructed as a single dwelling, the home has housed multiple boarders over the years. While the home shows wear associated with ninety years of use, it retains good integrity of its historic design, plan, detailing, materials, and finishes.

The circumstances of the home's construction and use during its period of significance associate the property with the trends of the Hilltop Neighborhood's formation document in the context statement for the Multiple Property Nomination. Constructed by a large Norwegian-American family newly arrived in Tacoma from Minnesota, the elaborate decoration applied to a home with a rather straightforward plan expresses their relative affluence and high expectations for their success in Tacoma. 2326 is historically associated with the John and Mary Burkee family, which built the house and occupied the property from 1904 to 1945. In 1904, Mary Burkee purchased the land for the home. The Burkees applied for a building permit several months later. While the Burkee's property, located in the Smith and Fife addition in the southern end of the Hilltop, was a greater distance from the city center than many Hilltop addresses, it was nevertheless only a half a block from the street car line which ran along 23rd Street west of K Street and then turned and ran along K Street. Likely the significant factor influencing their purchase, however, was probably the fact that John worked as vice president and

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 4

2326 S. L Street
Pierce County, WA

Hilltop Neighborhood MPN

Statement of Significance, cont.

manager for the Northwest Conserving Company, located at Sawyer Avenue and S. 31st Street. His company was only about a ten minute walk from 2326 S. L Street.

In the early 1900s, the Burkee's neighbors both owned and rented the homes in which they lived. The residents were immigrants to Tacoma from many European nations and other regions of the United States. Most of the adults in the community had been born in other countries; the children were born in the United States. The Burkees lived next door to a Norwegian widow, who, like them, had also lived in Minnesota. Other neighbors included an American retail merchant and his German wife; and a Norwegian widow, her four sons, and two boarders, many of whom worked in a grocery store.

Like many Hilltop families, the Burkee family was comprised of both immigrants and the offspring of immigrants. John Burkee had immigrated to the United States from Norway in 1876, when he was sixteen years old. He settled first in Minnesota, where he met and married his wife Mary, a Minnesota-born Norwegian-American woman. The Burkees came to Tacoma in 1904, with sufficient resources to purchase land and build a home large enough to house their six children and Mary Burkee's widowed mother. Initially, the three younger children lived at home and attended school. After leaving school, their son Oscar worked with his father at the Northwest Conserving Company. In 1909, John Burkee founded a furniture manufacturing company. In a pattern typical of the time, his older children, who remained at home, joined their father at the "Lock Rail Iron Bed-Stead Company." By 1910, Oscar, then twenty, was employed as a secretary at the bed company, while the daughter Esther, worked as a bookkeeper.

The single Burkee children continued to live at home, and work either for the family company or for other businesses. In 1915, Oscar and Esther continued to work for their father at the bed frame company, serving as clerk and secretary, respectively. However, the family business did not provide employment for everyone: another daughter, Ruth, worked for the Stone-Fisher Co. The first World War brought different economic opportunities to the family members. By 1920, Oscar had taken a job as a riveter at the shipyard and Esther was working as a bookkeeper at a steamship company. By 1925, the bed factory was no longer operating, and the single adult Burkee children--who continued to live at home--all worked for other business. In 1945, the widowed Mary Burkee sold the property to Jennie B. Higgins. During the upheaval of the Second World War and the years immediately following, the house changed hands at least four times, before being purchased in 1954 by Royal and Lela and Francois, who have owned it since that time.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9, 10 Page 5

2326 S. L Street
Pierce County, WA

Hilltop Neighborhood MPN

Bibliography

Permits. *Tacoma Daily Ledger*, May 29, 1904, p. 19.
Polk's City of Tacoma Directory
U.S. Federal Census: 1900, 1910, 1920

Verbal boundary description

Lots 12-13, Block 37, Smith and Fife Addition

Verbal boundary justification

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