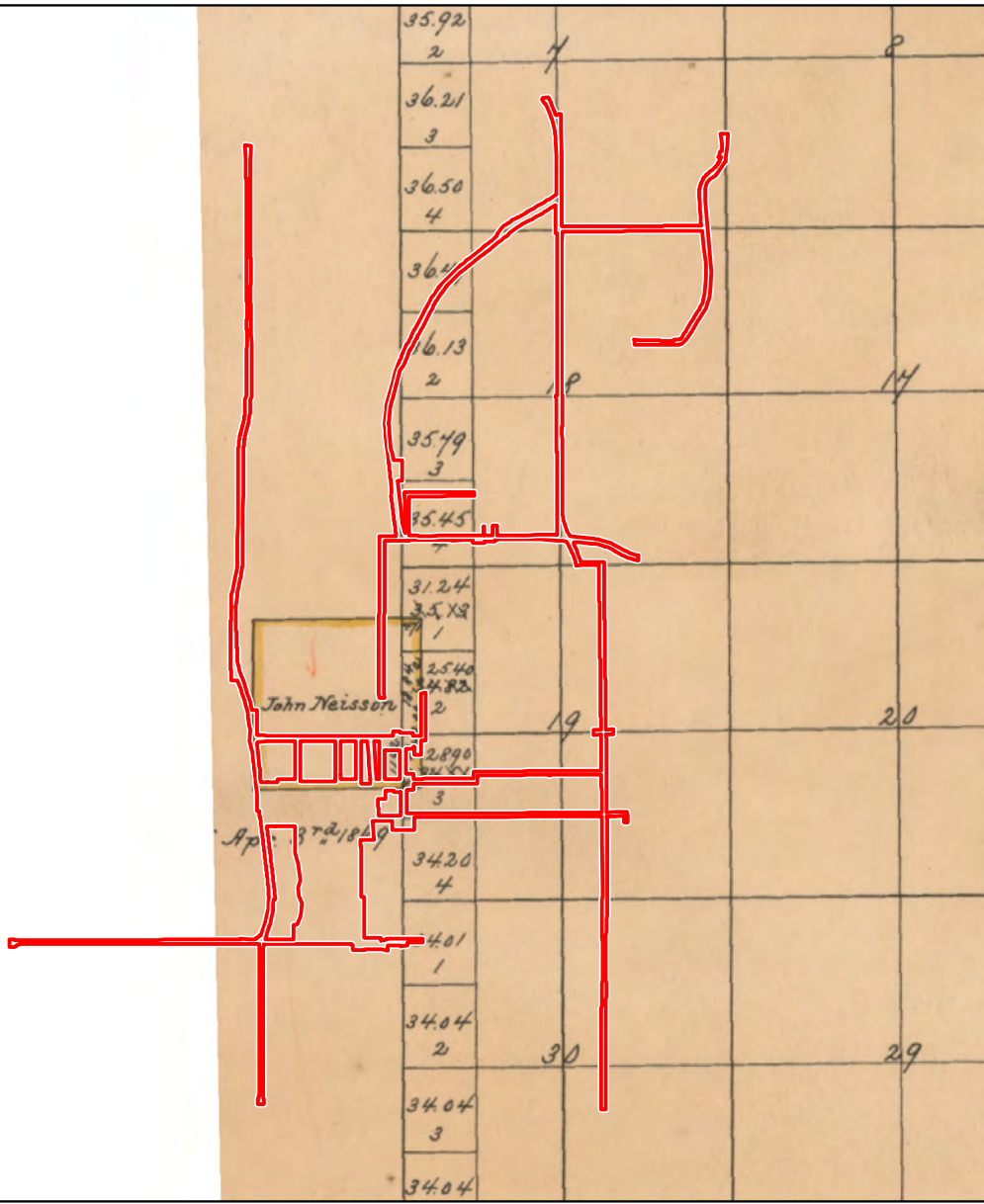



# Appendix C

Historic Maps





**South Tacoma Station  
Access Improvements Project  
Phase 2  
Township No 20 North  
Range No 3 East Will Mer.**

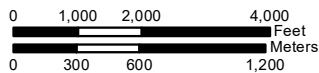
 Area of Impacts (AI)

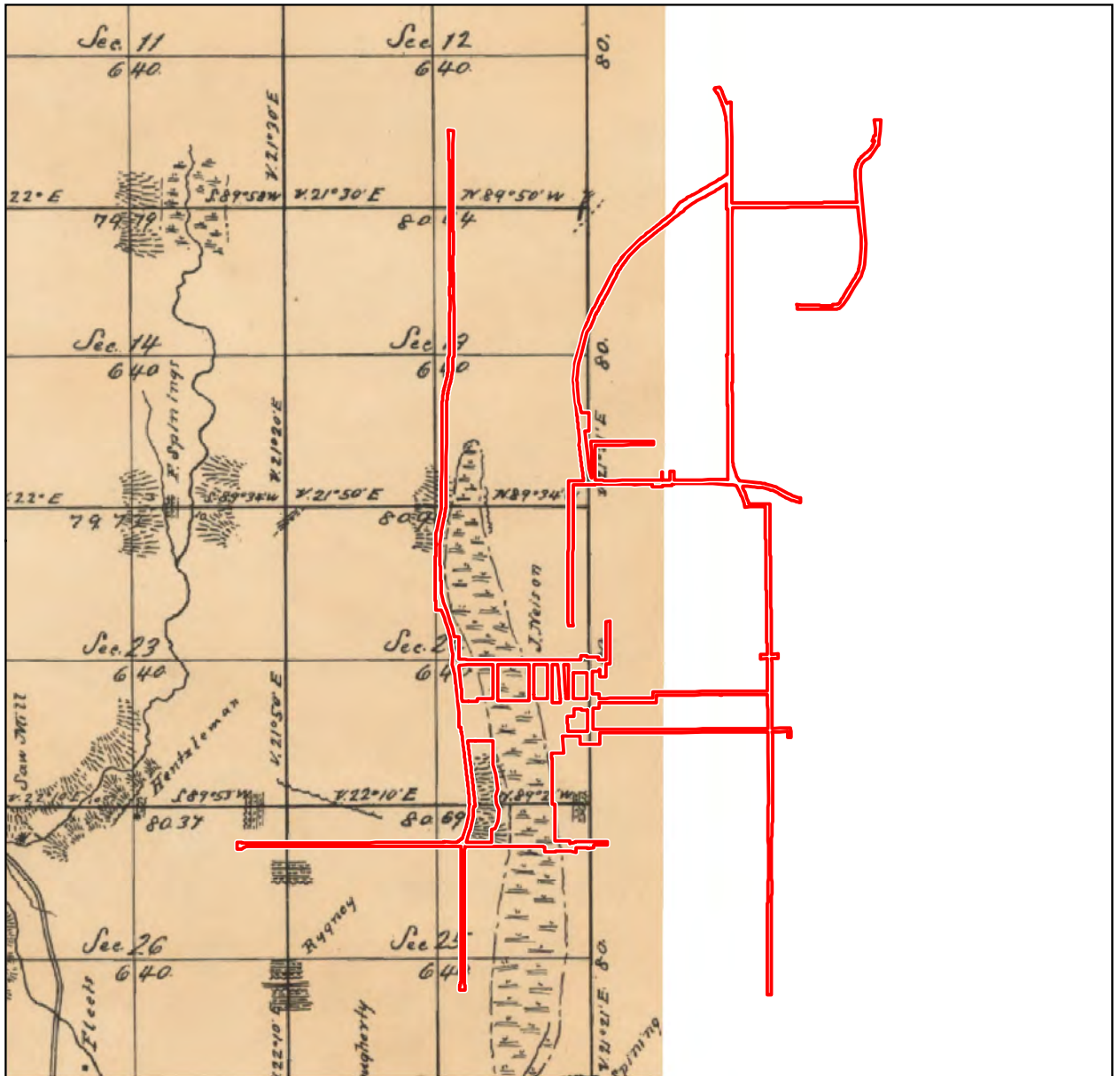
**USSG 1868**  
**Date: 8/8/2023**




Coord/Projection <b>NAD 1983 UTM Zone 10N Transverse Mercator</b>	Datum <b>NAD83</b>	Scale <b>1:36,000</b>
Township/Range <b>T20N R02E, T20N R03E</b>	Quadrangle <b>Steilacoom and Tacoma South, WA</b>	

Service Layer Credits:





**South Tacoma Station  
Access Improvements Project  
Phase 2  
Township No 20 North  
Range No 2 East Will. Mer.**

 Area of Impacts (AI)

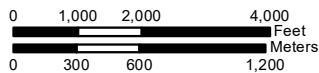
**USSG 1869a  
Date: 8/8/2023**



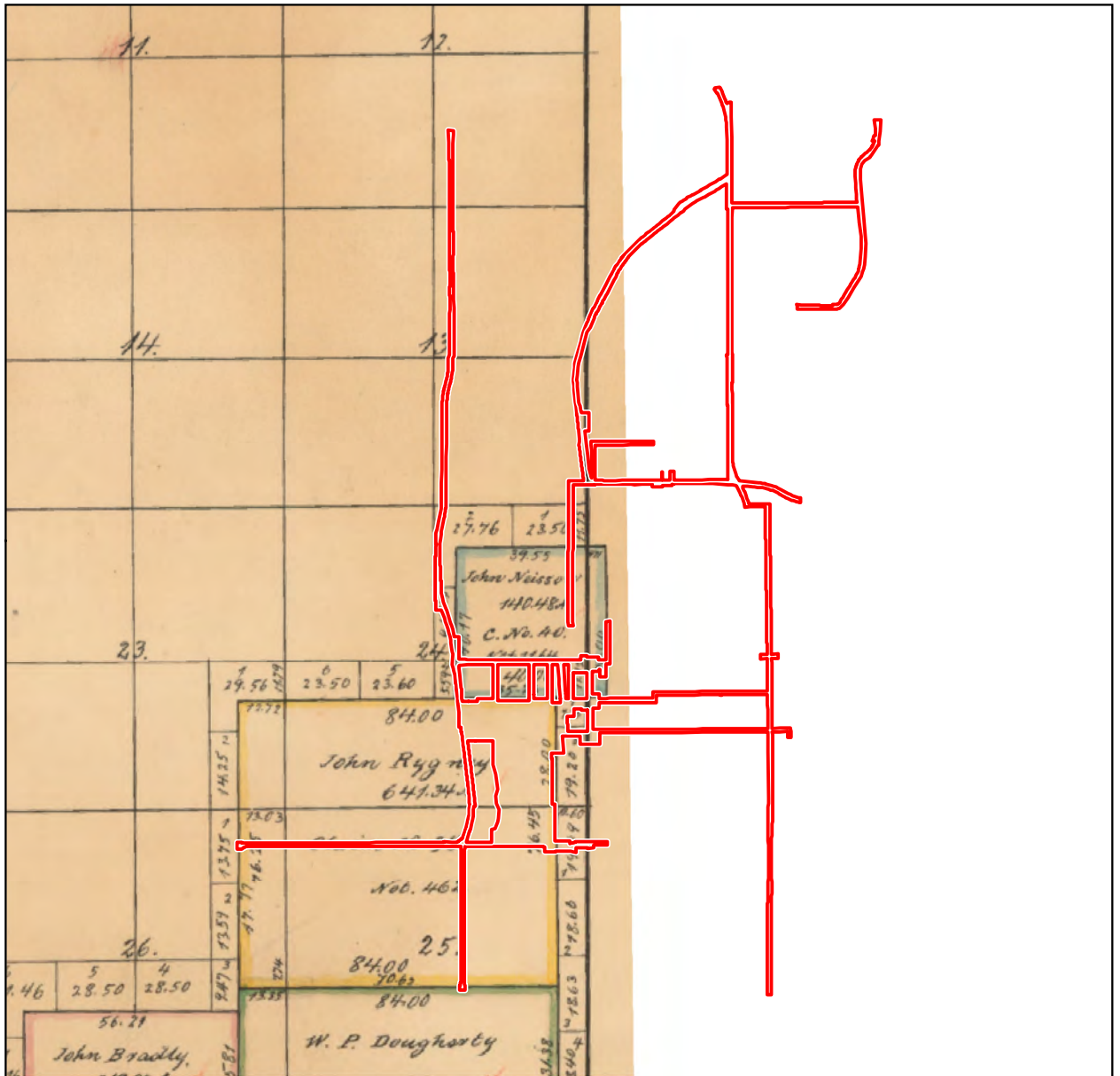
**HISTORICAL  
RESEARCH  
ASSOCIATES, INC.**

Coord/Projection <b>NAD 1983 UTM Zone 10N Transverse Mercator</b>	Datum <b>NAD83</b>	Scale <b>1:36,000</b>
Township/Range <b>T20N R02E, T20N R03E</b>		Quadrangle <b>Steilacoom and Tacoma South, WA</b>


Service Layer Credits:







**South Tacoma Station  
Access Improvements Project  
Phase 2  
Township No 20 North  
Range No 2 East Will. Mer.**

 Area of Impacts (AI)

**USSG 1869b  
Date: 8/8/2023**



**HISTORICAL  
RESEARCH  
ASSOCIATES, INC.**

Coord/Projection  
**NAD 1983 UTM Zone 10N  
Transverse Mercator**

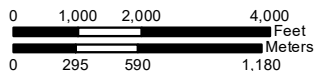
Datum  
**NAD83**

Scale  
**1:36,000**

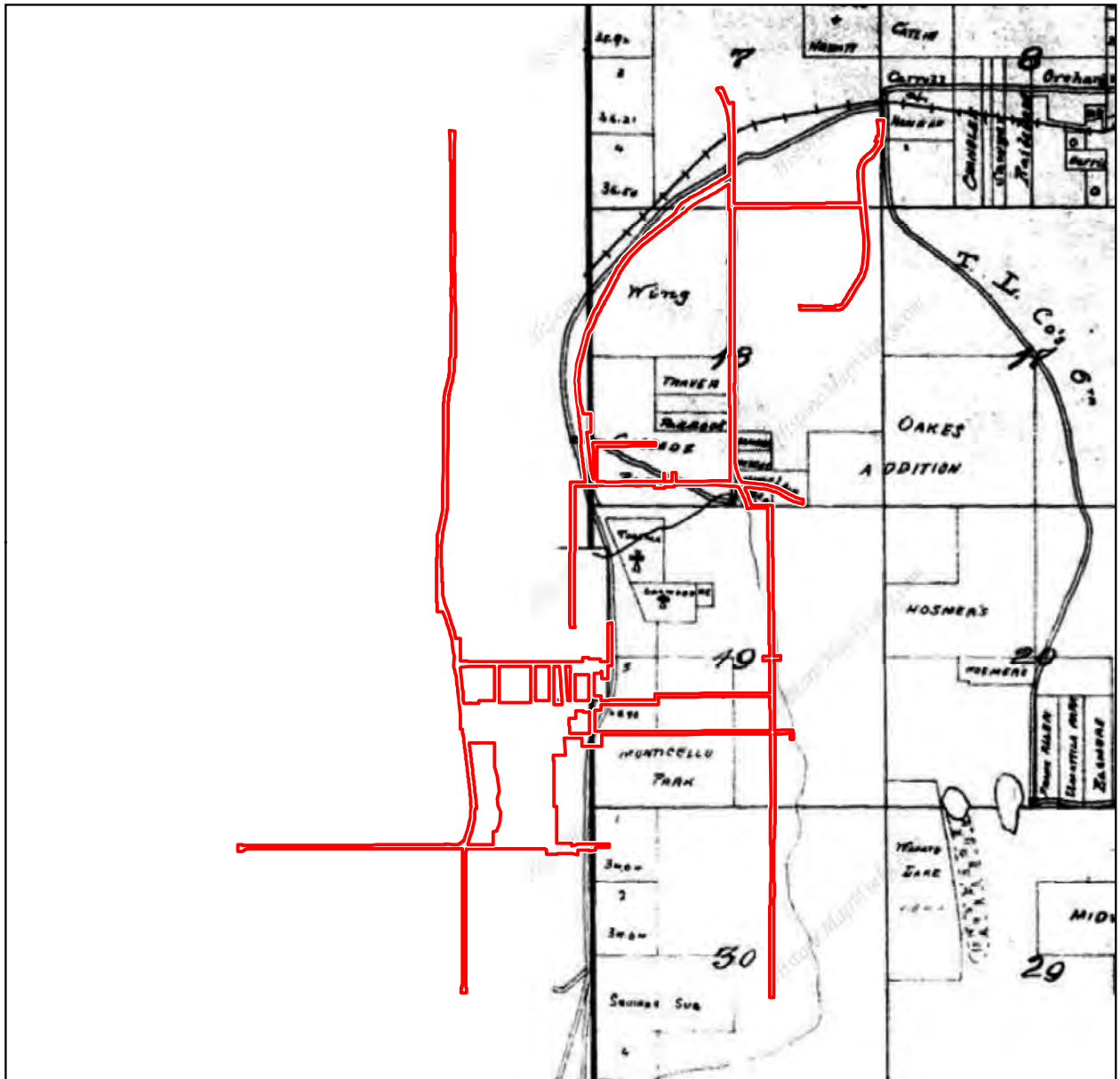
Township/Range  
**T20N R02E, T20N R03E**

Quadrangle  
**Steilacoom and Tacoma South, WA**


Service Layer Credits:







**South Tacoma Station  
Access Improvements Project  
Phase 2  
Township 20 North Range 3 East**

 Area of Impacts (AI)

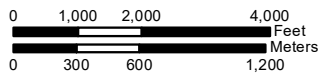
**Plummer 1889b  
Date: 8/8/2023**



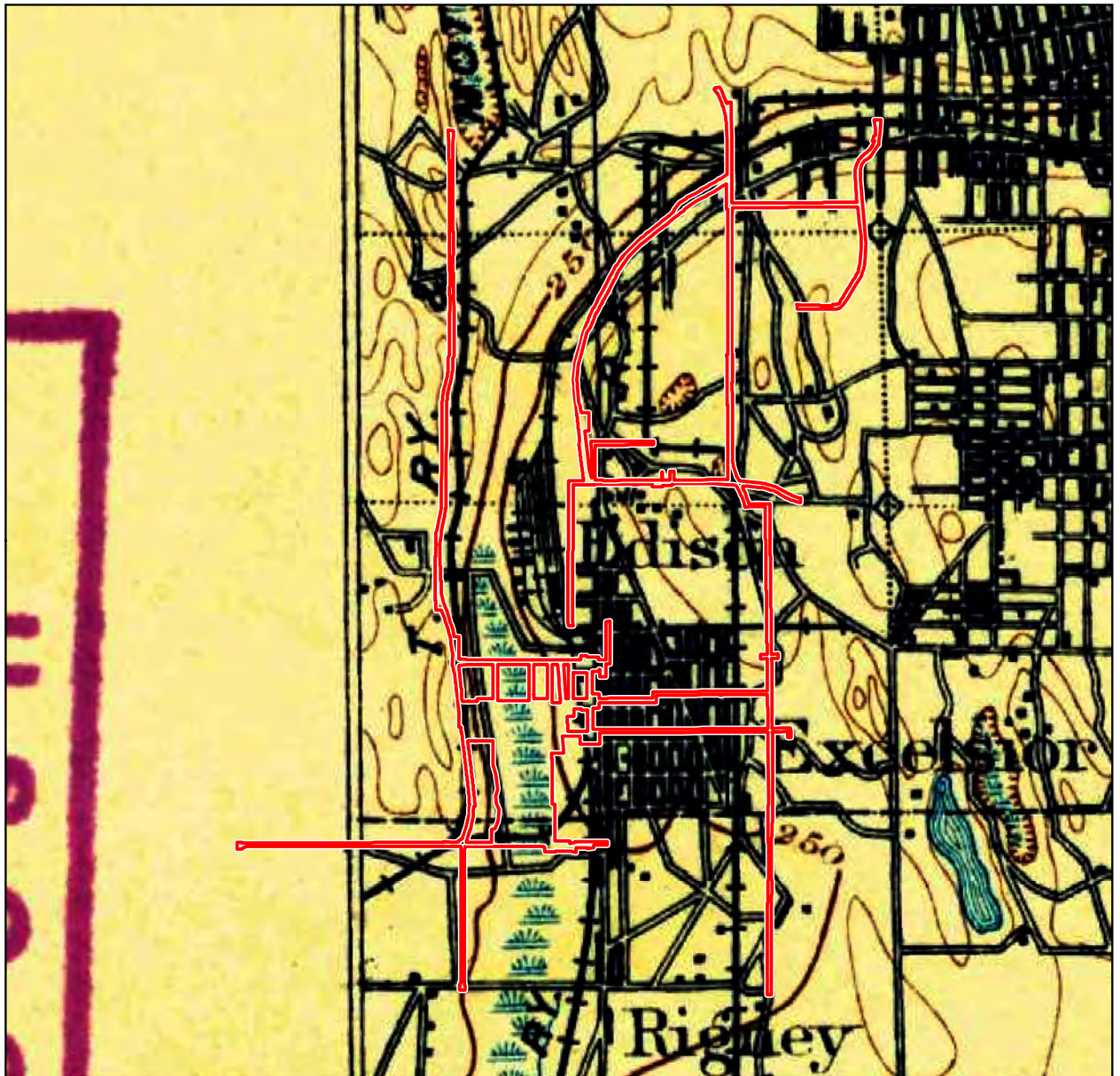
HISTORICAL  
RESEARCH  
ASSOCIATES, INC.

Coord/Projection <b>NAD 1983 UTM Zone 10N Transverse Mercator</b>	Datum <b>NAD83</b>	Scale <b>1:36,000</b>
Township/Range <b>T20N R02E, T20N R03E</b>		Quadrangle <b>Steilacoom and Tacoma South, WA</b>


Service Layer Credits:







**South Tacoma Station  
Access Improvements Project  
Phase 2  
Tacoma, WA  
1:125,000**

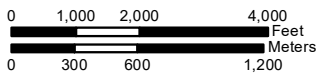
 Area of Impacts (AI)

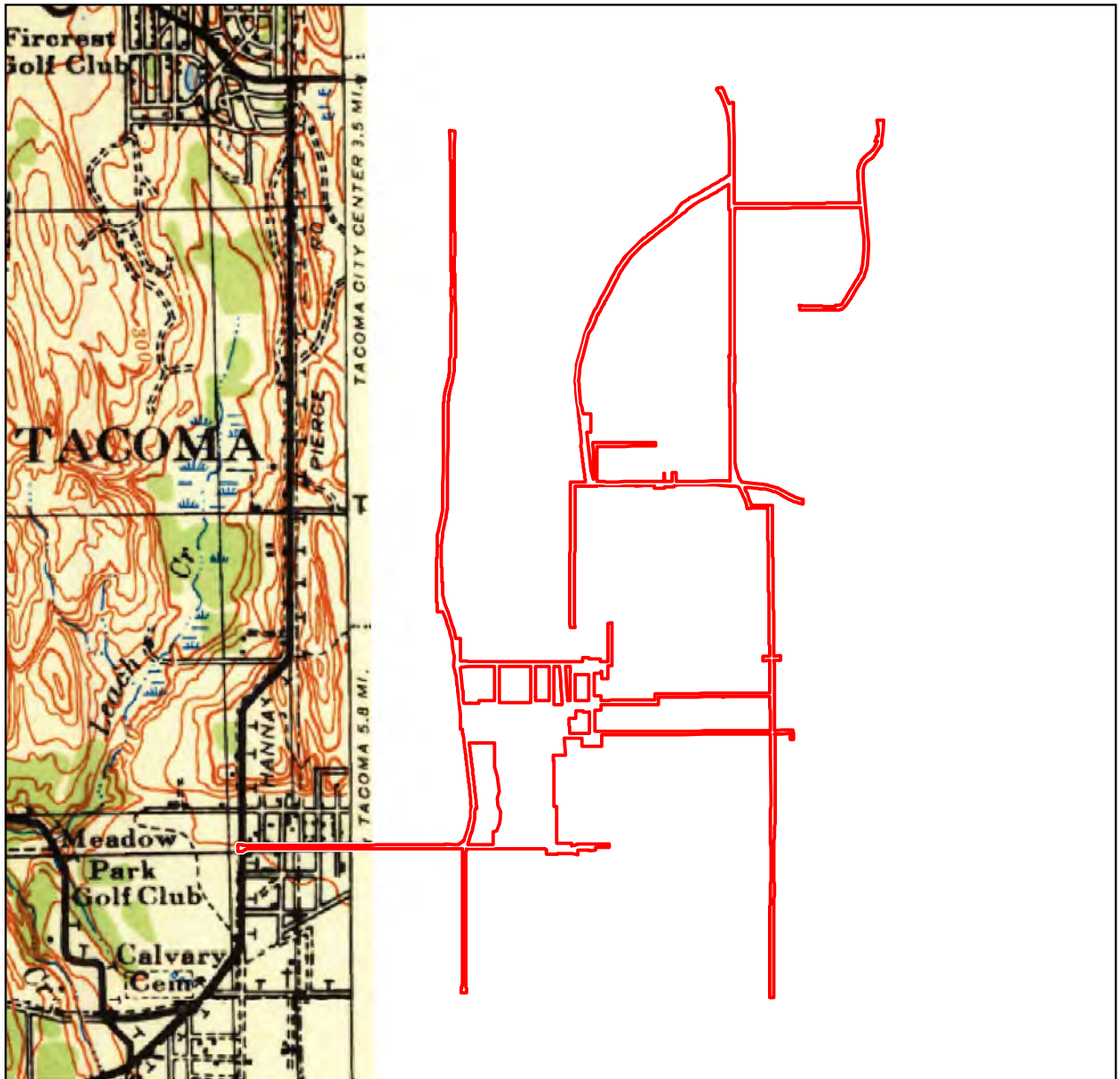
**USGS 1897  
Date: 8/8/2023**




Coord/Projection <b>NAD 1983 UTM Zone 10N Transverse Mercator</b>	Datum <b>NAD83</b>	Scale <b>1:36,000</b>
Township/Range <b>T20N R02E, T20N R03E</b>		Quadrangle <b>Steilacoom and Tacoma South, WA</b>

Service Layer Credits:





**South Tacoma Station  
Access Improvements Project  
Phase 2  
Anderson Island, WA  
1:62,500**

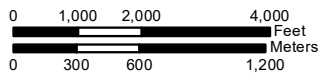
 Area of Impacts (AI)

**USGS 1940  
Date: 8/8/2023**

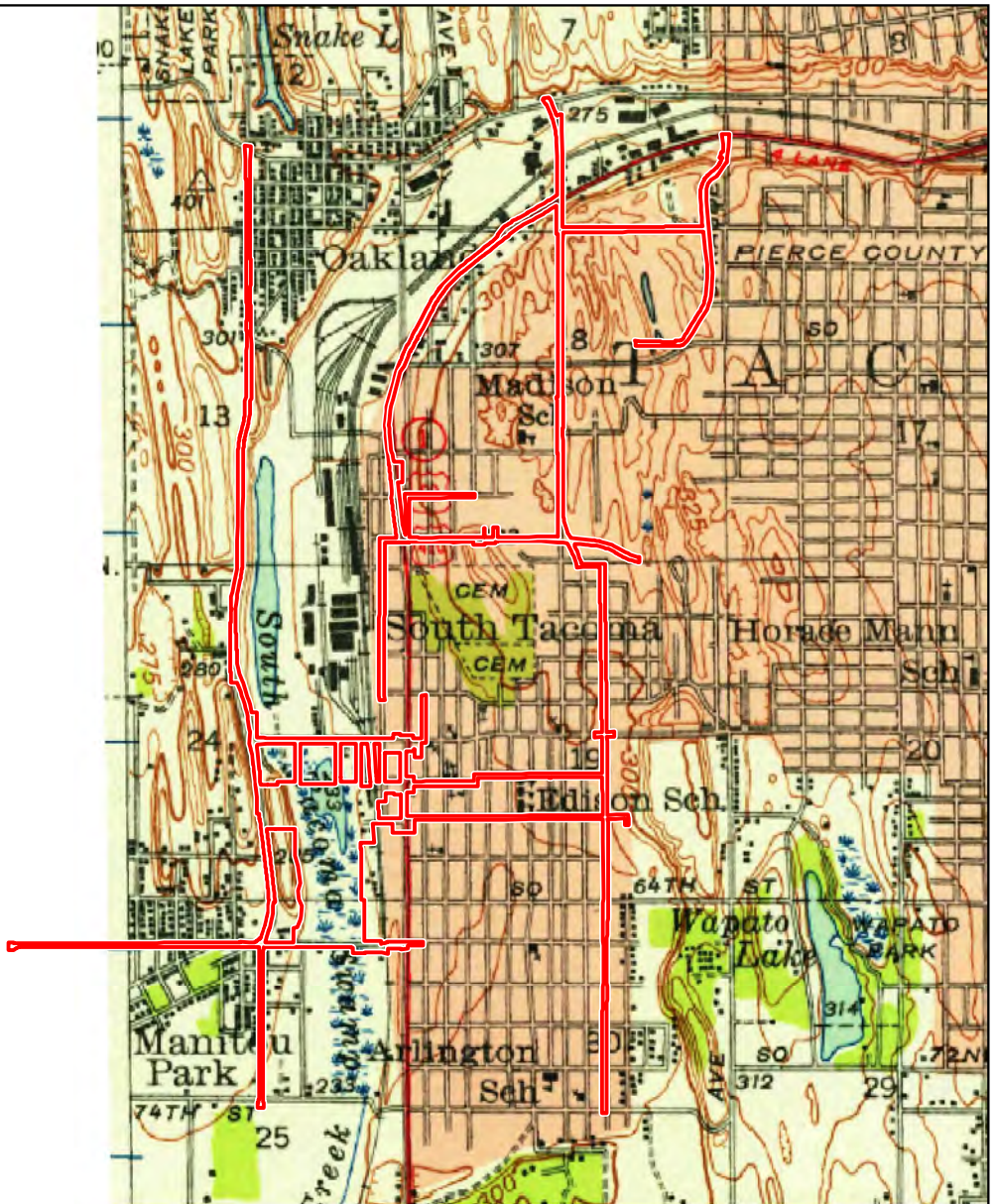


Coord/Projection <b>NAD 1983 UTM Zone 10N Transverse Mercator</b>	Datum <b>NAD83</b>	Scale <b>1:36,000</b>
Township/Range <b>T20N R02E, T20N R03E</b>		Quadrangle <b>Steilacoom and Tacoma South, WA</b>


Service Layer Credits:







**South Tacoma Station  
Access Improvements Project  
Phase 2  
Tacoma South, WA  
1:62,500**

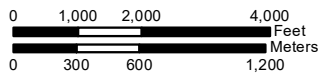
 Area of Impacts (AI)

**USGS 1941  
Date: 8/8/2023**

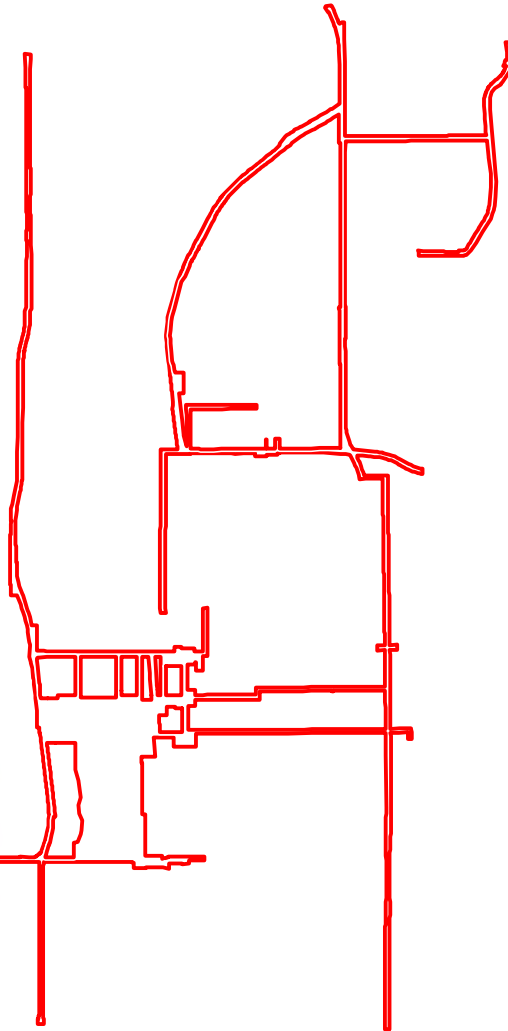
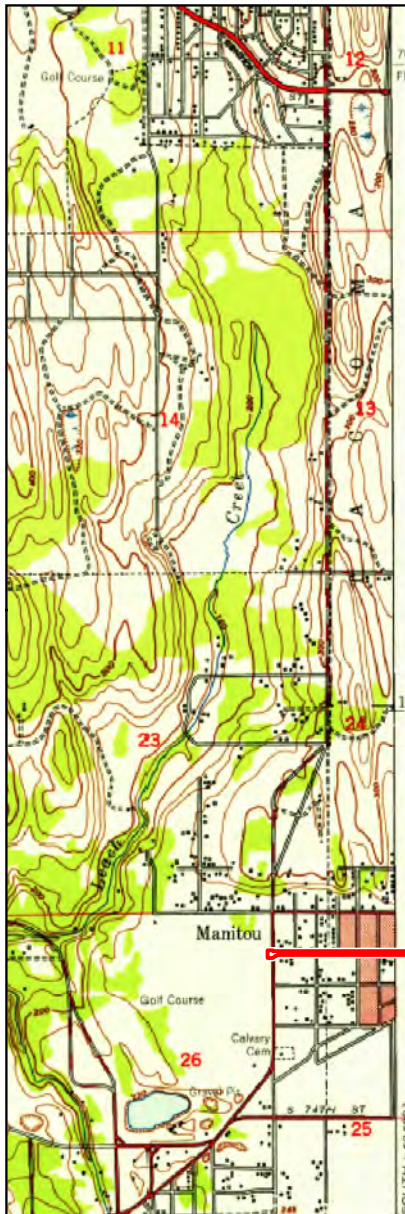


Coord/Projection <b>NAD 1983 UTM Zone 10N Transverse Mercator</b>	Datum <b>NAD83</b>	Scale <b>1:36,000</b>
Township/Range <b>T20N R02E, T20N R03E</b>		Quadrangle <b>Steilacoom and Tacoma South, WA</b>


Service Layer Credits:







**South Tacoma Station  
Access Improvements Project  
Phase 2  
Steilacoom, WA  
1:24,000**

 Area of Impacts (AI)

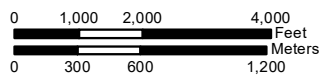
**USGS 1948  
Date: 8/8/2023**

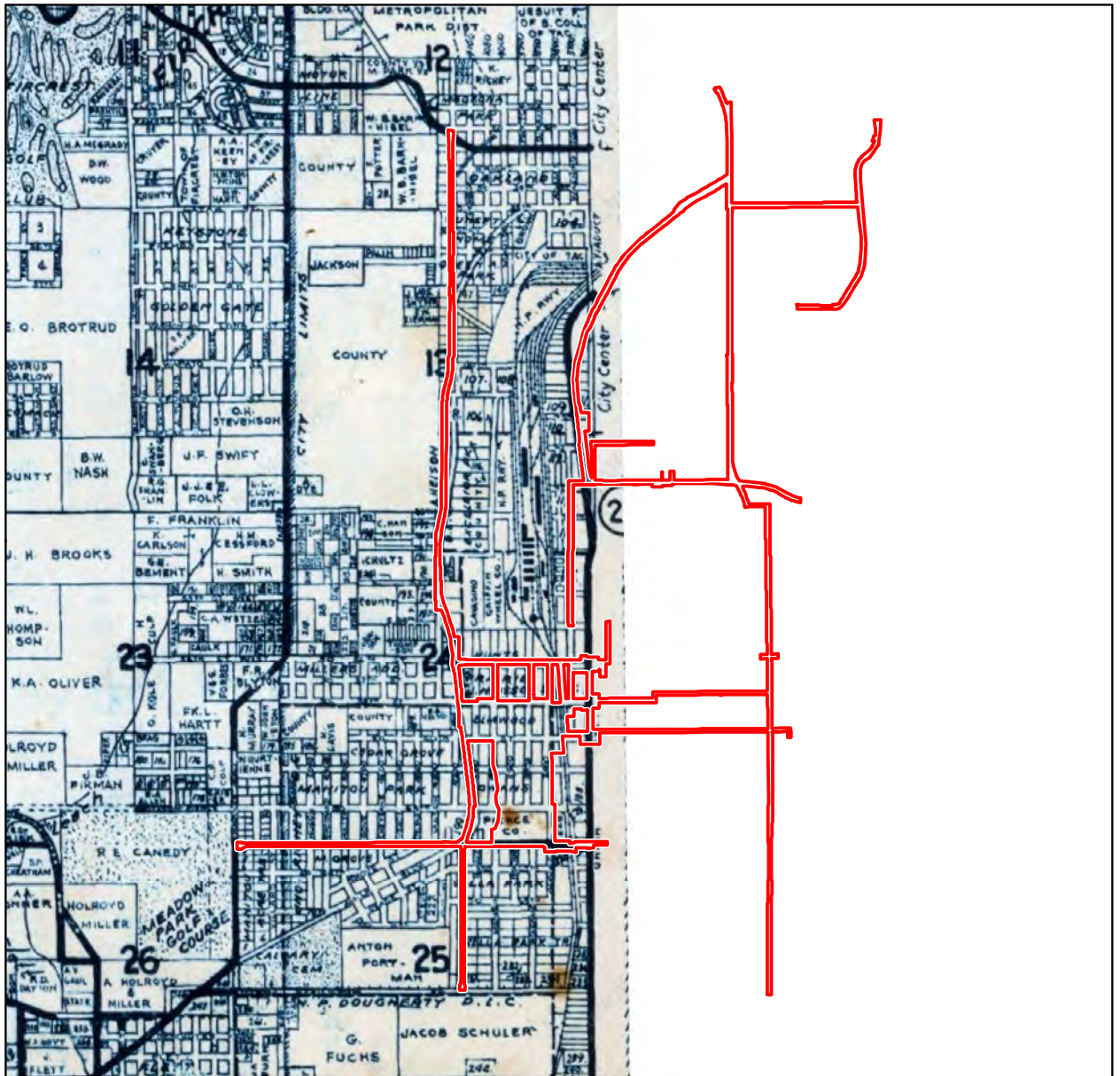


**HISTORICAL  
RESEARCH  
ASSOCIATES, INC.**


Coord/Projection <b>NAD 1983 UTM Zone 10N Transverse Mercator</b>	Datum <b>NAD83</b>	Scale <b>1:36,000</b>
Township/Range <b>T20N R02E, T20N R03E</b>		Quadrangle <b>Steilacoom and Tacoma South, WA</b>

Service Layer Credits:





**South Tacoma Station  
Access Improvements Project  
Phase 2  
Township 20 N.,  
Range 2 E. W.M.**

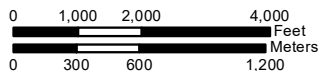
 Area of Impacts (AI)

**Metsker 1951a  
Date: 8/8/2023**

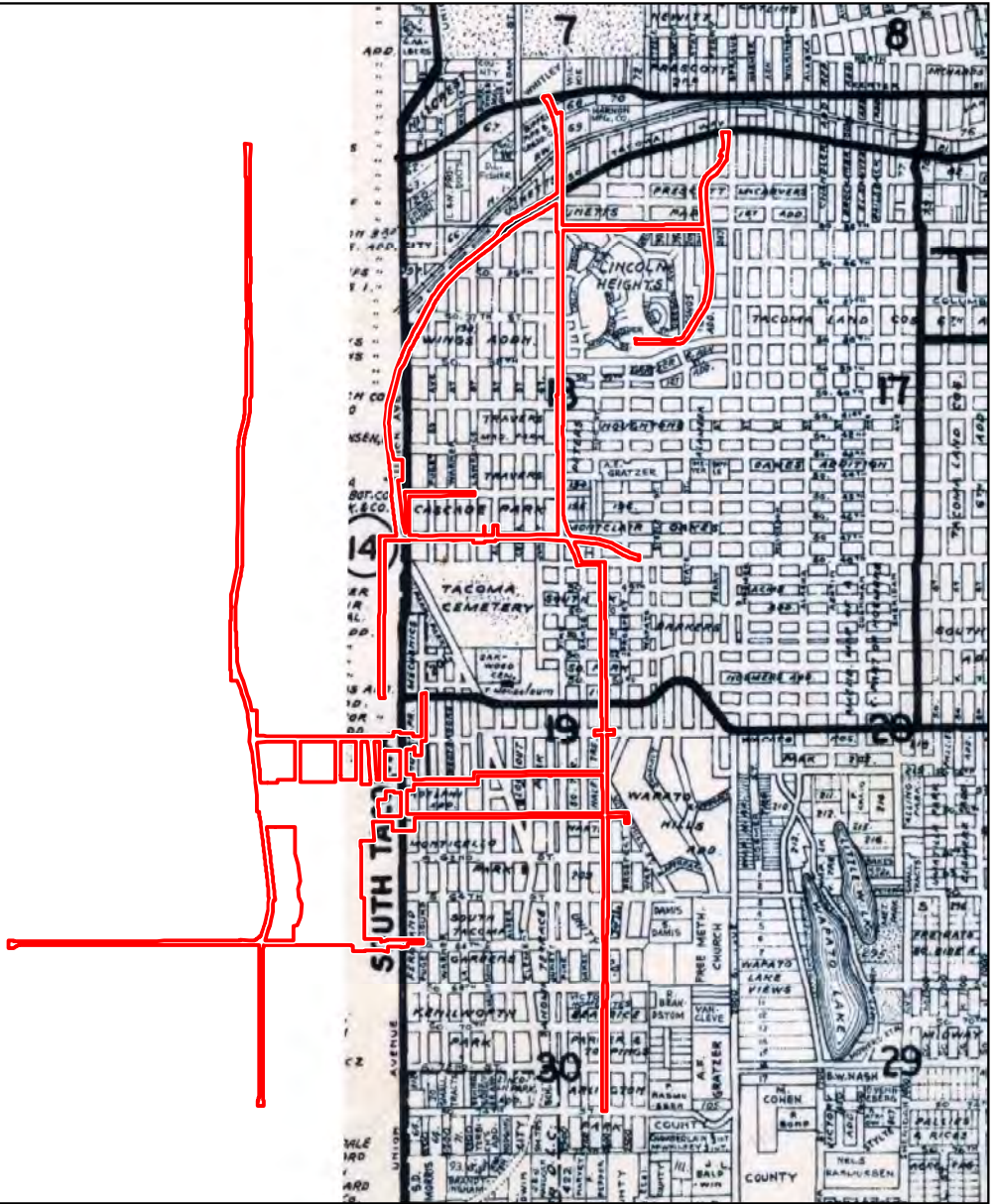


Coord/Projection <b>NAD 1983 UTM Zone 10N Transverse Mercator</b>	Datum <b>NAD83</b>	Scale <b>1:36,000</b>
Township/Range <b>T20N R02E, T20N R03E</b>		Quadrangle <b>Steilacoom and Tacoma South, WA</b>


Service Layer Credits:







**South Tacoma Station  
Access Improvements Project  
Phase 2  
Township 20 N.,  
Range 3 E. W.M.**

 Area of Impacts (AI)

**Metsker 1951b  
Date: 8/8/2023**

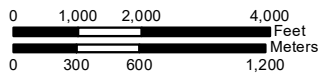


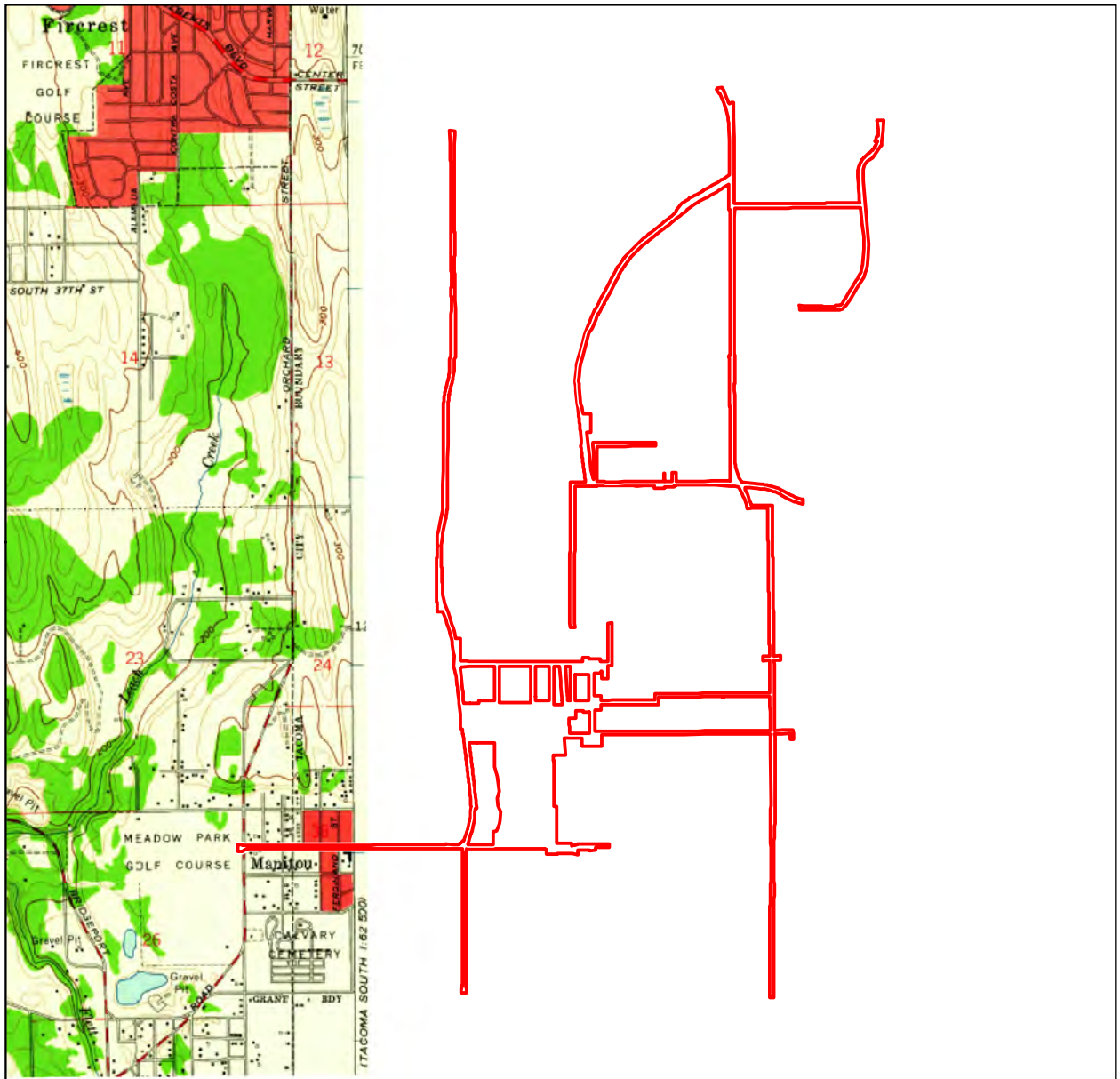
**HISTORICAL  
RESEARCH  
ASSOCIATES, INC.**

Coord/Projection <b>NAD 1983 UTM Zone 10N Transverse Mercator</b>	Datum <b>NAD83</b>	Scale <b>1:36,000</b>
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Township/Range <b>T20N R02E, T20N R03E</b>	Quadrangle <b>Steilacoom and Tacoma South, WA</b>
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Service Layer Credits:





**South Tacoma Station  
 Access Improvements Project  
 Phase 2  
 Steilacoom, WA  
 1:24,000**

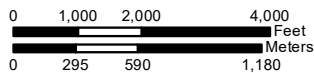
 Area of Impacts (AI)

**USGS 1959  
 Date: 8/8/2023**

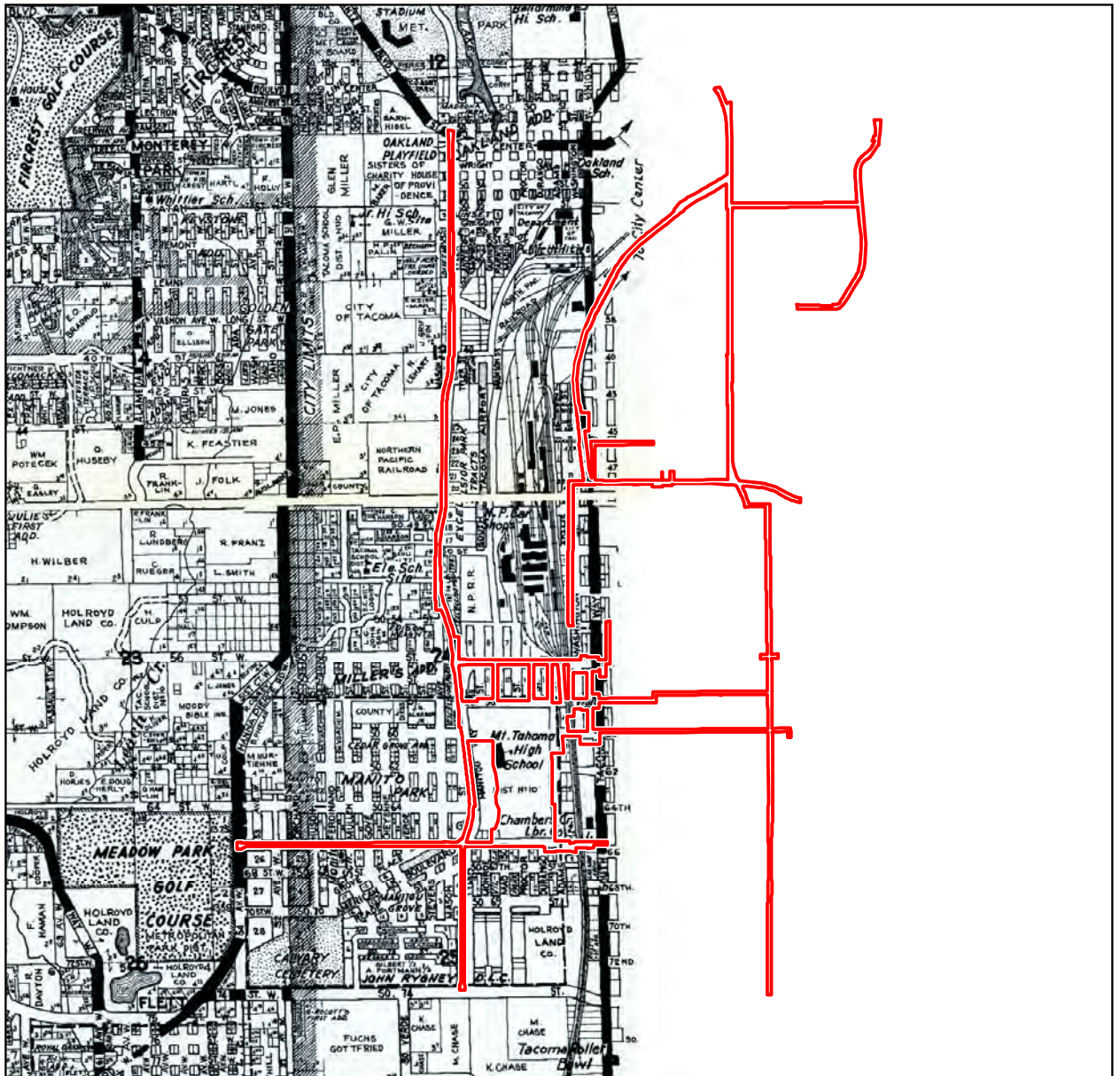


Coord/Projection <b>NAD 1983 UTM Zone 10N Transverse Mercator</b>	Datum <b>NAD83</b>	Scale <b>1:36,000</b>
Township/Range <b>T20N R02E, T20N R03E</b>		Quadrangle <b>Steilacoom and Tacoma South, WA</b>


Service Layer Credits:







**South Tacoma Station  
Access Improvements Project  
Phase 2  
Township 20 N., Range 2 E W.M.  
Northeast and Southeast Quarters**

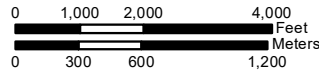
 Area of Impacts (AI)

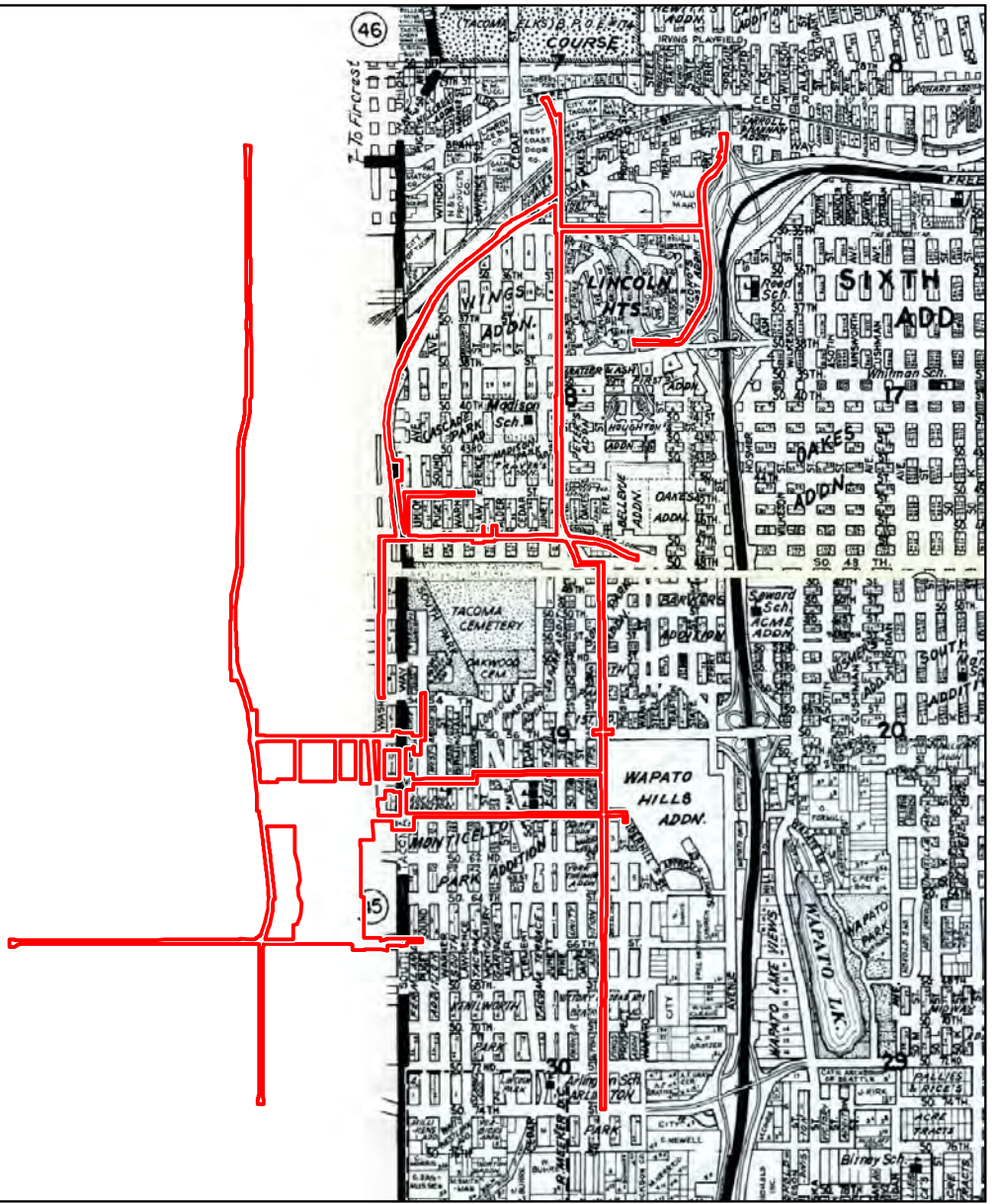
**Metsker 1960a, Metsker 1960b**  
Date: 8/8/2023




Coord/Projection <b>NAD 1983 UTM Zone 10N Transverse Mercator</b>	Datum <b>NAD83</b>	Scale <b>1:36,000</b>
Township/Range <b>T20N R02E, T20N R03E</b>		Quadrangle <b>Steilacoom and Tacoma South, WA</b>

Service Layer Credits:





**South Tacoma Station  
Access Improvements Project  
Phase 2  
Township 20 N., Range 3 E W.M.  
Northwest and Southwest Quarters**

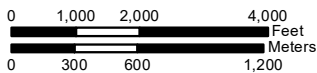
 Area of Impacts (AI)

**Metsker 1960c, Metsker 1960d**  
Date: 8/8/2023

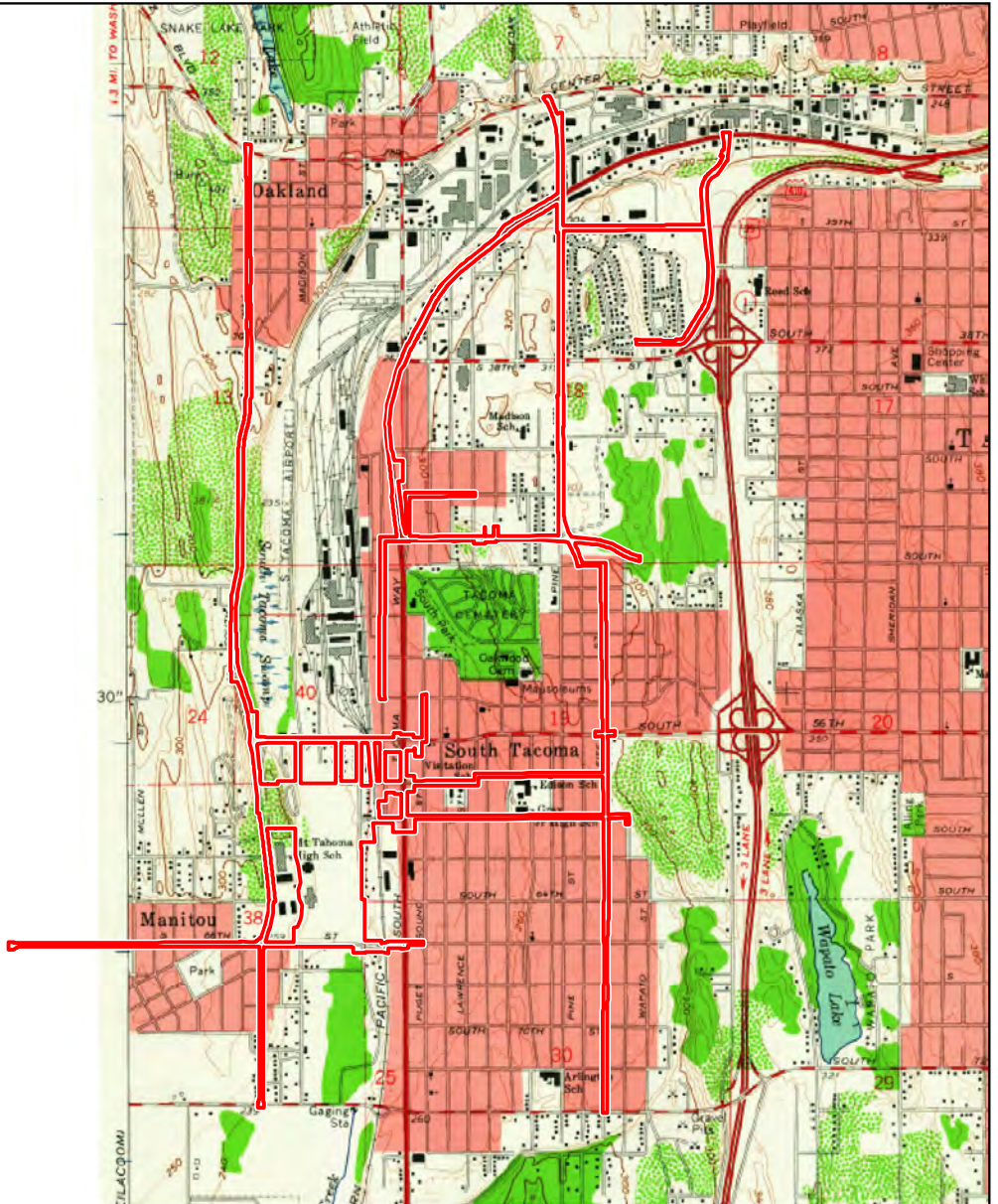


Coord/Projection NAD 1983 UTM Zone 10N Transverse Mercator	Datum NAD83	Scale 1:36,000
Township/Range T20N R02E, T20N R03E		Quadrangle Steilacoom and Tacoma South, WA


Service Layer Credits:







**South Tacoma Station  
Access Improvements Project  
Phase 2  
Tacoma South, WA  
1:24,000**

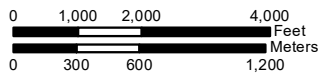
 Area of Impacts (AI)

**USGS 1961  
Date: 8/8/2023**



Coord/Projection <b>NAD 1983 UTM Zone 10N Transverse Mercator</b>	Datum <b>NAD83</b>	Scale <b>1:36,000</b>
Township/Range <b>T20N R02E, T20N R03E</b>		Quadrangle <b>Steilacoom and Tacoma South, WA</b>

Service Layer Credits:



# Appendix D

## Shovel Probe Table

Shovel Probe	Maximum Depth (cmbs)	Description (cmbs): Description—Comments	Cultural Materials
1	97	<p>0-7 Dark brown sandy silt loam topsoil, rootlets from surrounding grasses, few subrounded gravels ranging from small pebbles to medium cobbles</p> <p>7-97: Gray/brown gravelly silty medium-to-coarse-grained sand, many rounded to subangular gravels ranging from small pebbles to large cobbles, few small subrounded cobbles, ~70cmbs sediment becomes increasingly wet with depth – <i>fill</i></p> <p><i>Terminated at depth</i></p>	None
2	100	<p>0-58: Medium brown sandy silt, many small-medium subrounded gravels, many fine top roots – <i>fill</i></p> <p>58-74: Dark brown medium sandy silt, frequent small subrounded gravels, 64-70cmbs buried fine root material – <i>buried A Horizon</i></p> <p>74-81: Pocket of brownish gray sandy clay on East side of probe</p> <p>81-100: Dark brown medium sandy silt, frequent small subrounded gravels, 64-70cmbs buried fine root material</p> <p><i>Terminated at depth</i></p>	~62 cmbs: lengths of twisted white string, fibrous wood debris
3	100	<p>0-14: Dark grayish brown silty loam, some rounded to subangular gravels ranging from small to large pebbles, some fine grass roots – <i>fill</i></p> <p>14-100: Brownish gray silty fine-grained sand, some rounded to subangular gravels ranging from small pebbles to small cobbles, very fine grass and tree roots, lens of very dark brown fine-grained sandy loam in east half of probe from ~65-75cmbs, below which sediment is consistent with the rest of the stratum – <i>fill</i></p> <p><i>Terminated at depth</i></p>	None
4	61	<p>0-10: Dark brown slightly sandy silt loam, common rootlets from surrounding grasses, few subrounded to subangular gravels ranging from small pebbles to small cobbles</p> <p>10-61: Brown/gray silty fine-to-medium, common subrounded to subangular gravels ranging from small pebbles to large cobbles, some chunks of concrete (growing more common with depth), gray sand near bottom of probe, solid chunk of concrete in center of probe at bottom</p> <p><i>Terminated at immovable chunk of concrete</i></p>	<p>35–61 cmbs: concrete chunks starting from about 35cmbs</p> <p>~50 cmbs: piece of insulated wire</p>

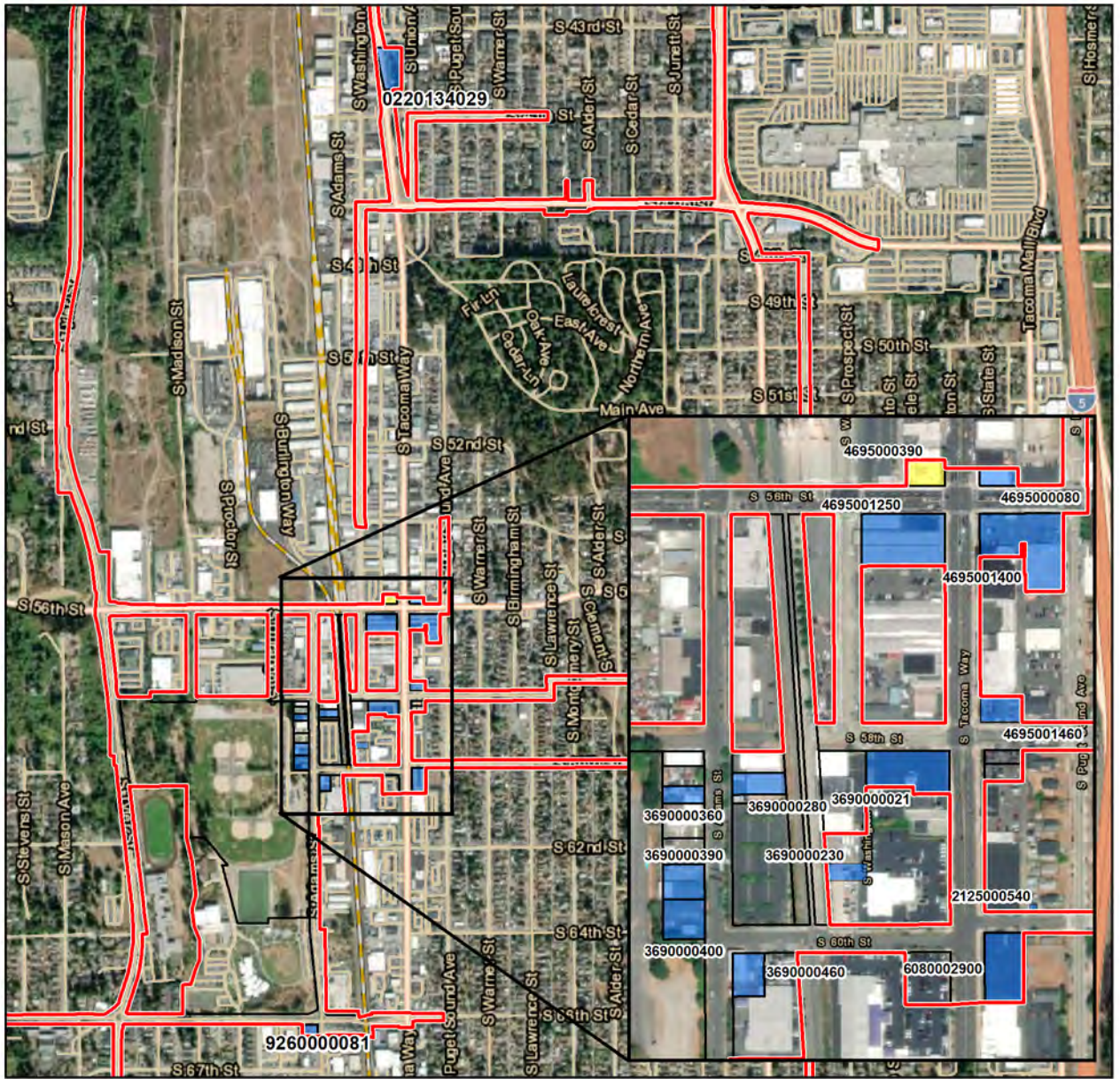
Shovel Probe	Maximum Depth (cmbs)	Description (cmbs): Description— <i>Comments</i>	Cultural Materials
5	70	<p>0-16: Medium brown silty sand, mostly small to medium subrounded gravels, few fine roots</p> <p>16-70: Brownish gray silty sand, mostly very small to medium subangular to subrounded gravels, roots – <i>fill</i></p> <p><i>Terminated at boulder obstruction</i></p>	None
6	75	<p>0-15: Dark brown silt loam, some rounded to subangular gravels ranging from small to large pebbles, some fine grass and tree roots</p> <p>15-75: Dark grayish brown fine-grained sandy silt, some rounded to subangular gravels ranging from small pebbles to small cobbles, few fine grass and tree roots, concrete block intruding into SP from ~63cmbs, several pockets of mortar throughout</p> <p><i>Terminated at concrete and cobble obstruction</i></p>	<p>10-15 cmbs: Several chunks of asphalt</p> <p>15-65 cmbs: numerous chunks and fragments of asphalt, one whole brick with mortar adhering to one surface, several small brick fragments, 2 shards of colorless window glass, one rusted 3<sup>5</sup>/<sub>8</sub>" nail with rounded head</p>
7	13	<p>0-13: Dark brown sandy silt, many very small to medium subangular to subrounded gravels, Moss overlay</p> <p><i>Terminated at concrete foundation from adjacent building</i></p>	None
8	21	<p>0-21: Dark brown sandy silt, many very small to medium subangular to subrounded gravels, Moss overlay</p> <p><i>Terminated at concrete foundation from adjacent building</i></p>	<p>~35 cmbs: concrete chunks starting from about 35cmbs</p> <p>~50 cmbs: piece of insulated wire</p>
9	51	<p>0-7: Brown fine-grained sandy silt loam, common subrounded to subangular gravels ranging from small pebbles to medium cobbles, few rootlets from surrounded grasses, asphalt/concrete chunks present</p> <p>7-51: Light brown coarse-grained sandy silt, mixed with some coarse-grained gray sand, many subangular to subrounded gravels ranging from small pebbles to large cobbles, many chunk of asphalt/concrete, some brick chunks</p> <p><i>Terminated at solid layer of asphalt</i></p>	<p>~30 cmbs: few pieces of nondiagnostic colorless glass fragments</p> <p>~45 cmbs: 2 white ceramic fragments</p>

Shovel Probe	Maximum Depth (cmbs)	Description (cmbs): Description— <i>Comments</i>	Cultural Materials
10	60	<p>0-60: Dark grayish brown silty fine-grained sand, some rounded and surrounded gravels ranging from small pebbles to small cobbles, very few fine shrub roots, degraded concrete foundation pad present at/below 38cmbs</p> <p><i>Terminated at impenetrable concrete layer</i></p>	<p>5-38 cmbs: numerous chunks and small fragments of asphalt, 1 shard of white glass, 1 2¼" round-headed nail, 1 rounded aqua glass shard (bottle neck base)</p>
11	28	<p>0-9: Medium brown sandy silt, many fine roots, broken concrete, many subangular to subrounded very small gravels</p> <p>9-28: Gray sand, degrading concrete, broken asphalt chunks, no roots</p> <p><i>Terminated at concrete foundation from adjacent building</i></p>	None
12	70	<p>0-12: Dark brown fine-grained sandy silt loam, rootlets from surrounding grasses, few gravels ranging from small pebbles to medium cobbles</p> <p>12-70: Light brown/gray silty sand, many subangular to subrounded gravels ranging from small pebbles to large cobbles, chunks of asphalt and concrete</p> <p><i>Terminated at large boulder obstruction</i></p>	None

# Appendix E

Built-Environment Survey Results





## South Tacoma Station Access Improvements Project Phase 2

### Built-Environment Survey Results

- Area of Impacts (AI)
- Inventoried Parcel - Recommended Eligible
- Inventoried Parcel - Recommended Not Eligible
- Tax Parcel

**Aerial Overview**  
Date: 8/7/2023

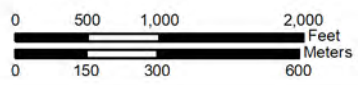


HISTORICAL  
RESEARCH  
ASSOCIATES, INC.

Coord/Projection <b>NAD 1983 UTM Zone 10N Transverse Mercator</b>	Datum <b>NAD83</b>	Scale <b>1:16,000</b>
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Township/Range <b>T20N R02E, T20N R03E</b>	Quadrangle <b>Tacoma South, WA</b>
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Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap contributors  
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



# Appendix F

Historic Property Inventory Forms

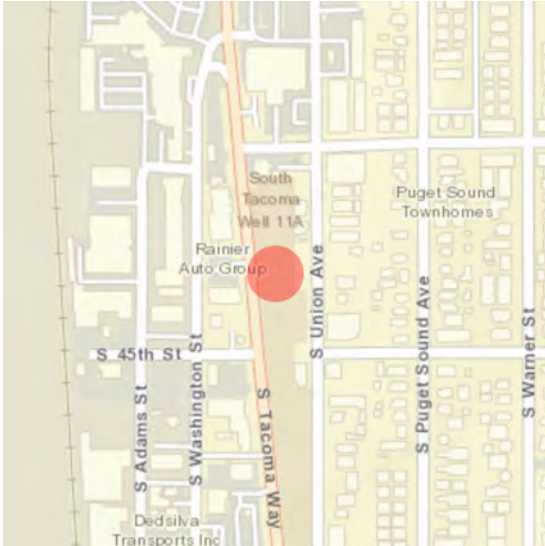


# Historic Property Report

Historic Name: Wells and Wellhouses 6 and 11

Property ID: 731137

## Location



**Address:** 4331 S Tacoma Way, Tacoma, Washington, 98409

**Tax No/Parcel No:** 0220134029

**Geographic Areas:** T20R02E13, Pierce County, TACOMA SOUTH Quadrangle, Pierce County Certified Local Government, Tacoma Certified Local Government

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1952	<input type="checkbox"/>
Remodel	2001	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Industry/Processing/Extraction	Industry/Processing/Extraction - Waterworks action
Industry/Processing/Extraction	Industry/Processing/Extraction - Waterworks action

### Historic Context:

Category
Architecture
Engineering



# Historic Property Report

Historic Name: Wells and Wellhouses 6 and 11

Property ID: 731137

## Architect/Engineer:

Category	Name or Company
Builder	Tacoma Public Utilities

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2023-06-04018, , South Tacoma Station Access Improvements Project, Phase 2		Survey/Inventory	



# Historic Property Report

Historic Name: Wells and Wellhouses 6 and 11

Property ID: 731137

## Photos



Wells and wellhouses at 4331 S Tacoma Way, view northeast.



Wellhouse 6 at 4331 S Tacoma Way, view southwest.



Wellhouse 11A at 4331 S Tacoma Way, view northeast.



# Historic Property Report

Historic Name: Wells and Wellhouses 6 and 11

Property ID: 731137

## Inventory Details - 6/28/2023

**Common name:**

**Date recorded:** 6/28/2023

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Utilitarian
Roof Type	Flat with Eaves
Roof Material	Asphalt/Composition - Built Up
Cladding	Concrete
Cladding	Wood - T 1-11
Structural System	Masonry - Poured Concrete
Plan	Rectangle

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion

**Significance narrative:** Integrity  
 From their period of construction (ca. 1952), the wells and wellhouses at 4331 S Tacoma Way retain integrity of location, as they remain on their original parcel. They do not retain integrity of setting, design, materials, workmanship, or feeling, due to alterations and additions. A review of aerial photographs and plans and drawings suggest that the site and wellhouse 6 were heavily altered and expanded. In 2001, well 6B was drilled south of the well 6 wellhouse (NETROnline 2023; Tacoma Water 2023). Incompatible replacement of siding and window treatments, along with the addition of external equipment associated with both wells, is evident.

**Evaluation**  
 In the nineteenth century, residents of Tacoma obtained water directly from springs and shallow wells. Small distribution systems emerged late in the century. In 1893, the City of Tacoma acquired the privately established Tacoma Light and Water. The City started digging its own wells in 1903, with 20 in place by 1907. The City constructed the Green River gravity supply system in 1910 and replaced its wood stave pipe in the 1930s and 1940s. The City began replacing its original wells in 1929. The original gravity delivery system was expanded throughout the twentieth century but remains in place. In 2006, a second pipeline was added (Tacoma Water 2023).





## Historic Property Report

Historic Name: Wells and Wellhouses 6 and 11

Property ID: 731137

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Records from Tacoma Public Utilities identify this location as wellhouses and wells 11A (north) and 6A and 6B (south). The drinking water wells are outdoors and located in close proximity to their wellhouses (Tacoma Water 2023). Well 6B was drilled in 2001, either replacing or adding to well 6A. Both wellhouses appear on a site plan from 1950 (Tacoma Water 2023).

Drinking water wells, while part of the infrastructure of Tacoma, are not individual resources as much as parts of a much larger system that provides drinking water throughout Tacoma's service area. The wells and wellhouses are late and altered additions to a system put into place beginning in 1903. For a resource to qualify under Criterion A, it must be associated with significant events, and those associations must be important, as determined by research (NPS 1997). While the system as a whole may be associated with development in Tacoma, based on a review of historic maps and local histories, these wells and wellhouses do not appear to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history. Due to a loss of integrity, they would be unlikely to qualify as contributing resources to a historic district (Criterion A). Background research did not reveal any association of the resources with the lives of significant persons (Criterion B). The wells and wellhouses are modest, utilitarian buildings with few character-defining features apart from their massing. While wellhouse 11 includes smooth concrete surfaces and etched signage, which seem to reference the Art Deco era, it does not possess other character-defining features like rounded surfaces, wood-frame windows, or additional ornament. The well 6A and 6B wellhouse has been altered by the addition of incompatible siding and does not match wellhouse 11 in design or materials. In combination, the wells and wellhouses at 4331 S Tacoma Way do not possess the distinctive characteristics of a particular type, period, or method of construction. They do not possess high artistic values or represent the works of a master. They do not represent a significant and distinguishable entity whose components may lack individual distinction (Criterion C). Finally, the wells and wellhouses were built of common construction methods and well-known materials and are unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of the resource (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates recommends the wells and wellhouses at 4331 S Tacoma Way not eligible for listing in the NRHP or WHR under any criteria.



# Historic Property Report

Historic Name: Wells and Wellhouses 6 and 11

Property ID: 731137

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## Physical description:

According to the Pierce County Assessor, the wells and wellhouses at 4331 S Tacoma Way were constructed in 1965 (Pierce County Assessor 2023). However, this appears to be an error, as one of the two wellhouses includes a date stamp of 1952. Historic-period aerials indicate that both wellhouses were in their present configuration by 1955 (NETROnline 2023; Pierce County Assessor 2023).

The two wellhouses are located at the north and south ends of a long parcel east of S Tacoma Way. The north building (wellhouse 11A) includes a date stamp of 1952 and is rectangular in plan, a single story tall, and faces west toward S Tacoma Way. It is separated from the second wellhouse by a catchment with pump and a small electrical systems yard. To the south of the catchment is the second wellhouse (wellhouse 6A and 6B). It does not include a date stamp but was constructed circa 1952. It is rectangular in plan, a single story tall, and faces west toward S Tacoma Way. Both pump stations and the systems yard are accessed by curved paths off S Tacoma Way.

Well and wellhouse 11A (1952): Wellhouse 11A sits on a poured-concrete foundation, is constructed of poured concrete, and is topped by a flat roof with systems, possibly venting, above. The building's facade includes an off-center concrete stoop with double pedestrian doors, signage above the doors reading "Well 11-A," and a concrete awning. The facade includes a date stamp in the lower northwest corner and incised ornament including textured panels, a cornice line, ridges at the roofline, and signage above the entry reading "Tacoma City Water." The building's north elevation includes an exterior pipe and additional incised ornament. The rear (east) elevation includes incised ornament and a vent. The south elevation includes incised ornament, an additional vent, and electrical.

Wells and wellhouse 6A and 6B (ca. 1952): Wellhouse 6A and 6B sits on a poured-concrete foundation, is clad in T1-11 with lapped siding at the cornice, and is topped by a flat roof. The building's west elevation includes an off-center sliding window under a small projecting eave. The window is heavily screened. The building's north elevation includes an exterior pipe and a wide screened window under a small projecting eave. The building's rear (east) elevation includes electrical and an additional screened window. The building's south elevation is enclosed by steel fencing. It includes a solid pedestrian door and is connected to exterior piping.

## Bibliography:

National Park Service (NPS). 1997. National Register Bulletin: How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf), accessed November 2022.

NETROnline. 2023. Historic Aerials. Electronic document, <https://www.historicaerials.com/viewer>, accessed June 23, 2023.

Pierce County Assessor. 2023. Assessor-Treasurer Information Portal. Electronic document, <https://atip.piercecountywa.gov/app/v2/parcelSearch/search>, accessed June 23, 2023.

Tacoma Water. 2023. Request for Bids: Pulling and Cleanout of South Tacoma Wells Phase 1 (RE-BID). Specification No. TW22-0399F. Electronic document, [https://www.cityoftacoma.org/UserFiles/Servers/Server\\_6/File/cms/Purchasing/FormalBids/TW22-0399F.pdf](https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/Purchasing/FormalBids/TW22-0399F.pdf), accessed June 1, 2023.

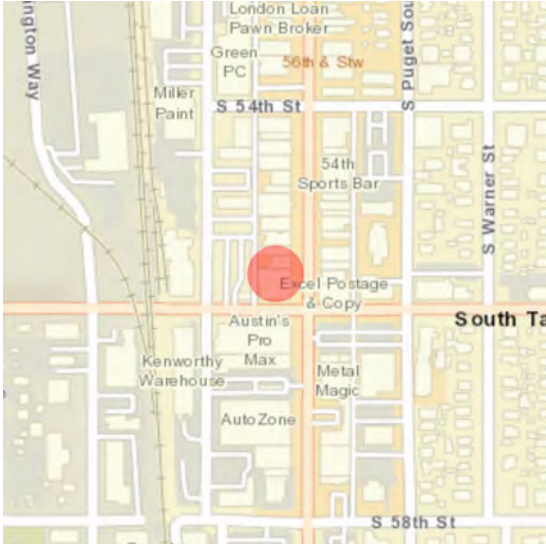


# Historic Property Report

Historic Name: North Pacific Bank

Property ID: 530422

## Location



**Address:** 5448 S TACOMA WAY, TACOMA, WA 98409

**Tax No/Parcel No:** 4695000380

**Plat/Block/Lot:** Section 24 Township 20 Range 02 Quarter 14 HUNTS P

**Geographic Areas:** Pierce County, TACOMA SOUTH Quadrangle, T20R02E24

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1914	<input type="checkbox"/>
Addition	1929	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Financial Institution
Commerce/Trade	Commerce/Trade - Financial Institution

### Historic Context:

Category
Architecture



# Historic Property Report

Historic Name: North Pacific Bank

Property ID: 530422

## Architect/Engineer:

Category	Name or Company
Architect	Lundberg & Mahon
Builder	W. J. Hilliard
Builder	John C. Jensen

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2023-06-04018, , South Tacoma Station Access Improvements Project, Phase 2		Survey/Inventory	

## Photos



Bank at 5448–5450 S Tacoma Way



Bank at 5448–5450 S Tacoma Way



Bank at 5448–5450 S Tacoma Way



North Pacific Bank at 5448–5450 S Tacoma Way



North Pacific Bank at 5448–5450 S Tacoma Way



# Historic Property Report

Historic Name: North Pacific Bank

Property ID: 530422

## Inventory Details - 8/7/2011

**Common name:**

**Date recorded:** 8/7/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 4695000380

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Structural System	Masonry - Brick
Form Type	Commercial

## Surveyor Opinion

**Significance narrative:**

Modeled as a category "1B" property. Modeling provides a broad planning tool that is not meant to be a definitive decision on individual building historic status nor a substitute for field based survey work and determinations of eligibility. In 2011 the model assigned categories to 39,270 City of Tacoma properties. This work establishes a baseline of legacy data against which to measure future data sets to gauge both retention and attrition.

Modeling stemmed from a city-wide preservation planning need and providing this planning data content in concert with updates to the city's Preservation Plan. The city's goal to have a more comprehensive perspective expanded modeling to include all properties built in or before 1969. This work also included linking and integrating Tacoma Public Library Building Index data to inform modeling.

Modeling provides a tool to augment the traditional survey and inventory approach. The data can effectively guide at a broad city and neighborhood-wide level initial research efforts to develop and prioritize context statements and field survey work. Intended user groups include city staff (preservation, planning and permit), historical societies, consultants and interested citizens and property owners. The data becomes a tool supporting the broader approach of building conservation.

City Preservation Plan categories:

Group 1. HISTORICALLY SIGNIFICANT PROPERTIES

1A. Individually eligible to the National Register (NR)

1B. Contributor to a National Register eligible district

1C. Eligible for local listing, but not to the NR





# Historic Property Report

Historic Name: North Pacific Bank

Property ID: 530422

1D. Contributor to a Local Register eligible district

Group 2. NOT HISTORICALLY SIGNIFICANT PROPERTIES

2A. Not eligible, with conditions

2B. Not eligible

Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The building at 5448 S Tacoma Way, Tacoma, is located in Pierce County. According to the county assessor, the structure was built in 1920 and is a financial institution. Also according to the county assessor, the structure was remodeled in 1994. The 2-story, unreinforced masonry building has a roof clad in an unknown material.

**Bibliography:** Tacoma Building Index data integrated into this form provided courtesy of the Tacoma Public Library. (<http://search.tacomapubliclibrary.org/buildings/bldgv2.asp>)





# Historic Property Report

Historic Name: North Pacific Bank

Property ID: 530422

## Inventory Details - 7/3/2023

**Common name:**

**Date recorded:** 7/3/2023

**Field Recorder:** Cele Wolman

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial - Two-Part Block
Roof Material	Asphalt/Composition - Built Up
Roof Type	Asphalt/Composition - Built Up
Cladding	Brick - Stretcher Bond
Cladding	Stone
Structural System	Masonry - Brick
Plan	Rectangle

### Styles:

Period	Style Details
Early 20th Century American Movements (1900-1940)	Commercial

## Surveyor Opinion

**Significance narrative:** Integrity

From its construction in 1914, the bank building at 5448–5450 S Tacoma Way retains integrity of location and setting, as it continues to function from a prominent corner on S Tacoma Way. The building has been heavily altered by the redesign of its entry, the replacement of all windows and doors, including transoms, and the loss of original signage. Historic photos show that the building originally included a symmetrical facade with two recessed entries facing east. Those entries were removed by the 1950s, as indicated in additional photos, and one of them was later restored. The building does not retain integrity of design, materials, or workmanship. It no longer functions as a bank and does not retain integrity of feeling or association.

### Evaluation

The bank building at 5448–5450 S Tacoma Way was constructed in 1914 and is part of a well-developed commercial strip. Archival research revealed that it was originally associated with the North Pacific Bank, which opened in 1906 and moved to this building, designed by Lundberg & Mahon and built by W. J. Hilliard with brick contractor John C. Jensen, in 1914. Managed and later owned by Peter Wallerick, who also owned



## Historic Property Report

Historic Name: North Pacific Bank

Property ID: 530422

South Tacoma Motor Co., the bank was reportedly named after the NPRR, which established shops and provided employment in South Tacoma in the late nineteenth century. The building, originally designed to include space for the South Tacoma Post Office, was enlarged for the bank in 1929, the same year the post office moved to a new location (DAHP 2023a).

At the time of survey, signage identified the tenant as the Ford Dynasty Wrestling Club, an organization for young athletes. In 2014, when the building still supported a bank, the Department of Housing and Urban Development (HUD) determined the building not eligible for listing in the NRHP (DAHP 2023a). As the building was last surveyed in 2005, HRA is reevaluating it for NRHP eligibility.

The bank building is associated with commercial activity in South Tacoma. However, mere association with trends is not sufficient to render the building eligible. Its association with its area of significance must be important, and a building associated with commercial activity must prove important in commercial history (NPS 1997). Based on a review of historic maps and local histories, the bank does not appear to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research revealed that the bank was associated with a local business owner, Peter Wallerick. Archival research suggested that Wallerick continued to run the North Pacific Bank, along with other business operations including the South Tacoma Motor Company, with his family late into the twentieth century. However, research did not reveal that his banking activities were demonstrably important in a local, state, or national context. The resource does not appear to have strong associations with the lives of significant persons (Criterion B). The building is a modest example of a classically inspired commercial style, even referred to as Beaux Arts in a previous evaluation (DAHP 2023a). The building was once defined by its symmetrical facade and still retains deep bays ornamented by elaborate brickwork. It was designed by Lundberg and Mahon, a firm operated by Charles Frederick W. Lundberg and C. Frank Mahon from 1913 to 1926. Their notable works include numerous churches, including Street Joseph's Slavic Catholic Church (1912) and Holy Rosary Catholic (1920), as well as the Orpheum and Realart Theaters (1919) (Historic Tacoma 2011). As noted by DAHP:

A 1921 Tacoma Daily Ledger article described the firm: "Since the formation of the partnership in 1913 the firm has planned and supervised the construction of something more than 230 better class buildings, many of them institutions. Lundberg & Mahon represent the newer school of architecture, in that they have assimilated and combined an engineering department with their regular department of architecture, thereby enabling builders to place the entire business of construction in the hands of one firm, a great factor in efficient design and erection of the building, experts assert." [DAHP 2023a]

While the building possesses diminished integrity, it does retain the distinctive characteristics of its particular type, period, and method of construction, namely a commercial bank building from the early twentieth century. Additionally, it does represent the works of a master and does possess high artistic value. The building could represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to a district, should a district be identified) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design,



## Historic Property Report

Historic Name: North Pacific Bank

Property ID: 530422

construction methods, or interrelation of the resource (Criterion D).

Due to its significance under Criterion C, HRA recommends the former bank building at 5448–5450 S Tacoma Way eligible for listing in the NRHP, WHR, and TRHP. The building’s period of significance dates to its construction in 1914, and the boundaries of the eligible resource are defined by the boundaries of the historic and present tax parcel.

### Physical description:

According to the Pierce County Assessor, the bank building at 5448–5450 S Tacoma Way was constructed in 1914 (Pierce County Assessor 2023). The building is rectangular in plan, one story tall, and its facade faces east toward S Tacoma Way. It sits on a poured-concrete foundation, is clad in running-bond brick with stone at the base and large inset windows, and is topped by a flat, built-up roof. The ornamented cornice includes brick in projecting courses, rows of header bricks, and tile diamonds. A projecting corner sign reads “Heritage Corner.”

The building’s facade includes a large off-center entry, enframed, with double glazed doors topped by a transom, partially filled. The doors are recessed and flanked by sidelights and additional floor-to-ceiling windows. A decorative mosaic is installed at the entry floor and extends out over the sidewalk. Glazed tile is inlaid with brick designed to form three stalks and round floral tops. The entry is flanked by one bay to the south and three bays to the north. Each bay includes a lower black glass panel topped by large, metal-framed window. Bays are separated by columns with stone bases, ornamental projecting bricks, and rows of header bricks at the base and the capital. The building’s south elevation includes no additional doors but eight bays of windows. The ninth bay, at the southeast corner, is infilled with brick. The building’s west elevation, visible from the alley, is concrete, with secondary entry doors under a deep concrete awning and four deeply recessed windows, along with what appears to be a projecting triangular window, possibly designed for bank security.

### Bibliography:

Department of Archaeology and Historic Preservation (DAHP). 2023a. Washington Information System for Architectural and Archaeological Records Data (WISAARD). Electronic document, [www.dahp.wa.gov](http://www.dahp.wa.gov), accessed January 19, 2023.

Historic Tacoma. 2011. Historic Preservation Resource Guide. Electronic document, <https://cms.cityoftacoma.org/planning/historic-preservation/nominating/architectural-styles-and-architects.pdf>, accessed June 1, 2023.

Pierce County Assessor. 2023. Assessor-Treasurer Information Portal. Electronic document, <https://atip.piercecountywa.gov/app/v2/parcelSearch/search>, accessed June 23, 2023.



# Historic Property Report

Historic Name: Highway Garage/South Tacoma Motor Co.

Property ID: 50019

## Location



**Address:** 5602 S Tacoma Way, Tacoma, WA 98409

**Tax No/Parcel No:** 4695001250

**Geographic Areas:** Pierce County Certified Local Government, Tacoma Certified Local Government, Pierce County, T20R02E40, TACOMA SOUTH Quadrangle, T20R02E24

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1925	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Transportation	Transportation - Road-Related (vehicular)
Transportation	Transportation - Road-Related (vehicular)

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
Architect	Lundberg & Mahon



# Historic Property Report

Historic Name: Highway Garage/South Tacoma Motor Co.

Property ID: 50019

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2006-09-00100, , Historic South Tacoma		Not Determined	
2006-09-00101, , Tacoma Cultural Resources Survey, South End Planning Area (1997)		Not Determined	
2023-06-04018, , South Tacoma Station Access Improvements Project, Phase 2		Survey/Inventory	





# Historic Property Report

Historic Name: Highway Garage/South Tacoma Motor Co.

Property ID: 50019

## Photos



5602 S Tacoma Way



5602 S Tacoma Way



5602 S Tacoma Way



5602 S Tacoma Way Historic photo



NE Corner



Original HPI form(s)



## Historic Property Report

Historic Name: Highway Garage/South Tacoma Motor Co.

Property ID: 50019

### Inventory Details - 1/1/1900

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**Common name:** South Tacoma Chevrolet

**Date recorded:** 1/1/1900

**Field Recorder:** Joe Pavia

**Field Site number:** 626.00.007

**SHPO Determination**

### Detail Information

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#### Surveyor Opinion

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**Significance narrative:** Highway Garage opened as a Chevrolet dealership in 1919. Peter Wallerich, president of North Pacific Bank, purchased it in 1924, and operated it until his death in 1951. It remained in the Wallerich family through the early 1990s.

**Physical description:** The building is in generally good shape.

**Bibliography:** Tacoma News Tribune.



## Historic Property Report

Historic Name: Highway Garage/South Tacoma Motor Co.

Property ID: 50019

### Inventory Details - 1/1/1900

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**Common name:** Gilchrist Chevrolet

**Date recorded:** 1/1/1900

**Field Recorder:**

**Field Site number:**

**SHPO Determination**

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# Historic Property Report

Historic Name: Highway Garage/South Tacoma Motor Co.

Property ID: 50019

## Inventory Details - 8/20/1997

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**Common name:** South Tacoma Chevrolet

**Date recorded:** 8/20/1997

**Field Recorder:** Joe Pavia

**Field Site number:** 626.00.007

**SHPO Determination**

## Detail Information

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### Characteristics:

Category	Item
Foundation	Concrete - Poured
Cladding	Stucco
Cladding	Wood - Clapboard

## Surveyor Opinion

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**Significance narrative:** Highway Garage opened as a Chevrolet dealership in 1919. Peter Wallerich, president of North Pacific Bank, purchased it in 1924, and operated it until his death in 1951. It remained in the Wallerich family through the early 1990s.

**Physical description:** The building is in generally good shape.

**Bibliography:** Tacoma News Tribune.





# Historic Property Report

Historic Name: Highway Garage/South Tacoma Motor Co.

Property ID: 50019

## Inventory Details - 5/17/2005

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**Common name:** South Tacoma Chevrolet

**Date recorded:** 5/17/2005

**Field Recorder:** Eysaman & Co

**Field Site number:** 626.00.007

**SHPO Determination**

## Detail Information

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### Characteristics:

Category	Item
Roof Type	Gable
Structural System	Wood - Braced Frame
Cladding	Wood - Clapboard
Cladding	Brick - Stretcher Bond
Foundation	Concrete - Poured
Roof Material	Asphalt/Composition - Shingle
Plan	Rectangle
Roof Type	Flat with Parapet

## Surveyor Opinion

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**Significance narrative:** Built 1925 according to tax records,

(1997 text:) Highway Garage opened as a Chevrolet dealership in 1919. Peter Wallerich, persident of North Pacific Bank, purchased it in 1924, and operated it until his death in 1951. It remained in the Wallerich Family through the early 1990's.

**Physical description:** The sturcture is in three main portiiions. The South Tacoma Way front has a flat roof with parapet. It has brick piers and modern plate glass windows. There is a metal standing seam awning on the east and north sides supported by knee brackets. To the south is a slightly taller concrete block section with three large garage doors filling the entire façade. The middle section has a broken parapet with wood clapboard siding. There is a stringer separating the parapet from the main wall. Typical windows are wood casements. There is a historic door with six-pane light. The west section, extending to Washington Street, has a shallow gable roof. Typical windows are large multipane with center Chicago style pivoting operable sections. There are large wood slliding doors with large mulitpane lights, and also a modern garage door with a metal awning supported by brackets.

**Bibliography:** Tacoma News Tribune  
[www.piercecountywa.org/cfapps/epip.cfm](http://www.piercecountywa.org/cfapps/epip.cfm)



# Historic Property Report

Historic Name: Highway Garage/South Tacoma Motor Co.

Property ID: 50019

## Inventory Details - 8/7/2011

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**Common name:** South Tacoma Chevrolet  
**Date recorded:** 8/7/2011  
**Field Recorder:** Artifacts Consulting, Inc.  
**Field Site number:** 626.00.007

### SHPO Determination

## Detail Information

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### Characteristics:

Category	Item
Form Type	Commercial
Structural System	Masonry - Brick

## Surveyor Opinion

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### Significance narrative:

Modeled as a category "1A" property. Modeling provides a broad planning tool that is not meant to be a definitive decision on individual building historic status nor a substitute for field based survey work and determinations of eligibility. In 2011 the model assigned categories to 39,270 City of Tacoma properties. This work establishes a baseline of legacy data against which to measure future data sets to gauge both retention and attrition.

Modeling stemmed from a city-wide preservation planning need and providing this planning data content in concert with updates to the city's Preservation Plan. The city's goal to have a more comprehensive perspective expanded modeling to include all properties built in or before 1969. This work also included linking and integrating Tacoma Public Library Building Index data to inform modeling.

Modeling provides a tool to augment the traditional survey and inventory approach. The data can effectively guide at a broad city and neighborhood-wide level initial research efforts to develop and prioritize context statements and field survey work. Intended user groups include city staff (preservation, planning and permit), historical societies, consultants and interested citizens and property owners. The data becomes a tool supporting the broader approach of building conservation.

City Preservation Plan categories:

Group 1. HISTORICALLY SIGNIFICANT PROPERTIES

1A. Individually eligible to the National Register (NR)

1B. Contributor to a National Register eligible district

1C. Eligible for local listing, but not to the NR



## Historic Property Report

Historic Name: Highway Garage/South Tacoma Motor Co.

Property ID: 50019

1D. Contributor to a Local Register eligible district

Group 2. NOT HISTORICALLY SIGNIFICANT PROPERTIES

2A. Not eligible, with conditions

2B. Not eligible

The following link connects to historic photograph(s) of the building maintained by the Tacoma Public Library's Northwest Room & Special Collections Northwest Photography Archive:

<http://search.tacomapubliclibrary.org/buildings/bldg1up.asp?n=25169>

The following newspaper citations and background collected by Tacoma Public Library librarians as part of the Tacoma/Pierce County Building Index at <http://search.tacomapubliclibrary.org/buildings/bldgv2.asp>:

South Tacoma Motor Co.

TDL 8/31/1924 p.G5 Chevrolet home full block long  
TDL 9/7/1924 p.G7 Plan opening of Chevrolet home  
TDL 9/14/1924 p.B5 Chevrolet home at South Tacoma opens  
TDL 9/28/1924 p.G6 (interior il)  
TDL 10/11/1925 p.B4 Motor agencies plan expansion (addition at 5608 South Tacoma Way by Thomas Holmberg, contr.)  
TDL 2/14/1926 p.G7 (interior il)  
TDL 3/21/1926 p.G7 South Tacoma Motor holds open house  
TDL 3/28/1926 p.G12 Many visit enlarged Chevrolet quarters (interior il)  
TDL 7/11/1926 p.G6 (il)  
TDL 8/23/1931 p.A8 (interior il)  
TDL 4/1/1934 p.A6 (il)  
TDL 9/16/1934 p.A10 (il)  
TNT 5/19/1938 p.8 Fair courier rides in Chevrolet (il)  
TNT 12/13/1945 p.12 Veterinarian will build (permit taken to "complete garage building")

The following newspaper citations and background collected by Tacoma Public Library librarians as part of the Tacoma/Pierce County Building Index at <http://search.tacomapubliclibrary.org/buildings/bldgv2.asp>:

Highway Garage

Lundberg & Mahon, arch.

TDL 3/30/1919 p.C12 New home of the Highway Garage (il)  
TDL 4/13/1919 p.B7 (mention)  
TDL 5/11/1919 p.C11 (il)  
TDL 5/18/1919 p.C12 (interior il)  
TDL 6/15/1919 p.C1 (il)

Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry



## Historic Property Report

Historic Name: Highway Garage/South Tacoma Motor Co.      Property ID: 50019

burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The building at 5602 S Tacoma Way, Tacoma, is located in Pierce County. According to the county assessor, the structure was built in 1919 and is a commercial business. Also according to the county assessor, the structure was remodeled in 1978. The 1-story, unreinforced masonry building has a roof clad in an unknown material.

**Bibliography:** Tacoma Building Index data integrated into this form provided courtesy of the Tacoma Public Library. (<http://search.tacomapubliclibrary.org/buildings/bldgv2.asp>)





# Historic Property Report

Historic Name: Highway Garage/South Tacoma Motor Co.

Property ID: 50019

## Inventory Details - 7/3/2023

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**Common name:**

**Date recorded:** 7/3/2023

**Field Recorder:** Cele Wolman

**Field Site number:**

**SHPO Determination**

## Detail Information

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### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial - One-Part Block
Roof Type	Flat with Parapet
Structural System	Masonry - Brick
Roof Type	Hip
Roof Material	Asphalt/Composition - Shingle
Roof Type	Gable
Roof Type	Varied Roof Lines

### Styles:

Period	Style Details
No Style	No Style

## Surveyor Opinion

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**Significance narrative:** Integrity

From its period of construction (1925), the commercial building at 5602 S Tacoma Way retains integrity of location and setting. The building is made up of separate masses united by a shared facade. As early as 1955, historic aerials show that the building and its separate masses were in their present configuration. The building does not retain integrity of design, materials, or workmanship, due to numerous alterations including the addition of garages, incompatible siding, the addition of a large central parapet (added since 2005 based on previous survey photos), the redesign of the entry, the loss of original signage and parapets, and the replacement of windows and window openings that once characterized the building's north elevation and northwest corner. The building does retain integrity of feeling and association, as it continues to feature a large corner showroom and additional auto-related services.

### Evaluation

The commercial building at 5602 S Tacoma Way was constructed in 1925 on the original location of the South Tacoma Motor Company, a Chevrolet dealership founded by Peter Wallerich in a previous building in 1919. The store was an anchor for S Tacoma Way,



## Historic Property Report

Historic Name: Highway Garage/South Tacoma Motor Co. Property ID: 50019

which later became known as Tacoma's auto row. The Wallerich family sold the company to new owners Gary and John Gilchrist in 1988, and they operated a Chevy dealership there until 1994. In 1998, Walt Austin, whose father started Walt's Radiator in 1962, opened Austin's Pro/Max Performance Center at the location with his two sons, both racecar drivers (Tacoma Daily Ledger 1926; Tacoma News Tribune 1988, 1998). At the time of survey, the building remained an auto-related business on a well-developed commercial strip.

In 2014, HUD determined the building not eligible for listing in the NRHP (DAHP 2023). As the building was last surveyed in 2005, before it was heavily altered by the addition of the central parapet, HRA is reevaluating it for NRHP eligibility.

The commercial building at 5602 S Tacoma Way is associated with commercial activity in South Tacoma, and more importantly, the expansion of auto-related businesses in the early years of the twentieth century, which eventually turned S Tacoma Way into Tacoma's auto row. It remained associated with auto-related business at the time of survey, when it was owned by the Austin family, who have been selling and servicing "street rods and muscle cars," as signage indicates, since 1998. The building does appear to have important associations with events that made a significant contribution to the broad patterns of local history in the areas of commerce and transportation, as it was an early auto-related building on Tacoma's auto row (Criterion A). Background research revealed that the South Tacoma Motor Company building was associated with a local business owner, Peter Wallerich. Archival research suggested that Wallerich continued to run local businesses in the area, along with his family, late into the twentieth century. While Wallerich was involved in other businesses, his auto-related activity at this location appears to be amongst his most significant efforts. The building does appear to be associated with the lives of significant persons, namely Peter Wallerich (Criterion B). The building was, at the time of construction, a one-part commercial block with large display windows, transoms, and double parapets on its east elevation. The building has, however, been heavily altered by a garage addition, replacement materials, and the addition of a large and prominent corner parapet with neon signage. Additions have obscured its historic character. The building is not a distinctive example of its particular type, period, or method of construction. It is not known to be the work of a master and does not possess high artistic value. It does not represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to a district should a district be identified) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of the resource (Criterion D).

The building has lost significant integrity and no longer expresses its significance as an early twentieth-century commercial building associated with the early years of Tacoma's auto row. In spite of its significance under Criteria A and B, due to integrity loss, HRA recommends that the building at 5602 S Tacoma Way does not qualify for listing in the NRHP, WHR, or TRHP under any criteria.



## Historic Property Report

Historic Name: Highway Garage/South Tacoma Motor Co.

Property ID: 50019

### Physical description:

According to the Pierce County Assessor, the large commercial building at 5602 S Tacoma Way was constructed as a service garage and showroom in 1925 (Pierce County Assessor 2023). The building sits on the prominent southwest corner of the intersection of S Tacoma Way and S 56th Street. It is rectangular in plan, made up of numerous separate masses with varied rooflines. Its primary elevations face both east and north. The building sits on a poured-concrete foundation, is constructed primarily of brick piers with walls of window glass topped by stucco parapets and standing-seam metal eaves. Parapets are oversized, stepped, and lined in neon. Applied signage reads “Austin’s Pro/Max Automotive Sales & Service.”

The building’s corner showroom includes metal-frame, glazed pedestrian doors within walls of window glass. The building’s southern bay includes three garage bays with partially glazed overhead doors. The building’s north elevation includes one-over-one vinyl-frame windows west of the showroom, and additional garage bays and shallow, three-part windows at the northwest corner. The building’s west elevation shows that the building is divided into three masses, one with a shingled hip roof, one with a gabled roof, and one with a flat roof. The west elevation is primarily devoted to garage bays with overhead doors.

### Bibliography:

Department of Archaeology and Historic Preservation (DAHP). 2023. Washington Information System for Architectural and Archaeological Records Data (WISAARD). Electronic document, [www.dahp.wa.gov](http://www.dahp.wa.gov), accessed January 19, 2023.

Pierce County Assessor. 2023. Assessor-Treasurer Information Portal. Electronic document, <https://atip.piercecountywa.gov/app/v2/parcelSearch/search>, accessed June 23, 2023.

Tacoma Daily Ledger. 1926. New Home of South Tacoma Motor Open for Inspection, March 21.

Tacoma News Tribune.

———. 1988. Wallerich Sells Chevy Franchise. March 12.

———. 1998. Austins Will Turn Historic Auto Site Into a Hot Corner, June 16.



# Historic Property Report

Historic Name: Commercial building

Property ID: 530424

## Location



**Address:** 5447 S TACOMA WAY, TACOMA, WA 98409

**Tax No/Parcel No:** 4695000080

**Plat/Block/Lot:** Section 19 Township 20 Range 03 Quarter 23 HUNTS P

**Geographic Areas:** Pierce County, TACOMA SOUTH Quadrangle, T20R03E19

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1920	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Business
Commerce/Trade	Commerce/Trade - Business

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Commercial building

Property ID: 530424

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2023-06-04018, , South Tacoma Station Access Improvements Project, Phase 2		Survey/Inventory	

# Historic Property Report

Historic Name: Commercial building

Property ID: 530424

## Photos



5447-5449 S Tacoma Way



5447-5449 S Tacoma Way



# Historic Property Report

Historic Name: Commercial building

Property ID: 530424

## Inventory Details - 8/7/2011

**Common name:**

**Date recorded:** 8/7/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 4695000080

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Form Type	Commercial
Structural System	Wood - Platform Frame

## Surveyor Opinion

**Significance narrative:**

Modeled as a category "1B" property. Modeling provides a broad planning tool that is not meant to be a definitive decision on individual building historic status nor a substitute for field based survey work and determinations of eligibility. In 2011 the model assigned categories to 39,270 City of Tacoma properties. This work establishes a baseline of legacy data against which to measure future data sets to gauge both retention and attrition.

Modeling stemmed from a city-wide preservation planning need and providing this planning data content in concert with updates to the city's Preservation Plan. The city's goal to have a more comprehensive perspective expanded modeling to include all properties built in or before 1969. This work also included linking and integrating Tacoma Public Library Building Index data to inform modeling.

Modeling provides a tool to augment the traditional survey and inventory approach. The data can effectively guide at a broad city and neighborhood-wide level initial research efforts to develop and prioritize context statements and field survey work. Intended user groups include city staff (preservation, planning and permit), historical societies, consultants and interested citizens and property owners. The data becomes a tool supporting the broader approach of building conservation.

City Preservation Plan categories:

Group 1. HISTORICALLY SIGNIFICANT PROPERTIES

1A. Individually eligible to the National Register (NR)

1B. Contributor to a National Register eligible district

1C. Eligible for local listing, but not to the NR



# Historic Property Report

Historic Name: Commercial building

Property ID: 530424

1D. Contributor to a Local Register eligible district

Group 2. NOT HISTORICALLY SIGNIFICANT PROPERTIES

2A. Not eligible, with conditions

2B. Not eligible

Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:**

The building at 5447 S Tacoma Way, Tacoma, is located in Pierce County. According to the county assessor, the structure was built in 1920 and is a commercial business. Also according to the county assessor, the structure was remodeled in 1978. The 1-story, platform frame building has a roof clad in an unknown material.

**Bibliography:**

Tacoma Building Index data integrated into this form provided courtesy of the Tacoma Public Library. (<http://search.tacomapubliclibrary.org/buildings/bldgv2.asp>)





# Historic Property Report

Historic Name: Commercial building

Property ID: 530424

## Inventory Details - 7/3/2023

**Common name:**

**Date recorded:** 7/3/2023

**Field Recorder:** Cele Wolman

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Plan	Rectangle
Cladding	Brick - Stretcher Bond
Cladding	Wood - Plywood
Roof Type	Flat with Eaves
Roof Material	Asphalt/Composition - Built Up
Form Type	Commercial - Strip Commercial

### Styles:

Period	Style Details
No Style	No Style

## Surveyor Opinion



## Historic Property Report

Historic Name: Commercial building

Property ID: 530424

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**Significance narrative:** Integrity

From its period of construction (1920), the one-part commercial block at 5447–5449 S Tacoma Way retains integrity of location and setting, as it continues to function from a prominent corner on S Tacoma Way. The building has been heavily altered by the redesign of its entry, the replacement of all windows and doors, including transoms, the loss of original signage, the addition of a partial second story, incompatible siding, incompatible eaves, and the covering of original window openings. It does not retain integrity of design, materials, or workmanship. Additionally, it lacks integrity of feeling or association, as it no longer serves as a retail store on a shopping strip.

Evaluation

The commercial building at 5447–5449 S Tacoma Way was constructed in 1920 and is part of a well-developed commercial strip. Archival research revealed that the building housed numerous commercial operations, including a market in the 1940s, a shoe store from the late 1940s to at least 1960, a men’s store that opened in 1962, and an office machine store in the 1980s (Tacoma News Tribune 1942, 1949, 1960, 1962, 1981).

The building is associated with commercial activity in South Tacoma. However, mere association with trends is not sufficient to render the building eligible. Its association with its area of significance must be important, and a building associated with commercial activity must prove important in commercial history (NPS 1997). Based on a review of historic maps and local histories, the bank does not appear to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building was constructed as a commercial block with street-facing display windows. However, a history of alterations, including extensive alteration to the building’s facade, has obscured its original character. The building no longer retains the distinctive features of a particular type, period, or method of construction. It is not known to be the work of a master and does not possess high artistic value. Based on a lack of integrity, it does not represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute as part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of the resource (Criterion D).

Due to a lack of significance and integrity, HRA recommends the building at 5447–5449 Tacoma Way not eligible for listing in the NRHP, WHR, or TRHP under any criteria.



## Historic Property Report

Historic Name: Commercial building

Property ID: 530424

**Physical description:** According to the Pierce County Assessor, the commercial block at 5447–5449 S Tacoma Way was constructed in 1920 (Pierce County Assessor 2023). The building is rectangular in plan, two stories tall at the rear and one story at the facade, and faces west toward S Tacoma Way. The building sits on a poured-concrete foundation and includes walls partially clad in running-bond brick at the base. Secondary walls are clad in pebble-dash, and the facade includes walls that are likely glazed but currently covered in painted plywood. The building is topped by a flat, built-up roof with deep standing-seam metal eave.

The building's west-facing facade includes two aluminum-frame pedestrian entries, each with a glazed door. Transoms have been filled with louvered vents or covered by plywood. The northern entry is paired with two uncovered, aluminum-frame windows. Additional windows, if they remain, are covered in plywood. The building's south elevation includes two additional entries near the southeast corner, each with a glazed, aluminum-frame door, transom, and some aluminum-frame windows next to panels covered in pebble-dash. The rear elevation includes an exterior stair to the second floor. Above the eave is a wall clad in pebble-dash with aluminum-frame sliding windows.

**Bibliography:** Department of Archaeology and Historic Preservation (DAHP). 2023. Washington Information System for Architectural and Archaeological Records Data (WISAARD). Electronic document, [www.dahp.wa.gov](http://www.dahp.wa.gov), accessed January 19, 2023.

National Park Service (NPS). 1997. National Register Bulletin: How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf), accessed November 2022.

Pierce County Assessor. 2023. Assessor-Treasurer Information Portal. Electronic document, <https://atip.piercecountywa.gov/app/v2/parcelSearch/search>, accessed June 23, 2023.

Tacoma News Tribune. 1942. List Depots For Salvage, June 10.  
———. 1949. Just Arrived, Child's Barefoot Sandals, February 27.  
———. 1960. "Horseless Carriage Days" Shoe Specials!, July 12.  
———. 1981. Spring Start Seen for South Tacoma Way Beautification, August 2.



# Historic Property Report

Historic Name: Commercial

Property ID: 731156

## Location



**Address:** 3512 S 56th St, Tacoma, Washington, 98409

**Geographic Areas:** Pierce County Certified Local Government, Tacoma Certified Local Government, T20R03E19, Pierce County, TACOMA SOUTH Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1963	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Business
Commerce/Trade	Commerce/Trade - Business

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Commercial

Property ID: 731156

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2023-06-04018, , South Tacoma Station Access Improvements Project, Phase 2		Survey/Inventory	

## Photos



3512-3514 S 56th Street



3512-3514 S 56th Street



# Historic Property Report

Historic Name: Commercial

Property ID: 731156

## Inventory Details - 7/3/2023

**Common name:**

**Date recorded:** 7/3/2023

**Field Recorder:** Cele Wolman

**Field Site number:**

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Foundation	Concrete - Poured
Cladding	Stucco
Roof Type	Varied Roof Lines
Roof Material	Metal - Standing Seam

**Styles:**

Period	Style Details
No Style	No Style

## Surveyor Opinion



## Historic Property Report

Historic Name: Commercial

Property ID: 731156

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**Significance narrative:** Integrity

From its period of construction (1963), the commercial building at 3512–3514 S 56th Street retains integrity of location and setting, as it remains on its original parcel. It does not retain integrity of design, materials, workmanship, feeling, or association, as newspaper articles note that the building was originally constructed for one business, a drive-thru restaurant (Tacoma Public Library 2023). Materials and storefront design suggest that the building was divided much later and renovated to provide two distinct storefronts, likely in the early twenty-first century, as newspaper articles refer to the location as Bob’s Burger Barn as late as 2001 and begin to refer to it as Starbucks in 2010 (Tacoma News Tribune 2001, 2010).

### Evaluation

The commercial building at 3512–3514 S 56th Street was constructed in 1963 alongside a long-established commercial corridor. In the 1960s, Bob’s Burger Barn, a local chain with other locations in the South Puget Sound, opened a drive-in restaurant at this location. It operated here until the early twenty-first century when the building was renovated and converted to two businesses, both with a retail use.

The building is associated with commercial activity in South Tacoma. However, mere association with trends is not sufficient to render the building eligible. Its association with its area of significance must be important, and a building associated with commercial activity must prove important in commercial history (NPS 1997). Based on a review of historic maps and local histories, the bank does not appear to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building was once a drive-thru restaurant. However, extensive renovations have obscured its historic-period use and character. The building no longer retains the distinctive features of a particular type, period, or method of construction. It is not known to be the work of a master and does not possess high artistic value. Based on a lack of integrity, it does not represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute as part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of the resource (Criterion D).

Due to a lack of significance and integrity, HRA recommends the building at 3512–3514 S 56th Street not eligible for listing in the NRHP, WHR, or TRHP under any criteria.



# Historic Property Report

Historic Name: Commercial

Property ID: 731156

**Physical description:** According to the Pierce County Assessor, the single-story commercial block at 3512--3514 S 56th Street was constructed in 1963 (Pierce County Assessor 2023). The building, which faces north and west, is divided into two storefronts with incongruous facades, one for Cricket Wireless and one for Starbucks.

The building sits on a poured-concrete foundation, is clad in stucco, and is topped by a standing-seam metal roof. The eastern storefront, used by Cricket Wireless, includes a stepped, central projecting parapet supported by concrete pillars. The parapet supports applied signage. Walls are stuccoed and surround an entry consisting of a single pedestrian entry door flanked east and west by full-height windows topped by transoms. No other fenestration is visible. To the west of the Cricket storefront is a Starbucks Coffee outlet with a shallow gable roof with deep eaves and visible rafter tails, which shelters two entries, both with glazed pedestrian doors paired with metal-frame windows topped by full-height transoms. The building's west elevation includes metal-frame windows. On the building's south elevation, it abuts an additional commercial building.

**Bibliography:**

Department of Archaeology and Historic Preservation (DAHP). 2023. Washington Information System for Architectural and Archaeological Records Data (WISAARD). Electronic document, [www.dahp.wa.gov](http://www.dahp.wa.gov), accessed January 19, 2023.

National Park Service (NPS). 1997. National Register Bulletin: How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf), accessed November 2022.

Pierce County Assessor. 2023. Assessor-Treasurer Information Portal. Electronic document, <https://atip.piercecountywa.gov/app/v2/parcelSearch/search>, accessed June 23, 2023.

Tacoma News Tribune. 2001. Experience Fast Food Help Needed, ad., January 11. ——. 2010. May 31, 2009, February 10.

Tacoma Public Library. 2023. Tacoma-Pierce County Building Index. Electronic document, <https://cdm17061.contentdm.oclc.org/digital/collection/p17061coll1>, accessed March 29, 2023.



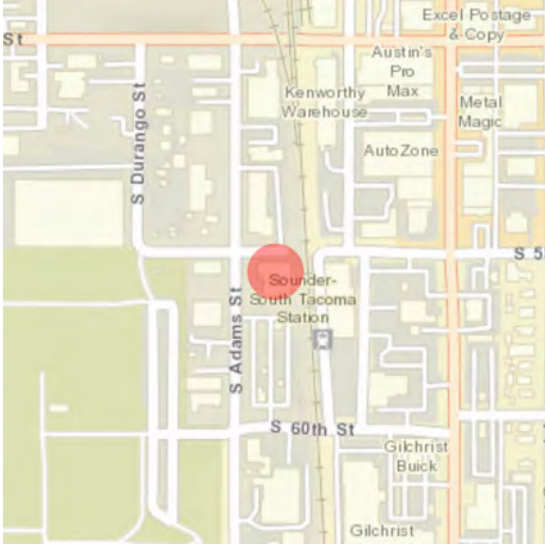


# Historic Property Report

Historic Name: 5801 S Adams Street

Property ID: 731158

## Location



**Address:** 5801 S Adams St, Tacoma, Washington, 98409

**Geographic Areas:** T20R02E38, Pierce County, TACOMA SOUTH Quadrangle, Tacoma Certified Local Government, Pierce County Certified Local Government

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
	1975	<input type="checkbox"/>
Built Date	1975	<input type="checkbox"/>
Addition	1989	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Transportation	Transportation - Road-Related (vehicular)
Transportation	Transportation - Road-Related (vehicular)

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: 5801 S Adams Street

Property ID: 731158

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2023-06-04018, , South Tacoma Station Access Improvements Project, Phase 2		Survey/Inventory	



# Historic Property Report

Historic Name: 5801 S Adams Street

Property ID: 731158

## Photos



5801 S Adams Street



5801 S Adams Street



# Historic Property Report

Historic Name: 5801 S Adams Street

Property ID: 731158

## Inventory Details - 7/3/2023

**Common name:**

**Date recorded:** 7/3/2023

**Field Recorder:** Cele Wolman

**Field Site number:**

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Form Type	Commercial - One-Part Block
Roof Material	Metal - Standing Seam
Cladding	Metal
Plan	L-Shape
Roof Type	Varied Roof Lines

**Styles:**

Period	Style Details
No Style	No Style

## Surveyor Opinion



## Historic Property Report

Historic Name: 5801 S Adams Street

Property ID: 731158

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### Significance narrative: Integrity

From its period of construction (1975), the building at 5801 S Adams Street retains integrity of location and setting, as it remains on its original parcel adjacent to railroad tracks. It does not retain integrity of design, materials, workmanship, feeling, or association, as it was greatly enlarged by an incompatible addition ca. 1989, its original window openings have been sealed, and as part of its renovation, its primary entry was shifted from the north elevation to the west elevation (Seattle Automotive Distributing 2023; Tacoma News Tribune 1998b).

### Evaluation

According to the present owner's website, the building at 5801 S Adams Street was once the Gilchrist paint shop, presumably associated with the south Tacoma car dealership of the same name. In 1989, the owner of Seattle Automotive Distributing, founded in 1983, purchased the building as the business's second location, expanding on the original warehouse. The building has since been associated with Tacoma Automotive Distributing, one of numerous locations held by Seattle Automotive Distributing, a business with headquarters in Auburn (Seattle Automotive Distributing 2023; Tacoma News Tribune 1998).

The building is associated with commercial activity in South Tacoma. However, mere association with trends is not sufficient to render the building eligible. Its association with its area of significance must be important, and a building associated with commercial activity must prove important in commercial history (NPS 1997). Based on a review of historic maps and local histories, the building does not appear to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building was once an automotive paint shop. Extensive renovations and additions have expanded the building's footprint, expanded its use, and obscured its historic-period character. The building no longer retains the distinctive features of a particular type, period, or method of construction. It is not known to be the work of a master and does not possess high artistic value. Based on a lack of integrity, it does not represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute as part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of the resource (Criterion D).

Due to a lack of significance and integrity, HRA recommends the building at 5801 S Adams Street not eligible for listing in the NRHP, WHR, or TRHP under any criteria.





## Historic Property Report

Historic Name: 5801 S Adams Street

Property ID: 731158

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### Physical description:

According to the Pierce County Assessor, the building at 5801 S Adams Street was constructed in 1975 (Pierce County Assessor 2023). The building is made up of one- and two-story warehouses and offices facing west toward S Adams Street. The building has an L-shaped plan with a side-gabled wing to the north (constructed in 1975) and a square, flat-roofed warehouse and office to the south (added ca. 1995) (NETROnline 2023).

The building's original warehouse is constructed of concrete block and is topped by a standing-seam metal roof. The west elevation includes no fenestration. T1-11 is located in the gable. The north elevation includes an overhead garage door, a steel pedestrian door, and a row of wood-frame window openings under the eave that have been filled with fiber board. The east elevation includes one overhead garage door facing the railroad tracks. The addition to the south is clad in ribbed-metal panels and includes a central entry under a projecting second-story office supported by concrete-block pillars. Doors and windows are metal frame. South of the entry is a large warehouse recessed under a deep eave with overhead garage doors and one pedestrian steel door. The building is used by Tacoma Automotive Distributing, Inc.

### Bibliography:

Department of Archaeology and Historic Preservation (DAHP). 2023. Washington Information System for Architectural and Archaeological Records Data (WISAARD). Electronic document, [www.dahp.wa.gov](http://www.dahp.wa.gov), accessed January 19, 2023.

National Park Service (NPS). 1997. National Register Bulletin: How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf), accessed November 2022.

NETROnline. 2023, Historic Aerials. Electronic document, <https://www.historicaerials.com/viewer>, accessed June 23, 2023.

Pierce County Assessor. 2023. Assessor-Treasurer Information Portal. Electronic document, <https://atip.piercecountywa.gov/app/v2/parcelSearch/search>, accessed June 23, 2023.

Seattle Automotive Distributing. 2023. About Us. Electronic document, <https://seattleautomotive.com/>, accessed June 2, 2023.

Tacoma News Tribune. 1998b. Drivers, January 29.

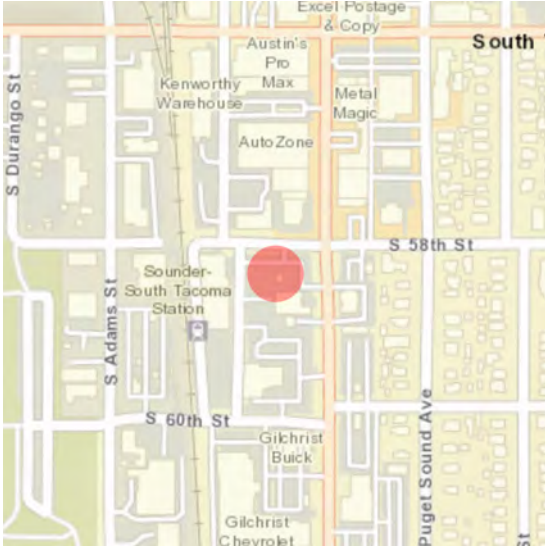


# Historic Property Report

Historic Name: Russ Dunmire Oldsmobile

Property ID: 523036

## Location



**Address:** 5802 S TACOMA WAY, TACOMA, WA 98409

**Tax No/Parcel No:** 3690000021

**Plat/Block/Lot:** Section 24 Township 20 Range 02 Quarter 41 ELMWOOD

**Geographic Areas:** Pierce County, TACOMA SOUTH Quadrangle, T20R02E24

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1969	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Transportation	Transportation - Road-Related (vehicular)
Transportation	Transportation - Road-Related (vehicular)

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Russ Dunmire Oldsmobile

Property ID: 523036

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-09-00165, , Assessors Data Project: Tacoma C		Not Determined	
2023-06-04018, , South Tacoma Station Access Improvements Project, Phase 2		Survey/Inventory	

# Historic Property Report

Historic Name: Russ Dunmire Oldsmobile

Property ID: 523036

## Photos



5802 S Tacoma Way



5802 S Tacoma Way



5802 S Tacoma Way



# Historic Property Report

Historic Name: Russ Dunmire Oldsmobile

Property ID: 523036

## Inventory Details - 8/5/2011

**Common name:**

**Date recorded:** 8/5/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 3690000021

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Form Type	Commercial
Structural System	Wood - Platform Frame

## Surveyor Opinion

**Significance narrative:** The building's materials constitute a potential demolition waste of 25.0368 tons. Analysis of potential demolition materials was undertaken as part of updates to the City of Tacoma's Preservation Plan in 2011 to identify potential landfill costs. The analysis combined calculations and values from the EPA's 2003 Estimating 2003 Building-Related Construction and Demolition Materials Amounts with county assessor building and University of Washington, Washington State Parcel Database form information.

Modeled as a category "2B" property. Modeling provides a broad planning tool that is not meant to be a definitive decision on individual building historic status nor a substitute for field based survey work and determinations of eligibility. In 2011 the model assigned categories to 39,270 City of Tacoma properties. This work establishes a baseline of legacy data against which to measure future data sets to gauge both retention and attrition.

Modeling stemmed from a city-wide preservation planning need and providing this planning data content in concert with updates to the city's Preservation Plan. The city's goal to have a more comprehensive perspective expanded modeling to include all properties built in or before 1969. This work also included linking and integrating Tacoma Public Library Building Index data to inform modeling.

Modeling provides a tool to augment the traditional survey and inventory approach. The data can effectively guide at a broad city and neighborhood-wide level initial research efforts to develop and prioritize context statements and field survey work. Intended user groups include city staff (preservation, planning and permit), historical societies, consultants and interested citizens and property owners. The data becomes a tool supporting the broader approach of building conservation.

City Preservation Plan categories:

Group 1. HISTORICALLY SIGNIFICANT PROPERTIES

1A. Individually eligible to the National Register (NR)





## Historic Property Report

Historic Name: Russ Dunmire Oldsmobile

Property ID: 523036

1B. Contributor to a National Register eligible district

1C. Eligible for local listing, but not to the NR

1D. Contributor to a Local Register eligible district

Group 2. NOT HISTORICALLY SIGNIFICANT PROPERTIES

2A. Not eligible, with conditions

2B. Not eligible

The following link connects to historic photograph(s) of the building maintained by the Tacoma Public Library's Northwest Room & Special Collections Northwest Photography Archive:

<http://search.tacomapubliclibrary.org/buildings/bldg1up.asp?n=25192>

The following newspaper citations and background collected by Tacoma Public Library librarians as part of the Tacoma/Pierce County Building Index at <http://search.tacomapubliclibrary.org/buildings/bldgv2.asp>:

Union Oil Co. Service Station  
TDL 11/13/1921 p.B7 permits

The following newspaper citations and background collected by Tacoma Public Library librarians as part of the Tacoma/Pierce County Building Index at <http://search.tacomapubliclibrary.org/buildings/bldgv2.asp>:

Associated Oil Co. Service Station  
TDL 11/4/1928 p.E8 permits

The following newspaper citations and background was collected by Tacoma Public Library librarians about previous demolitions on the tax lot:

S.L. Lewis, builder  
TDL 8/25/1907 p.17 permits

Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI



## Historic Property Report

Historic Name: Russ Dunmire Oldsmobile

Property ID: 523036

allowed the data upload. Calculation of point locations utilized the center of each parcel.

Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:**

The building at 5802 S Tacoma Way, Tacoma, is located in Pierce County. According to the county assessor, the structure was built in 1928 and is a commercial business. Also according to the county assessor, the structure was remodeled in 1978. The 2-story, platform frame building has a roof clad in an unknown material.

**Bibliography:**

Tacoma Building Index data integrated into this form provided courtesy of the Tacoma Public Library. (<http://search.tacomapubliclibrary.org/buildings/bldgv2.asp>)



# Historic Property Report

Historic Name: Russ Dunmire Oldsmobile

Property ID: 523036

## Inventory Details - 7/3/2023

**Common name:**

**Date recorded:** 7/3/2023

**Field Recorder:** Cele Wolman

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Block
Cladding	Wood - Plywood
Cladding	Wood
Cladding	Fiber Cement Board
Roof Type	Shed
Plan	Irregular
Form Type	Commercial

### Styles:

Period	Style Details
No Style	No Style

## Surveyor Opinion

**Significance narrative:** Integrity

From its period of construction (1969), the building at 5802 S Tacoma Way retains integrity of location and setting, as it remains on its original parcel and retains its relationship to the adjacent commercial corridor. The building does not retain integrity of design, materials, or workmanship, due to changes in siding materials, including the addition of cement board and possibly plywood, and the apparent replacement of some wood-frame windows with operable aluminum-frame windows. The building does retain integrity of feeling and association, as, although the building is currently vacant, signage indicates it was, until recently, associated with Gilchrist Auto Center.

### Evaluation

Russ Dunmire Oldsmobile began selling cars at their first Tacoma location, 5622 South Tacoma Way, in the 1950s, calling the location the "used car corral" (Tacoma News Tribune 1959). In November 1969, the company pulled a permit for construction of a used car lot a block south at 5802 S Tacoma Way. By the early 1970s, the company appears in ads as both Russ Dunmire Oldsmobile and Russ Dunmire Mazda (Tacoma News Tribune 1959, 1978; Tacoma Public Library 2023). As late as 2014, the building was associated with South Tacoma Mazda Outlet (Tacoma News Tribune 2014).



## Historic Property Report

Historic Name: Russ Dunmire Oldsmobile

Property ID: 523036

The building is associated with commercial activity in South Tacoma, including the evolution of Tacoma's auto row, although it was constructed relatively late and is associated with used car sales rather than with the early twentieth-century growth of the auto sales industry in Tacoma. Mere association with trends is not sufficient to render the building eligible. Its association with its area of significance must be important, and a building associated with commercial activity must prove important in commercial history (NPS 1997). Based on a review of historic maps and local histories, the building does not appear to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). The building is associated with local business owner Russ Dunmire. However, research did not reveal that his commercial activities were demonstrably important in a local, state, or national context. Additionally, as the business's second location, the used car lot at 5802 S Tacoma Way would likely not qualify as a resource closely associated with Dunmire's productive life. The resource does not appear to have strong associations with the lives of significant persons (Criterion B). The building is a modest example of a used car sales office in the Shed style, with an asymmetrical facade, shallow shed roofs facing two different directions, and a mix of window sizes and shapes. The building does not possess the cedar shingle siding, dramatic roof slopes, or clerestory windows typical of distinctive examples of the type. Additionally, alterations have diminished and obscured its historic character. The building does not possess the distinctive characteristics of its type, period, or method of construction. It is not known to be the work of a master and does not possess high artistic value. It does not represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute as part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of the resource (Criterion D).

Due to a lack of significance and integrity, HRA recommends the building at 5622 South Tacoma Way not eligible for listing in the NRHP, WHR, or TRHP under any criteria.



## Historic Property Report

Historic Name: Russ Dunmire Oldsmobile

Property ID: 523036

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### Physical description:

According to the Pierce County Assessor, the building at 5802 S Tacoma Way was constructed in 1969 (Pierce County Assessor 2023). The building is slightly irregular in plan, two stories tall, and is surrounded by parking lots on the west, north, and east elevations. The building sits on a concrete-block foundation and is clad in a combination of wood siding, plywood, and cement boards. Windows are a combination of vinyl and wood frame. The building is topped by a shed roof.

The building's facade faces north, and a porch with a central split wood stair surrounds its north and east elevations. The porch walls are covered in cement board. The north facade includes additional stairs on the northwest corner. The facade includes a central, partially glazed pedestrian door flanked east and west by fixed, corner-wrapping, wood-frame windows in walls of plywood. Above the first floor, shingled eaves lead to a stepped-back second story with two-part (fixed and operable), corner-wrapping, wood- and aluminum-frame windows on the northwest corner.

The building's east elevation includes a sliding door entry on the first floor, corner-wrapping, fixed and operable, wood- and aluminum-frame windows on the southeast corner, and a small balcony off the second story with sliding doors. The second story includes a large fixed and operable, wood- and aluminum-frame window. The building's west elevation includes additional fixed and operable, wood- and aluminum-frame windows at the north and south ends, with a single light window centered between them. The upper story includes an additional band of fixed and operable, wood- and aluminum-frame windows. The building's rear (south) elevation is plywood clad and includes one window on each floor.

### Bibliography:

Department of Archaeology and Historic Preservation (DAHP). 2023. Washington Information System for Architectural and Archaeological Records Data (WISAARD). Electronic document, [www.dahp.wa.gov](http://www.dahp.wa.gov), accessed January 19, 2023.

National Park Service (NPS). 1997. National Register Bulletin: How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf), accessed November 2022.

Pierce County Assessor. 2023. Assessor-Treasurer Information Portal. Electronic document, <https://atip.piercecountywa.gov/app/v2/parcelSearch/search>, accessed June 23, 2023.

Tacoma News Tribune. 1959. Safety Tested!, June 2.  
———. 1978. '75 Saab Sale, May 26.  
———. 2014. South Tacoma Mazda Outlet, September 26.

Tacoma Public Library. 2023. Tacoma-Pierce County Building Index. Electronic document, <https://cdm17061.contentdm.oclc.org/digital/collection/p17061coll1>, accessed March 29, 2023.



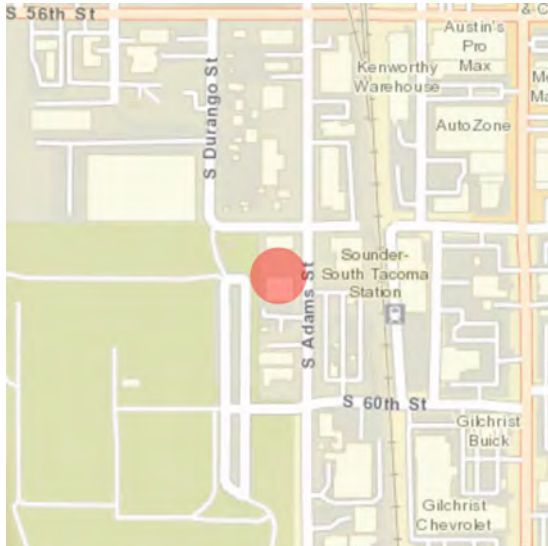


# Historic Property Report

Historic Name: Western Constructors, Inc.

Property ID: 534841

## Location



**Address:** 5812 S ADAMS ST, TACOMA, WA 98409

**Tax No/Parcel No:** 3690000360

**Plat/Block/Lot:** Section 24 Township 20 Range 02 Quarter 41 ELMWOOD

**Geographic Areas:** Pierce County, TACOMA SOUTH Quadrangle, T20R02E24

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1957	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Professional
Commerce/Trade	Commerce/Trade - Professional

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Western Constructors, Inc.

Property ID: 534841

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2023-06-04018, , South Tacoma Station Access Improvements Project, Phase 2		Survey/Inventory	



# Historic Property Report

Historic Name: Western Constructors, Inc.

Property ID: 534841

## Photos



5812 S Adams Street



5812 S Adams Street



# Historic Property Report

Historic Name: Western Constructors, Inc.

Property ID: 534841

## Inventory Details - 8/8/2011

**Common name:**

**Date recorded:** 8/8/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 3690000360

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Structural System	Wood - Platform Frame
Form Type	Utilitarian

## Surveyor Opinion

**Significance narrative:**

Modeled as a category "2B" property. Modeling provides a broad planning tool that is not meant to be a definitive decision on individual building historic status nor a substitute for field based survey work and determinations of eligibility. In 2011 the model assigned categories to 39,270 City of Tacoma properties. This work establishes a baseline of legacy data against which to measure future data sets to gauge both retention and attrition.

Modeling stemmed from a city-wide preservation planning need and providing this planning data content in concert with updates to the city's Preservation Plan. The city's goal to have a more comprehensive perspective expanded modeling to include all properties built in or before 1969. This work also included linking and integrating Tacoma Public Library Building Index data to inform modeling.

Modeling provides a tool to augment the traditional survey and inventory approach. The data can effectively guide at a broad city and neighborhood-wide level initial research efforts to develop and prioritize context statements and field survey work. Intended user groups include city staff (preservation, planning and permit), historical societies, consultants and interested citizens and property owners. The data becomes a tool supporting the broader approach of building conservation.

City Preservation Plan categories:

Group 1. HISTORICALLY SIGNIFICANT PROPERTIES

1A. Individually eligible to the National Register (NR)

1B. Contributor to a National Register eligible district

1C. Eligible for local listing, but not to the NR



## Historic Property Report

Historic Name: Western Constructors, Inc.

Property ID: 534841

1D. Contributor to a Local Register eligible district

Group 2. NOT HISTORICALLY SIGNIFICANT PROPERTIES

2A. Not eligible, with conditions

2B. Not eligible

Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:**

The building at 5812 S Adams Street, Tacoma, is located in Pierce County. According to the county assessor, the structure was built in 1957 and is a manufacturing facility. Also according to the county assessor, the structure was remodeled in 1982. The 1-story, platform frame building has a roof clad in an unknown material.

**Bibliography:**

Tacoma Building Index data integrated into this form provided courtesy of the Tacoma Public Library. (<http://search.tacomapubliclibrary.org/buildings/bldgv2.asp>)





# Historic Property Report

Historic Name: Western Constructors, Inc.

Property ID: 534841

## Inventory Details - 7/3/2023

**Common name:**

**Date recorded:** 7/3/2023

**Field Recorder:** Cele Wolman

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Plan	Square
Foundation	Concrete - Poured
Cladding	Fiber Cement Board
Roof Type	Flat with Eaves
Roof Material	Asphalt/Composition - Built Up
Roof Type	Gable - Front
Roof Material	Asphalt/Composition - Shingle

### Styles:

Period	Style Details
No Style	No Style

## Surveyor Opinion



## Historic Property Report

Historic Name: Western Constructors, Inc.

Property ID: 534841

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**Significance narrative:** Integrity

From its period of construction (1957), the building at 5812 S Adams Street retains integrity of location and setting, as it remains on its original parcel in a mixed neighborhood. The building does not retain integrity of design, materials, or workmanship, due to alterations including subdivision and incompatible siding and window replacement. The building does retain integrity of feeling and association, as it continues to provide warehouse and office space.

Evaluation

The commercial building at 5812 S Adams Street was the home of Western Constructors, Inc., a general contractor for local commercial development beginning in the 1950s (Tacoma News Tribune 1959, 1962). Ads and newspaper articles in the Tacoma News Tribune note that the company constructed commercial and industrial buildings, including markets, distributing centers, banks, and warehouses, as well as a retirement community in the 1980s (Tacoma News Tribune 1963a, 1963b, 1984). The building is currently owned by a holding company (Pierce County Assessor 2023). At the time of survey, signage indicated that the building was associated with Waste Express Environmental Services, with offices throughout the Northwest, and Venture Auto Sales.

The building is associated with construction activity in South Tacoma. However, mere association with trends is not sufficient to render the building eligible. Its association with its area of significance must be important (NPS 1997). Based on a review of historic maps and local histories, the building does not appear to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). The building is associated with local business owner Nick Ockfen, president of Western Constructors, Inc. However, research did not reveal that his construction activities were demonstrably important in a local, state, or national context. The resource does not appear to have strong associations with the lives of significant persons (Criterion B). The building is a modest example of a commercial building divided into separate office spaces. It is an altered example of a modern office with few character-defining features apart from its massing. The building does not possess the distinctive characteristics of its type, period, or method of construction. It is not known to be the work of a master and does not possess high artistic value. It does not represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute as part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of the resource (Criterion D).

Due to a lack of significance and integrity, HRA recommends the building at 5812 S Adams Street not eligible for listing in the NRHP, WHR, or TRHP under any criteria.



## Historic Property Report

Historic Name: Western Constructors, Inc.

Property ID: 534841

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### Physical description:

According to the Pierce County Assessor, the building at 5812 S Adams Street was constructed as a storage warehouse and office building in 1957 (Pierce County Assessor 2023). The building is a single story, square in plan, and faces east toward S Adams Street. The building sits on a poured-concrete foundation, is clad in cement boards, and is primarily topped by a flat built-up roof. The building's northwest corner is topped by a front-gabled roof covered in shingles with sidelights.

The building's facade includes multiple entries. On the southeast corner, a single pedestrian door is paired with two vinyl-frame windows. North of the entry, the building's facade steps back under a deep eave and includes two additional pedestrian doors flanked north and south by projections with three-part, vinyl-frame windows. The building's north elevation includes additional sliding, vinyl-frame windows and, on the gabled northwest corner, three overhead garage doors. The building's south elevation is partially screened from view by privacy fencing enclosing a paved yard but includes additional overhead garage doors.

### Bibliography:

Department of Archaeology and Historic Preservation (DAHP). 2023. Washington Information System for Architectural and Archaeological Records Data (WISAARD). Electronic document, [www.dahp.wa.gov](http://www.dahp.wa.gov), accessed January 19, 2023.

National Park Service (NPS). 1997. National Register Bulletin: How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf), accessed November 2022.

Pierce County Assessor. 2023. Assessor-Treasurer Information Portal. Electronic document, <https://atip.piercecountywa.gov/app/v2/parcelSearch/search>, accessed June 23, 2023.

Tacoma News Tribune. 1959. Designed for Tomorrow, Built for a Lifetime, November 17.  
———. 1960. "Horseless Carriage Days" Shoe Specials!, July 12.  
———. 1962. Prowler Blamed; Burglaries Follow Identical Pattern, March 21  
———. 1963a. Company to Occupy New Home, January 30.  
———. 1963b. Puyallup Bank Applies for Edgewood Branch, August 28.  
———. 1984. Housing for Elderly Expanded, May 23.



# Historic Property Report

Historic Name: Jensen Fuel Company

Property ID: 731160

## Location



**Address:** 5802 S Washington St, Tacoma, Washington, 98409

**Geographic Areas:** TACOMA SOUTH Quadrangle, Pierce County Certified Local Government, Tacoma Certified Local Government, T20R02E40, Pierce County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1947	<input type="checkbox"/>
Built Date	1963	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Warehouse
Commerce/Trade	Commerce/Trade - Warehouse

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Jensen Fuel Company

Property ID: 731160

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2023-06-04018, , South Tacoma Station Access Improvements Project, Phase 2		Survey/Inventory	



# Historic Property Report

Historic Name: Jensen Fuel Company

Property ID: 731160

## Photos



5802 S Washington Street



5802 S Washington Street





# Historic Property Report

Historic Name: Jensen Fuel Company

Property ID: 731160

## Inventory Details - 7/3/2023

**Common name:**

**Date recorded:** 7/3/2023

**Field Recorder:** Cele Wolman

**Field Site number:**

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Plan	Rectangle
Foundation	Concrete - Poured
Form Type	Commercial
Cladding	Concrete - Poured
Structural System	Masonry - Concrete Block
Cladding	Metal
Roof Type	Flat with Eaves

**Styles:**

Period	Style Details
No Style	No Style

## Surveyor Opinion

**Significance narrative:** Integrity

From its period of construction (1947), the warehouse at 5802 S Washington Street retains integrity of location and setting, as it remains on its original parcel alongside railroad tracks. It does not retain integrity of design, materials, workmanship, feeling, or association, as the building was greatly enlarged and has been partially re clad in incompatible materials, most of its openings have been sealed, and the building has lost its former relationship with both the railroad tracks on the west and the loading bay on the south end.

Evaluation

A review of local newspaper articles indicates that this location was long associated with the Jensen Fuel Company, one of Tacoma’s oldest fuel suppliers, which was founded in 1891 and completed a new wood-frame building near an existing yard at this location, addressed as 5810 Washington Street, in 1939. As noted by the Tacoma News Tribune, the company was in the business of providing heating fuel and equipment: “seven trucks are in constant operation supplying Tacomans with General Petroleum stove and diesel oils, all kinds of green and dry wood, coal for all purposes and sawdust” (Tacoma News Tribune 1939). Newspaper articles suggest that the Jensen Fuel Company may have



## Historic Property Report

Historic Name: Jensen Fuel Company

Property ID: 731160

established new offices on S Tacoma Way by 1951, but that this location continued to be associated with transport and trucking. The location is associated with Ace Transfer Company by 1947, the same year the extant warehouse was built, and with Pacific Storage and Distributing Co. by 1955 (Tacoma News Tribune 1955; Tacoma Public Library 2023). In 1963, Everett Jensen, of the Jensen Fuel Company family, pulled a permit to build a new warehouse at 5802 S Washington Street, suggesting the family may have retained ownership (Tacoma News Tribune 1963c). The location is associated with numerous operations thereafter, including distribution, recycling, and by 1992, Service Glass & Mirror, Inc., a repair and remodeling service (Tacoma News Tribune 1992). Today, the building is owned by G & J Investments (Pierce County Assessor 2023).

The location is associated with a significant early business in South Tacoma, the Jensen Fuel Company. However, it appears that the company operated out of a separate location by the time the existing warehouse was constructed, and that the warehouse was not used by Jensen Fuel Company but by a series of transport, trucking, and transportation companies over time. While the building is associated with industrial and commercial activity in South Tacoma, mere association with local trends is not sufficient to render the building eligible. Its association with its area of significance must be important (NPS 1997). Based on a review of historic maps and local histories, the warehouse at this location does not appear to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). The building is associated with local business owner Everett Jensen, the son of the founder of Jensen Fuel Company. However, research did not reveal that his activities were demonstrably important in a local, state, or national context. The resource does not appear to have strong associations with the lives of significant persons (Criterion B). The building is a modest example of a commercial warehouse in two parts, with few character-defining features apart from its loading bay and location along the railroad tracks. The building does not possess the distinctive characteristics of its type, period, or method of construction. It is not known to be the work of a master and does not possess high artistic value. It does not represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute as part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of the resource (Criterion D).

Due to a lack of significance and integrity, HRA recommends the warehouse at 5802 S Washington Street not eligible for listing in the NRHP, WHR, or TRHP under any criteria.



## Historic Property Report

Historic Name: Jensen Fuel Company

Property ID: 731160

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### Physical description:

According to the Pierce County Assessor, the warehouse at 5802 S Washington Street was constructed in two pieces between 1975 and 1978 (Pierce County Assessor 2023). However, this appears to be an error, as aerial photographs show the building's two separate masses in their present configuration by 1969 (NETROnline 2023). A review of archival resources identifies permits for new warehouses pulled for this location in 1947 and 1963 (NETROnline 2023). HRA assumes the extant warehouses were built in 1947 (north) and 1963 (south).

The original warehouse, located at the north end of the parcel, is a single-story, rectangular mass. To the south, the taller added warehouse abuts the original, giving the building a generally rectangular, single-story plan. The building sits on a poured-concrete foundation, includes walls of concrete block and walls of smooth concrete (south warehouse), and walls clad in ribbed-metal panels (north warehouse). Both masses are topped by flat roofs.

The building's east elevation includes a pedestrian steel door and garage bay with overhead door (north warehouse), as well as two additional garage bays to the south (south warehouse). Variations in concrete suggest that former openings have been enclosed. The building's north elevation includes one overhead garage bay, and the building's west elevation, which faces the railroad tracks, includes former openings that have been filled with concrete block. The building's south elevation includes a loading bay with a deep, projecting eave supported by round metal posts. The openings on the loading bay have been sealed with concrete block.

### Bibliography:

Department of Archaeology and Historic Preservation (DAHP). 2023. Washington Information System for Architectural and Archaeological Records Data (WISAARD). Electronic document, [www.dahp.wa.gov](http://www.dahp.wa.gov), accessed January 19, 2023.

National Park Service (NPS). 1997. National Register Bulletin: How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf), accessed November 2022.

NETROnline. 2023. Historic Aerials. Electronic document, <https://www.historicaerials.com/viewer>, accessed June 23, 2023.

Pierce County Assessor. 2023. Assessor-Treasurer Information Portal. Electronic document, <https://atip.piercecountywa.gov/app/v2/parcelSearch/search>, accessed June 23, 2023.

Tacoma News Tribune. 1939. Jensen Fuel Co. Selling Oil Burners, Coal Stokers, September 10.  
———. 1955. Moving?, May 31.

Tacoma Public Library. 2023. Tacoma-Pierce County Building Index. Electronic document, <https://cdm17061.contentdm.oclc.org/digital/collection/p17061coll1>, accessed March 29, 2023.

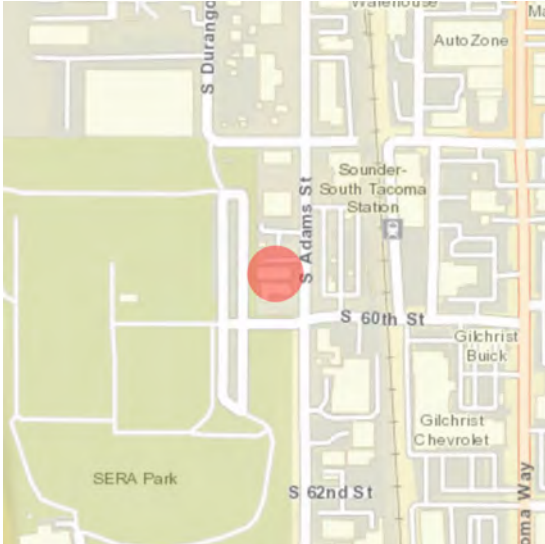


# Historic Property Report

Historic Name: Commercial building

Property ID: 731397

## Location



**Address:** 5832 S Adams St, Tacoma, Washington, 98409

**Geographic Areas:** Tacoma Certified Local Government, T20R02E38, Pierce County Certified Local Government, Pierce County, TACOMA SOUTH Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1970	<input type="checkbox"/>
Addition	1985	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Business
Commerce/Trade	Commerce/Trade - Business

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Commercial building

Property ID: 731397

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2023-06-04018, , South Tacoma Station Access Improvements Project, Phase 2		Survey/Inventory	



# Historic Property Report

Historic Name: Commercial building

Property ID: 731397

## Photos



5832 S Adams Street, view northwest.jpg



5832 S Adams Street, view southwest.jpg





# Historic Property Report

Historic Name: Commercial building

Property ID: 731397

## Inventory Details - 8/7/2023

**Common name:**

**Date recorded:** 8/7/2023

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial - One-Part Block
Roof Type	Gable - Front
Roof Material	Asphalt/Composition - Shingle
Cladding	Fiber Cement Board
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion



## Historic Property Report

Historic Name: Commercial building

Property ID: 731397

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### Significance narrative:

#### Integrity

From its period of construction (1970), the commercial building at 5832 S Adams Street retains integrity of location and setting, as it remains on its original parcel. It does not retain integrity of design, materials, or workmanship, as it has been renovated with incompatible siding, its windows have been replaced with incompatible materials, and an addition has been added to the rear. The building retains integrity of feeling and association, as it continues to serve a commercial use.

#### Evaluation

The South Tacoma Business District Association (STBDA) identifies this location as Cal's Automotive and Upholstery (Suite C) and Excel Electric of Tacoma (Suite A), but initial archival research revealed very little else about the building and its history of use (STBDA 2023).

The building at 5832 S Adams Street is associated with commercial activity in South Tacoma. However, mere association with local trends is not sufficient to render the building eligible. Its association with its area of significance must be important (NPS 1997). Based on a review of historic maps and local histories, the building does not appear to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Research did not reveal that the building is associated with the lives of significant persons (Criterion B). The building is a modest example of a commercial warehouse with few character-defining features apart from its massing. The building does not possess the distinctive characteristics of its type, period, or method of construction. It is not known to be the work of a master and does not possess high artistic value. It does not represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute as part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of the resource (Criterion D).

Due to a lack of significance and integrity, HRA recommends the warehouse at 5802 S Adams Street not eligible for listing in the NRHP, WHR, or TRHP under any criteria.



## Historic Property Report

Historic Name: Commercial building

Property ID: 731397

**Physical description:** According to the Pierce County Assessor, the commercial building at 5832 S Adams Street was constructed as a warehouse and office in 1970 (Pierce County Assessor 2023). The building has since been enlarged. Historic-period aerials show the warehouse without a garage addition to the rear (west) until between 1982 and 1985 (NETROnline 2023; Pierce County Assessor 2023).

The single-story building faces east toward S Adams Street. It is rectangular in plan, sits on a poured-concrete foundation, is clad in cement boards, and is topped by a front-gabled, asphalt shingle roof with no eave.

The building's facade includes an off-center entry door, glazed and topped by a transom. Above the entry are three ribbons of square, vinyl-frame windows and one additional single square window at the southeast corner. The building's north elevation, at a lower grade and facing a fenced-in yard, includes three single pedestrian doors, two garage bays, one oversized, with overhead garage doors, and a pair of vinyl-frame windows. Farther west, at the addition, are two additional garage bays with overhead doors. The building's south elevation includes no visible fenestration.

**Bibliography:** National Park Service (NPS). 1997. National Register Bulletin: How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf), accessed November 2022.

NETROnline. 2023. Historic Aerials. Electronic document, <https://www.historicaerials.com/viewer>, accessed June 23, 2023.

Pierce County Assessor. 2023. Assessor-Treasurer Information Portal. Electronic document, <https://atip.piercecountywa.gov/app/v2/parcelSearch/search>, accessed June 23, 2023.

South Tacoma Business District Association. 2023. Directory. Electronic document, <https://stbda.com/directory.php>, accessed June 6, 2023.

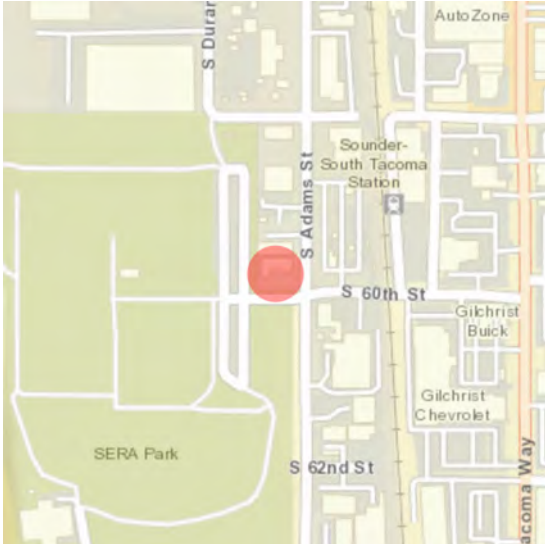


# Historic Property Report

Historic Name: Commercial warehouse

Property ID: 534840

## Location



**Address:** 5838 S ADAMS ST, TACOMA, WA 98409

**Tax No/Parcel No:** 3690000400

**Plat/Block/Lot:** Section 24 Township 20 Range 02 Quarter 41 ELMWOOD

**Geographic Areas:** Pierce County, TACOMA SOUTH Quadrangle, T20R02E24

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1968	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Warehouse
Commerce/Trade	Commerce/Trade - Warehouse

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Commercial warehouse

Property ID: 534840

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2023-06-04018, , South Tacoma Station Access Improvements Project, Phase 2		Survey/Inventory	



# Historic Property Report

Historic Name: Commercial warehouse

Property ID: 534840

## Photos



5838 S Adams Street, view northwest.jpg



5838 S Adams Street, view southwest.jpg





# Historic Property Report

Historic Name: Commercial warehouse

Property ID: 534840

## Inventory Details - 8/8/2011

**Common name:**

**Date recorded:** 8/8/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 3690000400

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Structural System	Wood - Platform Frame
Form Type	Utilitarian

## Surveyor Opinion

**Significance narrative:**

Modeled as a category "2B" property. Modeling provides a broad planning tool that is not meant to be a definitive decision on individual building historic status nor a substitute for field based survey work and determinations of eligibility. In 2011 the model assigned categories to 39,270 City of Tacoma properties. This work establishes a baseline of legacy data against which to measure future data sets to gauge both retention and attrition.

Modeling stemmed from a city-wide preservation planning need and providing this planning data content in concert with updates to the city's Preservation Plan. The city's goal to have a more comprehensive perspective expanded modeling to include all properties built in or before 1969. This work also included linking and integrating Tacoma Public Library Building Index data to inform modeling.

Modeling provides a tool to augment the traditional survey and inventory approach. The data can effectively guide at a broad city and neighborhood-wide level initial research efforts to develop and prioritize context statements and field survey work. Intended user groups include city staff (preservation, planning and permit), historical societies, consultants and interested citizens and property owners. The data becomes a tool supporting the broader approach of building conservation.

City Preservation Plan categories:

Group 1. HISTORICALLY SIGNIFICANT PROPERTIES

1A. Individually eligible to the National Register (NR)

1B. Contributor to a National Register eligible district

1C. Eligible for local listing, but not to the NR



# Historic Property Report

Historic Name: Commercial warehouse

Property ID: 534840

1D. Contributor to a Local Register eligible district

Group 2. NOT HISTORICALLY SIGNIFICANT PROPERTIES

2A. Not eligible, with conditions

2B. Not eligible

Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:**

The building at 5838 S Adams Street, Tacoma, is located in Pierce County. According to the county assessor, the structure was built in 1968 and is a manufacturing facility. Also according to the county assessor, the structure was remodeled in 2002. The 1-story, platform frame building has a roof clad in an unknown material.

**Bibliography:**

Tacoma Building Index data integrated into this form provided courtesy of the Tacoma Public Library. (<http://search.tacomapubliclibrary.org/buildings/bldgv2.asp>)



# Historic Property Report

Historic Name: Commercial warehouse

Property ID: 534840

## Inventory Details - 8/7/2023

**Common name:**

**Date recorded:** 8/7/2023

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - T 1-11
Structural System	Wood - Platform Frame
Plan	L-Shape

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion



## Historic Property Report

Historic Name: Commercial warehouse

Property ID: 534840

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### Significance narrative:

#### Integrity

From its period of construction (1968), the building at 5838 S Adams Street retains integrity of location and setting, as it remains on its original parcel. It does not retain integrity of design, materials, or workmanship, as it was enlarged in the 1980s, has been clad in incompatible materials, and its windows have been replaced with incompatible materials. Newspaper articles indicate the building was previously associated with “Fister Construction” (Tacoma News Tribune 1972). It is now used as a dog daycare and boarding and does not retain integrity of feeling or association, due to a change of use.

#### Evaluation

The Tacoma News Tribune associates the building at 5838 S Adams Street with Fister Construction, which held a general auction there in 1972 (Tacoma News Tribune 1972). However, archival research revealed very little else about its use over time.

The building at 5838 S Adams Street is associated with commercial activity in South Tacoma. However, mere association with local trends is not sufficient to render the building eligible. Its association with its area of significance must be important (NPS 1997). Based on a review of historic maps and local histories, the building does not appear to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Research did not reveal that the building is associated with the lives of significant persons (Criterion B). The building is a modest example of a commercial building with few character-defining features apart from its massing, which has been altered to meet a new use. The building does not possess the distinctive characteristics of its type, period, or method of construction. It is not known to be the work of a master and does not possess high artistic value. It does not represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute as part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of the resource (Criterion D).

Due to a lack of significance and integrity, HRA recommends the warehouse at 5838 S Adams Street not eligible for listing in the NRHP, WHR, or TRHP under any criteria.



## Historic Property Report

Historic Name: Commercial warehouse

Property ID: 534840

**Physical description:** According to the Pierce County Assessor, there are two buildings located at 5838 S Adams Street, an office with warehouse constructed in 1968 and a storage warehouse constructed in 2007 (Pierce County Assessor 2023). The 2007 warehouse, rectangular and clad in metal panels, was too young to qualify for listing in the NRHP and was not recorded. Historic aerials indicate that the 1968 building was enlarged, giving the building an L-shaped footprint, between 1982 and 1990 (NETROnline 2023; Pierce County Assessor 2023).

The two-story building at 5838 S Adams Street is two stories tall, L-shaped in plan, and faces a fenced-in parking lot or yard. The building sits on a poured-concrete foundation, is clad in T1-11, and is topped by a cross-gabled asphalt shingle roof. The building's east-facing facade includes two floors of vinyl-frame sliding windows separated by panels of narrow vertical boards. The four bays of windows are enframed and topped by shallow eaves of lapped boards. Above the window bays, the gable is filled with narrow, lapped boards. Two wood silhouettes of dogs have been applied between two of the window bays. The building's south elevation includes a stoop and entry door at the southeast corner topped by enframed vinyl-frame windows. South of the entry is a single-story, shed-roofed projection topped by an additional window. The projection, along with privacy fencing, encloses the side yard but leaves the entry open and accessible. To the rear of the building is another projection and a wing including a pedestrian door and a garage bay with overhead door. The north elevation, minimally visible from the public ROW, includes additional vinyl-frame windows on the upper floor.

**Bibliography:** National Park Service (NPS). 1997. National Register Bulletin: How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf), accessed November 2022.

NETROnline. 2023. Historic Aerials. Electronic document, <https://www.historicaerials.com/viewer>, accessed June 23, 2023.

Pierce County Assessor. 2023. Assessor-Treasurer Information Portal. Electronic document, <https://atip.piercecountywa.gov/app/v2/parcelSearch/search>, accessed June 23, 2023.

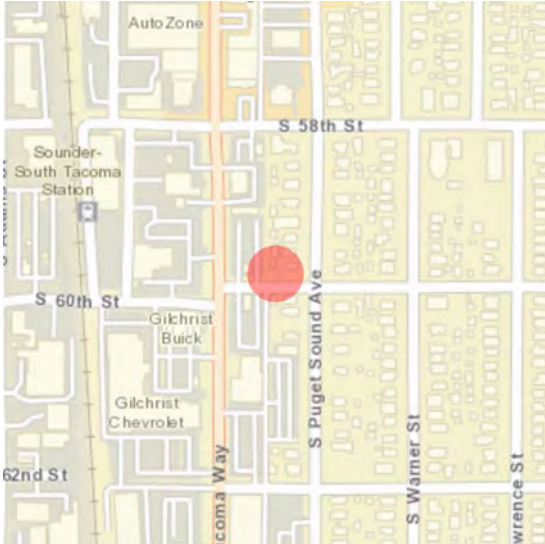
Tacoma News Tribune. 1972. Public Auction, Fister Construction, October 4.

# Historic Property Report

Historic Name: Utility building

Property ID: 731398

## Location



**Address:** 3509 S 60th St, Tacoma, Washington, 98409

**Geographic Areas:** Pierce County Certified Local Government, TACOMA SOUTH Quadrangle, T20R03E19, Tacoma Certified Local Government, Pierce County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1971	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Industry/Processing/Extraction	Industry/Processing/Extraction - Communications Facility
Industry/Processing/Extraction	Industry/Processing/Extraction - Communications Facility

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Utility building

Property ID: 731398

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2023-06-04018, , South Tacoma Station Access Improvements Project, Phase 2		Survey/Inventory	

# Historic Property Report

Historic Name: Utility building

Property ID: 731398

## Photos



3509 S 60th Street, view north.jpg



3509 S 60th Street, view northeast.jpg



# Historic Property Report

Historic Name: Utility building

Property ID: 731398

## Inventory Details - 8/7/2023

**Common name:**

**Date recorded:** 8/7/2023

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Utilitarian
Roof Type	Flat with Parapet
Roof Material	Asphalt/Composition - Built Up
Cladding	Concrete - Block (cmu)
Structural System	Masonry - Concrete Block
Plan	Rectangle

### Styles:

Period	Style Details
No Style	No Style

## Surveyor Opinion



# Historic Property Report

Historic Name: Utility building

Property ID: 731398

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**Significance narrative:****Integrity**

From its period of construction (1971), the small outbuilding at 3509 S 60th Street retains integrity of location and setting, as it remains on its original parcel. It appears to retain integrity of design, materials, workmanship, feeling, and association, as no alterations are evident. It is unclear what the building's original or present purpose is, but it is owned by Qwest Corporation, a telecommunications company (Pierce County Assessor 2023).

**Evaluation**

Archival research revealed little about the construction of the small utility building on a 300 square foot parcel addressed as 3509 S 60th Street. Qwest Corporation, identified in the Pierce County Assessor's record as the parcel's owner, merged with CenturyLink in the early twenty-first century. CenturyLink is a telecommunications company and provides internet, phone, and TV services (CenturyLink 2023).

The building at 3509 60th Street may be associated with the local communications industry. However, mere association with local trends is not sufficient to render the building eligible. Its association with its area of significance must be important (NPS 1997). Based on a review of historic maps and local histories, the building does not appear to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Research did not reveal that the building is associated with the lives of significant persons (Criterion B). The building is a modest example of a utilities building. It is not clear how the building is used or what part it may play in providing telecommunication services locally. It is utilitarian in design, blends into the landscape, and does not possess the distinctive characteristics of a particular type, period, or method of construction. It is not known to be the work of a master and does not possess high artistic value. It does not represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute as part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of the resource (Criterion D).

Due to a lack of significance, HRA recommends the utility building at 3509 60th Street not eligible for listing in the NRHP, WHR, or TRHP under any criteria.

**Physical description:**

According to the Pierce County Assessor, the small outbuilding on its own parcel at 3509 S 60th Street was constructed in 1971 (Pierce County Assessor 2023). The single-story, rectangular building faces south toward S 60th Street and is adjacent to a garage associated with the neighboring residence. The building sits on a poured-concrete foundation, is constructed of concrete block, and is topped by a flat, built-up roof. The building includes a wood door on its south-facing elevation and a small concrete stoop. A meter is located east of the entry door. An electrical box is located on the east elevation. No other fenestration is evident on secondary elevations.



## Historic Property Report

Historic Name: Utility building

Property ID: 731398

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### Bibliography:

CenturyLink. 2023. About Us. Electronic document, <https://www.centurylink.com/aboutus.html>, accessed June 23, 2023.

National Park Service (NPS). 1997. National Register Bulletin: How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf), accessed November 2022.

NETROnline. 2023. Historic Aerials. Electronic document, <https://www.historicaerials.com/viewer>, accessed June 23, 2023.

Pierce County Assessor. 2023. Assessor-Treasurer Information Portal. Electronic document, <https://atip.piercecountywa.gov/app/v2/parcelSearch/search>, accessed June 23, 2023.

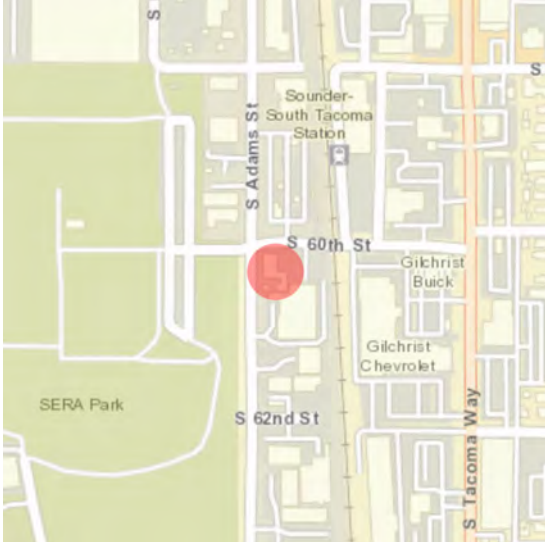


# Historic Property Report

Historic Name: Commercial building

Property ID: 731399

## Location



**Address:** 3762 S 60th St, Tacoma, Washington, 98409

**Geographic Areas:** Pierce County Certified Local Government, Tacoma Certified Local Government, Pierce County, TACOMA SOUTH Quadrangle, T20R02E38

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1956	<input type="checkbox"/>
Addition	1998	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Commercial building

Property ID: 731399

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2023-06-04018, , South Tacoma Station Access Improvements Project, Phase 2		Survey/Inventory	

# Historic Property Report

Historic Name: Commercial building

Property ID: 731399

## Photos



3762 S 60th Street, view south.jpg



3762 S 60th Street, view east.jpg



3762 S 60th Street, also view south.jpg



# Historic Property Report

Historic Name: Commercial building

Property ID: 731399

## Inventory Details - 8/7/2023

**Common name:**

**Date recorded:** 8/7/2023

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Utilitarian
Roof Type	Gable - Front
Roof Type	Gable - Side
Roof Material	Metal - Corrugated
Cladding	Metal
Structural System	Wood - Platform Frame
Plan	Irregular

### Styles:

Period	Style Details
No Style	No Style

## Surveyor Opinion



## Historic Property Report

Historic Name: Commercial building

Property ID: 731399

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### Significance narrative:

#### Integrity

From its period of construction (1956), the building and detached garage at 3762 S 60th Street retain integrity of location, as they remain on their original parcel. They do not retain integrity of setting, as the remainder of the parcel is now dominated by an addition that more than tripled the size of the original building. The building does not retain integrity of design, materials, workmanship, feeling, or association, due to the incompatible addition and the use of plywood on the facade of the 1956 warehouse, as well as a change of use from residential to industrial (Tacoma News Tribune 1974, 2002).

#### Evaluation

The building and garage at 3762 S 60th Street were originally used as a residence according to a 1974 newspaper article that documented a fire at this location, vacant at the time (Tacoma News Tribune 1974). By 2002, it is associated with a business, Creative Castings Co., a foundry that casts parts in aluminum, brass, and bronze, with which it is still associated (Creative Casting Co. 2023; Tacoma News Tribune 2002).

The building at 3762 60th Street was constructed as a residence in the 1950s, according to the Pierce County Assessor, and converted to industrial use in the late twentieth or early twenty-first century. Based on a review of historic maps and local histories, the building does not appear to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Research did not reveal that the building is associated with the lives of significant persons (Criterion B). The building is a converted residence greatly expanded by the addition of a large warehouse circa 1998 that remains the most prominent feature on the parcel. Neither the former residence and garage, nor the addition possess the distinctive characteristics of a particular type, period, or method of construction. They are not known to be the work of a master and do not possess high artistic value. The buildings do not represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute as part of a district) (Criterion C). Finally, the buildings were built of common construction methods and well-known materials and are unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of the resources (Criterion D).

Due to a lack of significance and integrity, HRA recommends the industrial building and garage at 3762 S 60th Street not eligible for listing in the NRHP, WHR, or TRHP under any criteria.



## Historic Property Report

Historic Name: Commercial building

Property ID: 731399

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### Physical description:

According to the Pierce County Assessor, the building at 3762 S 60th Street was constructed in an irregular, generally L-shaped plan in 1956 (Pierce County Assessor 2023). A review of aerial photographs shows that the building was greatly expanded between its construction and ca. 1998, when a large warehouse was added at the corner S 60th Street and S Adams Street, obscuring views of the original building (NETROnline 2023; Pierce County Assessor 2023).

Today the building is dominated by the large, rectangular warehouse attached by a shed-roofed, covered walkway to the earlier single-story, front-gabled building. The ca. 1998 warehouse sits on a poured-concrete foundation, is clad in ribbed-metal panels, and is topped by a shallow, metal roof. Its east-facing elevation includes three garage bays, two of which are oversized, with overhead garage doors, and two pedestrian doors. At the building's southeast corner, it is attached to the 1956 warehouse on a poured-concrete foundation, clad in ribbed-metal panels, with a sliding wood door on casters. The sliding door includes a pedestrian door. Above the entry on the 1956 warehouse is applied signage for "Creative Casting Co." The 1956 warehouse is topped by a corrugated metal roof. The ca. 1998 warehouse's north elevation includes no fenestration, and its west elevation includes one wide, fixed window on the lower floor and three fixed windows on the upper floor. At the rear (south) of the parcel, secondary elevations of the 1956 warehouse are minimally visible but include a projection to the west with a shed eave over a workspace. One additional building is located at the rear of the parcel but is not documented in assessor's records. It is a front-gabled garage, facing west. It is clad in wood siding and includes a sliding garage door on casters. No other fenestration is visible. It is topped by a corrugated metal roof.

### Bibliography:

Creative Casting Company. 2023. Aluminum, Brass, and Bronze Casting. Electronic document, <http://www.creativecastingco.com/>, accessed June 8, 2023.

National Park Service (NPS). 1997. National Register Bulletin: How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf), accessed November 2022.

NETROnline. 2023. Historic Aerials. Electronic document, <https://www.historicaerials.com/viewer>, accessed June 23, 2023.

Pierce County Assessor. 2023. Assessor-Treasurer Information Portal. Electronic document, <https://atip.piercecountywa.gov/app/v2/parcelSearch/search>, accessed June 23, 2023.

Tacoma News Tribune. 1974. Fire Cause Investigated, October 24.

———. 2002. Crime Stoppers, August 24.

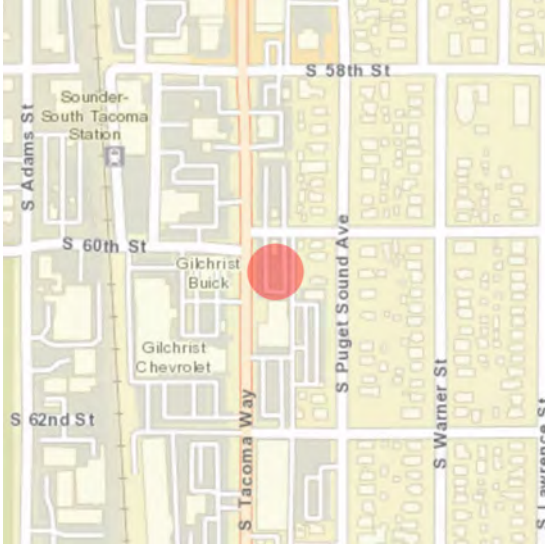


# Historic Property Report

Historic Name: Auto dealership

Property ID: 513621

## Location



**Address:** 6001 S TACOMA WAY, TACOMA, WA 98409

**Tax No/Parcel No:** 6080002900

**Plat/Block/Lot:** Section 19 Township 20 Range 03 Quarter 33 MONTICE

**Geographic Areas:** Pierce County, TACOMA SOUTH Quadrangle, T20R03E19

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1966	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Business
Commerce/Trade	Commerce/Trade - Business

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------





# Historic Property Report

Historic Name: Auto dealership

Property ID: 513621

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2023-06-04018, , South Tacoma Station Access Improvements Project, Phase 2		Survey/Inventory	

## Photos



6001 S Tacoma Way, view northeast.jpg



6001 S Tacoma Way, view southwest.jpg





# Historic Property Report

Historic Name: Auto dealership

Property ID: 513621

## Inventory Details - 8/3/2011

**Common name:**

**Date recorded:** 8/3/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 6080002900

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Structural System	Wood - Platform Frame
Form Type	Commercial

## Surveyor Opinion

**Significance narrative:** The building's materials constitute a potential demolition waste of 45.7704 tons. Analysis of potential demolition materials was undertaken as part of updates to the City of Tacoma's Preservation Plan in 2011 to identify potential landfill costs. The analysis combined calculations and values from the EPA's 2003 Estimating 2003 Building-Related Construction and Demolition Materials Amounts with county assessor building and University of Washington, Washington State Parcel Database form information.

Modeled as a category "2B" property. Modeling provides a broad planning tool that is not meant to be a definitive decision on individual building historic status nor a substitute for field based survey work and determinations of eligibility. In 2011 the model assigned categories to 39,270 City of Tacoma properties. This work establishes a baseline of legacy data against which to measure future data sets to gauge both retention and attrition.

Modeling stemmed from a city-wide preservation planning need and providing this planning data content in concert with updates to the city's Preservation Plan. The city's goal to have a more comprehensive perspective expanded modeling to include all properties built in or before 1969. This work also included linking and integrating Tacoma Public Library Building Index data to inform modeling.

Modeling provides a tool to augment the traditional survey and inventory approach. The data can effectively guide at a broad city and neighborhood-wide level initial research efforts to develop and prioritize context statements and field survey work. Intended user groups include city staff (preservation, planning and permit), historical societies, consultants and interested citizens and property owners. The data becomes a tool supporting the broader approach of building conservation.

City Preservation Plan categories:

Group 1. HISTORICALLY SIGNIFICANT PROPERTIES

1A. Individually eligible to the National Register (NR)



# Historic Property Report

Historic Name: Auto dealership

Property ID: 513621

1B. Contributor to a National Register eligible district

1C. Eligible for local listing, but not to the NR

1D. Contributor to a Local Register eligible district

Group 2. NOT HISTORICALLY SIGNIFICANT PROPERTIES

2A. Not eligible, with conditions

2B. Not eligible

The following link connects to historic photograph(s) of the building maintained by the Tacoma Public Library's Northwest Room & Special Collections Northwest Photography Archive:

<http://search.tacomapubliclibrary.org/buildings/bldg1up.asp?n=32018>

The following newspaper citations and background collected by Tacoma Public Library librarians as part of the Tacoma/Pierce County Building Index at <http://search.tacomapubliclibrary.org/buildings/bldgv2.asp>:

J.B. Ness & Sons' Garage  
TNT 4/1/1925 p.24 An addition to "gas row" ... (il)

Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The building at 6001 S Tacoma Way, Tacoma, is located in Pierce County. According to the county assessor, the structure was built in 1925 and is a commercial business. Also according to the county assessor, the structure was remodeled in 1982. The 1-story, platform frame building has a roof clad in an unknown material.

**Bibliography:** Tacoma Building Index data integrated into this form provided courtesy of the Tacoma Public Library. (<http://search.tacomapubliclibrary.org/buildings/bldgv2.asp>)



# Historic Property Report

Historic Name: Auto dealership

Property ID: 513621

## Inventory Details - 8/7/2023

**Common name:**

**Date recorded:** 8/7/2023

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Foundation	Concrete - Block
Form Type	Commercial - Strip Commercial
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle
Cladding	Fiber Cement Board
Structural System	Wood - Platform Frame
Plan	Rectangle

**Styles:**

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion



## Historic Property Report

Historic Name: Auto dealership

Property ID: 513621

### Significance narrative:

#### Integrity

From its period of construction (1966), the commercial building at 6001 S Tacoma Way retains integrity of location and setting, as it remains on its original parcel within a commercial corridor. It does not retain integrity of design, materials, or workmanship, as the building's fenestration patterns have been altered by the addition of vinyl-frame windows and the sealing of original openings, and the building has been re clad in incompatible siding. The building does not retain integrity of feeling and association, as it is currently vacant and no longer serves as a commercial operation.

#### Evaluation

The commercial building at 6001 S Tacoma Way replaced a long-time gas and service station at this location in 1966 (Tacoma Public Library 2023). In the late 1960s, it was associated with new and used cars sales under South Tacoma Chevrolet (Tacoma News Tribune 1969). By 1993, this location was selling used cars for Gilchrist Chevrolet, now known as Gilchrist Auto Center. The Gilchrist family has been operating car dealerships in Tacoma since the late 1920s. They continued to operate a large dealership on parcels on the west side of S Tacoma Way at the time of survey. (Tacoma News Tribune 1993). Today, the office and lot at 6001 S Tacoma Way remain vacant.

While the building at 6001 S Tacoma Way is associated with car sales on Tacoma's traditional auto row, it was constructed late in the historic period and does not appear to have been a significant location for known dealers along S Tacoma Way. The building at 6001 S Tacoma Way may be associated with car sales. However, mere association with local trends is not sufficient to render the building eligible. Its association with its area of significance must be important (NPS 1997). Based on a review of historic maps and local histories, the building does not appear to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Research did not reveal that the building is associated with the lives of significant persons (Criterion B). The building is a modest example of a sales office surrounded by a paved lot. It retains few character-defining features apart from its massing and fenestration pattern. It does not possess the distinctive characteristics of a particular type, period, or method of construction. It is not known to be the work of a master and does not possess high artistic value. It does not represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute as part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of the resource (Criterion D).

Due to a lack of significance and integrity, HRA recommends the commercial building at 6001 S Tacoma Way not eligible for listing in the NRHP, WHR, or TRHP under any criteria.





# Historic Property Report

Historic Name: Auto dealership

Property ID: 513621

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**Physical description:**

According to the Pierce County Assessor, the commercial building at 6001 S Tacoma Way was constructed in 1966 (Pierce County Assessor 2023). The building is rectangular, a single story, and faces west toward S Tacoma Way. The building sits on a concrete-block foundation, is clad in cement boards, and is topped by a side-gabled, asphalt shingle roof with deep eaves and visible rafter tails.

The building's facade includes an exterior concrete stair, shielded by a wall with signage, to an off-center entry door flanked by ribbons of wood-frame windows, some of which have been sealed with plywood. The building's south elevation includes a first-floor projection supported by wood posts. Windows on this elevation are vinyl frame. The north elevation includes a first-floor projection and one additional vinyl-frame window. The east elevation includes an external concrete stair, shielded by an external wall, to an off-center entry door with a ribbon of wood-frame windows to the south, some of which have been sealed with plywood. The building is vacant and surrounded by a large, vacant car lot.

**Bibliography:**

National Park Service (NPS). 1997. National Register Bulletin: How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf), accessed November 2022.

NETROnline. 2023. Historic Aerials. Electronic document, <https://www.historicaerials.com/viewer>, accessed June 23, 2023.

Pierce County Assessor. 2023. Assessor-Treasurer Information Portal. Electronic document, <https://atip.piercecountywa.gov/app/v2/parcelSearch/search>, accessed June 23, 2023.

Tacoma News Tribune. 1969. For Your Best New or Used Car Buy, November 27. ——. 1993b. Public Notice, August 27-28-29-30, August 27.

Tacoma Public Library. 2023. The Tacoma-Pierce County Building Index. Electronic document, Tacoma-Pierce County Buildings Index - Northwest Room Collections (oclc.org), accessed August 7, 2023.

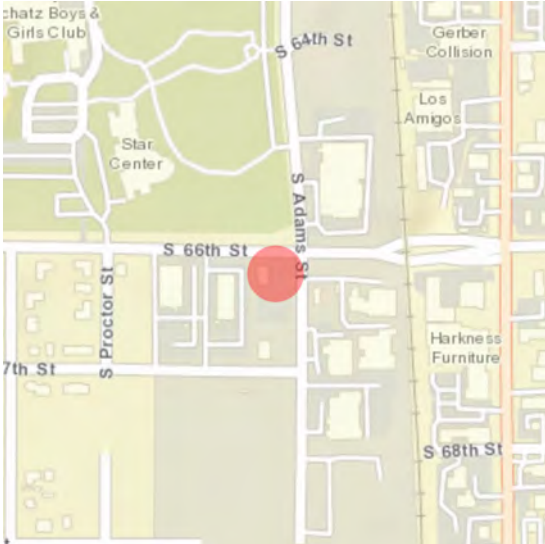


# Historic Property Report

Historic Name: Commercial building

Property ID: 534835

## Location



**Address:** 6602 S ADAMS ST, TACOMA, WA 98409

**Tax No/Parcel No:** 9260000081

**Plat/Block/Lot:** Section 25 Township 20 Range 02 Quarter 11 VILLA P

**Geographic Areas:** Pierce County, TACOMA SOUTH Quadrangle, T20R02E25

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1968	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Business
Commerce/Trade	Commerce/Trade - Business

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Commercial building

Property ID: 534835

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2023-06-04018, , South Tacoma Station Access Improvements Project, Phase 2		Survey/Inventory	



## Historic Property Report

Historic Name: Commercial building

Property ID: 534835

### Photos



6602 S Adams Street, view southeast.jpg



6602 S Adams Street, view southwest.jpg



# Historic Property Report

Historic Name: Commercial building

Property ID: 534835

## Inventory Details - 8/8/2011

**Common name:**

**Date recorded:** 8/8/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 926000081

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Structural System	Wood - Platform Frame
Form Type	Commercial

## Surveyor Opinion

**Significance narrative:**

Modeled as a category "2B" property. Modeling provides a broad planning tool that is not meant to be a definitive decision on individual building historic status nor a substitute for field based survey work and determinations of eligibility. In 2011 the model assigned categories to 39,270 City of Tacoma properties. This work establishes a baseline of legacy data against which to measure future data sets to gauge both retention and attrition.

Modeling stemmed from a city-wide preservation planning need and providing this planning data content in concert with updates to the city's Preservation Plan. The city's goal to have a more comprehensive perspective expanded modeling to include all properties built in or before 1969. This work also included linking and integrating Tacoma Public Library Building Index data to inform modeling.

Modeling provides a tool to augment the traditional survey and inventory approach. The data can effectively guide at a broad city and neighborhood-wide level initial research efforts to develop and prioritize context statements and field survey work. Intended user groups include city staff (preservation, planning and permit), historical societies, consultants and interested citizens and property owners. The data becomes a tool supporting the broader approach of building conservation.

City Preservation Plan categories:

Group 1. HISTORICALLY SIGNIFICANT PROPERTIES

1A. Individually eligible to the National Register (NR)

1B. Contributor to a National Register eligible district

1C. Eligible for local listing, but not to the NR



# Historic Property Report

Historic Name: Commercial building

Property ID: 534835

1D. Contributor to a Local Register eligible district

Group 2. NOT HISTORICALLY SIGNIFICANT PROPERTIES

2A. Not eligible, with conditions

2B. Not eligible

Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:**

The building at 6602 S Adams Street, Tacoma, is located in Pierce County. According to the county assessor, the structure was built in 1968 and is a commercial business. Also according to the county assessor, the structure was remodeled in 1981. The 1-story, platform frame building has a roof clad in an unknown material.

**Bibliography:**

Tacoma Building Index data integrated into this form provided courtesy of the Tacoma Public Library. (<http://search.tacomapubliclibrary.org/buildings/bldgv2.asp>)





# Historic Property Report

Historic Name: Commercial building

Property ID: 534835

## Inventory Details - 8/7/2023

**Common name:**

**Date recorded:** 8/7/2023

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial - One-Part Block
Roof Type	Gable - Side
Roof Material	Metal
Cladding	Metal
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion



# Historic Property Report

Historic Name: Commercial building

Property ID: 534835

**Significance narrative:**

**Integrity**

From its period of construction (1968), the building at 6602 S Adams Street retains integrity of location and setting, as it remains on its original parcel. It does not retain integrity of design, materials, or workmanship, as evident alterations include incompatible window replacements and the addition of a carport ca. 2005 (NETROnline 2023). The building does retain integrity of feeling and association, as it continues to serve a commercial purpose.

**Evaluation**

The commercial warehouse at 6602 S Adams Street was constructed for R & B Industries Cabinet Makers by Russell Davis & Sons, who pulled a permit to build a warehouse at this location in 1968 (Tacoma News Tribune 1968; Tacoma Public Library 2023). In 1996, A&E Auto & R.V. Repair acquired a business license to operate from this location (Tacoma News Tribune 1996). At the time of survey, temporary signage identified the building as “Andy’s Auto Service.” Initial archival research revealed little about the original tenants.

Based on a review of historic maps and local histories, the building does not appear to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Research did not reveal that the building is associated with the lives of significant persons (Criterion B). The building is a modest example of an industrial or commercial warehouse with few character-defining features apart from its massing. It does not possess the distinctive characteristics of a particular type, period, or method of construction. It is not known to be the work of a master and does not possess high artistic value. It does not represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute as part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of the resource (Criterion D).

Due to a lack of significance and integrity, HRA recommends the utility building at 6602 S Adams Street not eligible for listing in the NRHP, WHR, or TRHP under any criteria.

**Physical description:**

According to the Pierce County Assessor, the building at 6602 S Adams Street was constructed in 1968 (Pierce County Assessor 2023). It is rectangular in plan, a single story tall, and faces east toward S Adams Street. The building sits on a poured-concrete foundation, is clad in ribbed-metal panels, and is topped by a shallow, side-gabled metal roof. A carport on the building’s south elevation is topped by a shed roof.

The building is surrounded by a yard and fencing. Its facade includes two oversized garage bays with overhead doors and a pedestrian door to the north with a sign above it reading “Office.” The office door is paired with a vinyl-frame sliding window. The carport is enclosed on three sides by metal-clad walls with a square window to the rear. The building’s north elevation includes a central pedestrian door with central window. The rear (west) elevation includes two vinyl-frame sliding windows.



## Historic Property Report

Historic Name: Commercial building

Property ID: 534835

---

### Bibliography:

National Park Service (NPS). 1997. National Register Bulletin: How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf), accessed November 2022.

NETROnline. 2023. Historic Aerials. Electronic document, <https://www.historicaerials.com/viewer>, accessed June 23, 2023.

Pierce County Assessor. 2023. Assessor-Treasurer Information Portal. Electronic document, <https://atip.piercecountywa.gov/app/v2/parcelSearch/search>, accessed June 23, 2023.

Tacoma News Tribune. 1968. City Permits, June 16.  
———. 1996. Business Licenses, October 13.

Tacoma Public Library. 2023. The Tacoma-Pierce County Building Index. Electronic document, Tacoma-Pierce County Buildings Index - Northwest Room Collections (oclc.org), accessed August 7, 2023.

# Appendix G

## Inadvertent Discovery Plan

# *Inadvertent Discovery Plan*

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## **South Tacoma Station Access Improvements Project**

AE 0145-17 02.01 STSAI

**August 2023**

**Author: Chrisanne Beckner, Historical Research  
Associates, Inc.**

The contents of this document do not have the force and effect of law and are not meant to bind the public in any way. This document is intended only to provide clarity to the public regarding existing requirements under the law or agency policies. Grantees should refer to applicable regulations and statutes referenced in this document.

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Improvements Project



## Acronyms and Abbreviations

ADA	Americans with Disabilities Act
CFR	Code of Federal Regulations
I-5	Interstate 5
IDP	Inadvertent Discovery Plan
NRHP	National Register of Historic Places
RCW	Revised Code of Washington
ROW	Right-of-Way
SEPA	State Environmental Policy Act
SERA	South End Recreation & Adventure
SHPO	State Historic Preservation Officers

# 1 INTRODUCTION

This Inadvertent Discovery Plan (IDP) has been developed by Sound Transit for use during ground-disturbing activities for the South Tacoma Station Non-Motorized Access Improvements Project Phase 2 (Project). This IDP describes the protocols to be followed by Project personnel if archaeological resources are discovered during ground-disturbing activities.

## 1.1 Project description

The Central Puget Sound Regional Transit Authority (Sound Transit) proposes to construct and operate a number of individual projects designed to improve access to the South Tacoma Station and surrounding area. The South Tacoma Station is part of Sound Transit's S Line commuter rail service. This proposal would improve walking, biking, bus, parking, and station facilities. Proposed improvements include new and updated sidewalks, ramps that are compliant with the Americans with Disabilities Act (ADA), bicycle lanes, bus facility improvements, surface parking, and station upgrades. Sound Transit is reviewing this project under the State Environmental Policy Act (SEPA). The environmental review evaluates project impacts along with potential measures to avoid, reduce, or mitigate those impacts.

The proposed South Tacoma Station access improvements were identified through an alternatives analysis conducted in 2021 for the project (Sound Transit 2021). The alternatives analysis identified two tiers of projects: those identified as Potential Improvements (herein titled Priority 1 projects) and those identified as Possible Alternates (herein titled Priority 2 projects). Three key criteria were used to identify Priority 1 and Priority 2 projects. These criteria were:

- Improves connections for underserved communities
- Addresses a substantial travel barrier
- Located within proximity of the station

For the purposes of this environmental analysis, all Priority 1 and Priority 2 projects are included in this SEPA Environmental Checklist and environmental review. The proposal consists of several individual improvements designed to improve access and connections to and from the South Tacoma Station. Sound Transit proposes to improve access to the South Tacoma Station and surrounding area by improving walking, bicycling, and bus facilities. Proposed improvements include new and updated sidewalks, ADA compliant ramps, and bicycle lanes.

Figure 1-1 provides an overview of the study area with descriptions of the improvements outlined in the following sections.

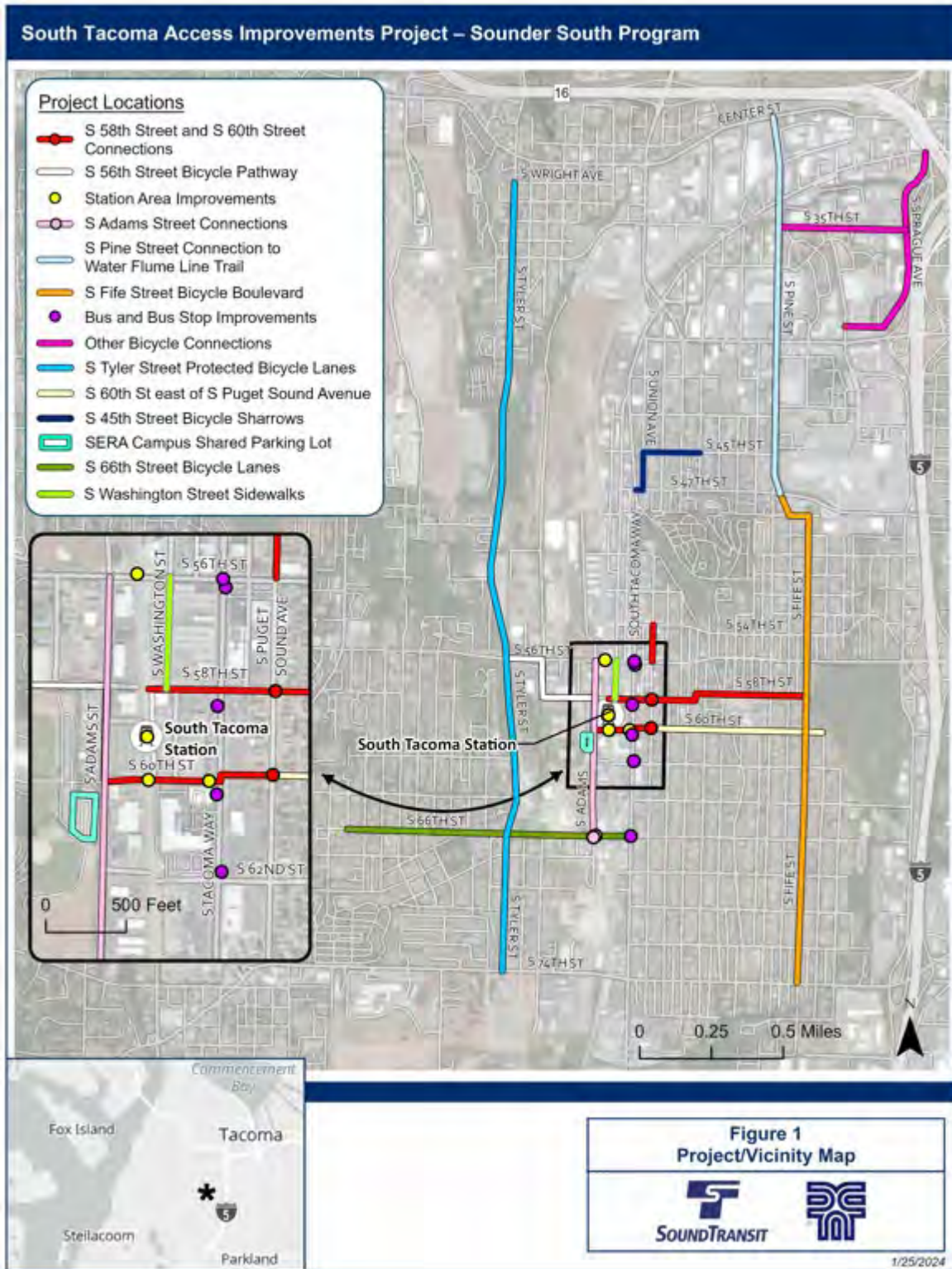


Figure 1-1 Project/vicinity map

### 1.1.1 S. 58th Street and S 60th Street connections (A1, A27, A46, A24, A28, A51, A56, A42, A54) – Priority 1

The improvements proposed within the S 58th Street and S 60th Street corridors would facilitate crossing South Tacoma Way (a principal arterial) and connect the station to neighborhoods to the east, the Water Flume Line Trail, Edison Elementary School, and Wapato Hills Park.

The improvements along S 58th Street include the following:

- Provide sidewalks on south side of S 58th Street from the station to South Tacoma Way, upgrade curb ramps, and mark crosswalks.
- Provide protected bicycle lanes on S 58th St from the station to South Tacoma Way including bicycle and pedestrian priority at the signal on South Tacoma Way.
- Improve bicycle and pedestrian crossings at the Puget Sound Ave intersection with striping or other priority treatments and improve the crossing for pedestrians.
- Construct sidewalk, curb ramps, and bicycle boulevard improvements from S Lawrence Street to S Fife Street.

The improvements along S 60th Street include the following:

- Construct bicycle facilities on the north side of S 60th Street from S Adams Street to South Tacoma Way and transitioning to a bicycle boulevard to S Puget Sound Avenue.
- Provide a signalized pedestrian crossing at S 60th Street and South Tacoma Way and upgrade intersection crossing of S 60th Street and S Puget Sound Avenue to include pedestrian and bicycle safety treatments.
- Install curb ramps, gutter, lighting, and sidewalk on north side of S 60th Street between S Adams Street and South Tacoma Way. Include crossing at South End Recreation & Adventure (SERA) Campus entrance at S Adams Street and S 60th Street.

Additional elements which may be included along South Tacoma Way in the vicinity of S 56th Street and S 58th Street are installing station wayfinding, plantings trees along the curb line, and reducing the South Tacoma Way travel way width by providing parking in select locations.

This project grouping also includes extending the existing bicycle lanes on S Puget Sound Avenue to include the section between S 54th Street and S 56th Street and to include bicycle detection at S 56th Street/S Puget Sound Avenue.

### 1.1.2 S. 58th Street and S 60th Street connections (A1, A27, A46, A24, A28, A51, A56, A42, A54) – Priority 1

A bicycle and pedestrian travel way would be constructed between S Tyler Street and the station to provide the ability for bicyclists and pedestrians to travel to the west and avoid S 56th Street between the station and S Madison Street. This facility includes:

- A shared sidewalk facility on S 56th Street between S Tyler Street and S Madison Street.
- A shared-use path facility on S Madison Street between S 56th Street and northern boundary of SERA Campus.

- Continue shared-use path facility along northern edge of SERA Campus between S Madison Street and S Adams Street. This path would tie into improvements on S 60th Street connecting S Adams Street and the station described in Section 1.1 above.

### 1.1.3 Station area improvements (A25, A48, A55, E1, E2, E4, E7, E8, E9) – Priority 1

South Tacoma Station area improvements are proposed to enhance access conditions for sight impaired, non-English speaking, and disabled persons, as well support non-motorized access. These include the following upgrades to the station:

- Provide parking for micromobility modes such as scooters and bicycles.
- Install a public address system.
- Provide additional security cameras with signage notifying that cameras are active located at the station and in the parking lot.
- Provide accessible wayfinding for sight impaired persons including brail for ticketing and tactile strips between platform and drop-off areas on S Washington Street.
- Provide signage for non-English speaking persons.
- Provide a mini high shelter so riders with mobility devices can wait closer to where they board the train.
- Improve nonmotorized crossings at both at-grade crossings of S 56th Street and S 60th Street with sidewalk crossing arms and 4-quadrant crossing arms, additional warning signage, and other accessibility improvements.

In addition, ADA compliant curb ramps will be retrofitted/upgraded at 35 sidewalk locations within 0.5 mile of the station. Station area sidewalks will be constructed and improved within 0.5 mile of the station. The park-and-ride at S 60th Street, where riders wait while trains cross, will be provided with additional protection from the elements along the southern portion of the platform.

Wayfinding will be improved for traffic from the northeast to the station (via South Tacoma Way or via S Washington Street), from northwest, and from south (for drop off versus parking). Wayfinding will also be provided for nonmotorized users from South Tacoma Way.

### 1.1.4 S. Adams Street connections (A23, A23A, A23B, A26, B2, B3) – Priority 1

Sidewalk and crossing improvements will be constructed on S Adams Street between S 56th Street and S 66th Street. Three options were developed for this corridor including:

- Add bicycle lanes and complete sidewalks on both sides of S Adams Street between S 56th and S 66th Streets. This option would include crosswalks and ADA ramp upgrades at S Adams Street/S 60th Street and remove parking on one side of the street to accommodate the improvements within City right-of-way (ROW). (A23).
- Complete sidewalks on east side of S Adams Street and add shared use path on west side of street. This option would include crosswalks and ADA ramp upgrades at S Adams Street/S 60th Street, reduce vehicle lane widths and move western curb to the east to accommodate the improvements within the City ROW, and remove parking in limited areas. (A23A).



- Complete sidewalks on both sides of S Adams Street and add shared use path on west side of street within Metro Parks ROW. This option would include crosswalks and ADA ramp upgrades at S Adams Street/S 60th Street, utilizing both City ROW and Metro Parks ROW to accommodate the improvements, and removes parking in limited areas. (A23B).
- Provide signalized pedestrian crossing of S 66th Street at S Adams Street to facilitate transit access, bicycle connectivity, stripe crosswalks, and upgrade ADA ramps. (A26).
- At the S Adams Street intersection with S 66th Street improved passenger amenities will be provided, including shelter, pedestrian-scale lighting, and bench. (B2, B3).
- Several options will be evaluated to replace parking removed with S Adams Street nonmotorized improvements. These include potential additional parking areas within existing City right of way on the north side of S 58th between S Durango Street and S Adams Street (Extra Parking Option 1); and additional parking spaces in right of way on the east side of S Adams Street between S 64th to approximately 300 feet to the south (Extra Parking Option 2).

### 1.1.5 S Pine Street connection to water flume line trail (A41.A) – Priority 1

S Pine Street provides a north-south connection between the station area and the employment center near the Tacoma Mall area. This project would construct bicycle lanes on S Pine Street from S Center Street to S 47th Street by removing through or turn lanes. S Pine Street turns into S Oakes Street approaching S 47th Street. These bicycle lanes would tie into the S Fife Street improvement described below.

### 1.1.6 S Fife Street bicycle boulevard (A40) – Priority 1

The project would include a bicycle boulevard on S Fife Street from S 48th Street to S 74th Street. At the north end, the corridor turns onto S 48th Street to S Oakes Street and on S Oakes Street between S 48th Street and S 47th Street, thus tying into the S Pine Street bicycle lanes described in section 1.5 above.

The S Fife Street bicycle boulevard would include a pedestrian signal at S 56th Street and vehicle turn restrictions to safely support movement of bicyclists and pedestrians across the S 56th Street arterial.

### 1.1.7 Bus and bus stop improvements (B5, B6, B7, B8, B10) – Priority 1

Pierce Transit Route 3 runs up South Tacoma Way from the Lakewood Transit Center and extends north through the project area serving the access improvements. A number of transit stops, ROW, and intersections in this area are proposed for improvements. These are described in more detail below.

The project will provide improved passenger amenities, such as shelter, bench, and pedestrian-scale lighting at South Tacoma Way intersections with S 56th, S 58th, and S 62nd Streets. Intersection improvements along South Tacoma Way will also include transit signal priority at intersections along South Tacoma Way (S 56th Street, S 58th Street, and S 66th Street).

### 1.1.8 Other bicycle connections (A9, A37) – Priority 1

The project includes bicycle improvements along the following corridors:

- S Sprague Avenue – Would construct bicycle lanes on S 37th Street/S Sprague Avenue from South Tacoma Way to S Steele Street. This would provide a connection to the nonmotorized crossing of I-5 at S 37th Street. (The nearest I-5 crossing for bicycles and pedestrians is half a mile to the north or south, and those crossings do not provide separation for bicyclists and pedestrians from vehicles).
- S 35th Street Bicycle Lanes – Would construct bicycle lanes on S 35th Street between S Pine Street and S Sprague Street, connecting S Sprague Avenue and the S 37th Street crossing to the improved north-south Pine Street corridor bicycle lanes.

### 1.1.9 Other potential improvements (A49, A50, E11) – Priority 1

Other potential improvements include the following:

- Leading Pedestrian Intervals at Signals - Upgrade signals to include LPs at signalized intersections within 0.25 mile; include accessible pedestrian signals and no right turn on red (static or actuated signage).
- Bike Detection Intersection Upgrades - Include bike detection at select intersections along existing bike routes within 0.25 mile of station.
- Street Lighting Improvements - Install street lighting on priority roadways within 0.25 mile of the station.

### 1.1.10 s Tyler Street protected bicycle lanes (A43) – Priority 2

S Tyler Street serves as a primary north-south route for bikes adjacent to the station, to the north. The project would add horizontal and vertical protection to existing bicycle lanes from S 74th Street to S Wright Avenue by removing turn or through lanes.

### 1.1.11 S 60th Street east of Puget Sound Avenue (A29) – Priority 2

The area east of S Puget Sound Avenue and bounded by S 56th Street, S Wapato Street, and S 66th Street includes approximately 0.5 square mile of residents and includes Edison Elementary School, Wapato Hills Park, and the Water Flume Line Trail. This improvement would add sidewalks and bicycle boulevard treatments on S 60th Street between S Puget Sound Avenue and S Prospect Street, providing for a connection from this area to and from the South Tacoma Station.

### 1.1.12 S. Washington Street sidewalks (A21) – Priority 2

The section of S Washington Street connecting the station to the north does not include sidewalks. This project would construct sidewalks on the western side of the street between S 56th Street and S 58th Street.



### 1.1.13 S 45th Street bicycle sharrows – Priority 2

Bicycle sharrows will be added to S 45th Street from S Union Avenue to S Lawrence Street, and extend along S Union Avenue to connect to the Water Flume Line Trail / S 47th street / South Tacoma Way.

### 1.1.14 SERA Campus Shared Parking (D1) – Priority 2

Improvements to existing parking at the SERA Campus will include expanding the existing SERA parking lot, located west of the South Tacoma Sounder Station, by an additional 50 parking stalls. improvements to parking, including parking management, to allow for shared parking. Accessible connecting routes and street crossing of S Adams Street.

### 1.1.15 S 66th Street bicycle lanes (A4) – Priority 2

Add protected bike lanes and upgrade existing bike lanes to protected bike lanes on S 66th Street from S Orchard Street to S Puget Sound Avenue.

### 1.1.16 Regulatory environment

The Project is subject to multiple Washington State regulations which govern treatment and impacts to cultural resources. These regulations include:

- The Washington State Environmental Policy Act (SEPA).
- Revised Code of Washington (RCW) 27.53 and 68.50.645.
- Washington Administrative Code 25-48.

This IDP describes procedures that will be followed if archaeological resources or human remains are encountered during ground-disturbing activities, in compliance with applicable state and federal laws.

## 2 ARCHAEOLOGICAL RESOURCES

On-site staff will follow the procedures described below and illustrated in the flowchart on Figure 2-1 - Standard inadvertent discovery process for archaeological resources on Sound Transit Projects. The contact phone tree and examples of archaeological resources are provided in Appendix A - On-site Inadvertent Discovery Guide.

An archaeological resource could be prehistoric or historic. When in doubt, assume the material is an archaeological resource.

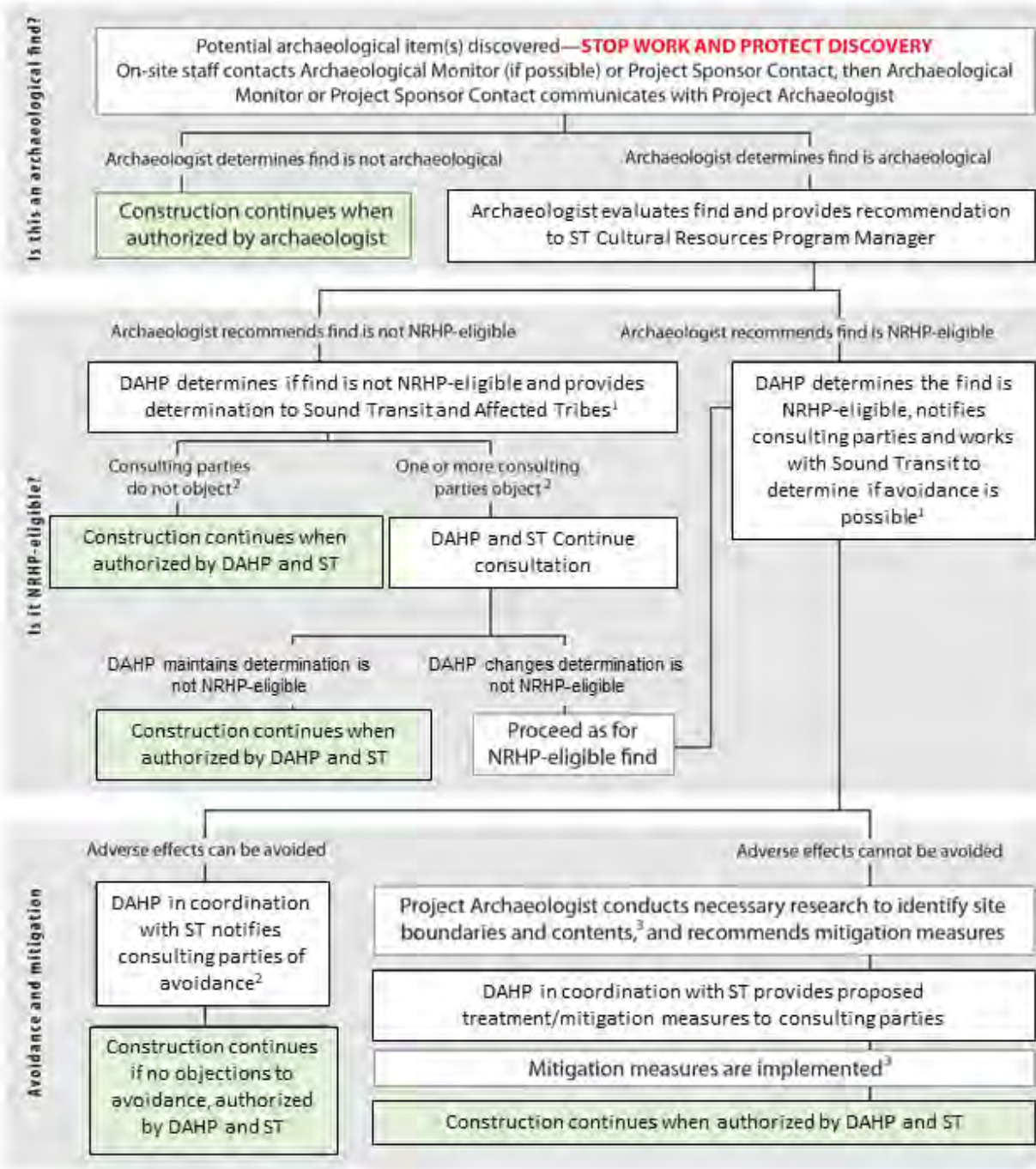
### Examples of prehistoric archaeological materials include:

- An accumulation of shell, burnt rocks, or other food-related materials.
- Bones or small pieces of bone.
- An area of charcoal or very dark stained soil with artifacts.
- Stone tools or waste flakes (i.e., an arrowhead or stone chips).
- Basketry, cordage, or rope.
- Wooden posts or stakes.

### Examples of potentially historic archaeological materials include:

- Domestic ceramics (such as tableware, crockery, etc.) and industrial ceramics (such as insulators, tile, etc.)
- Glass, including bottles, tableware, window glass, wire glass, or multiple glass fragments.
- Metal items, including equipment, vehicle parts, agricultural items, enameled ironware, etc.
- Bakelite, celluloid, glass, and shell buttons. Punch-opened and solder-sealed beverage cans, solder-sealed food tins, general lack of thin-walled aluminum and welded steel cans.
- Residential structural remains, such as historic building foundations or privies.

NOTE: Items made of plastic, polystyrene, nylon, or Styrofoam, or those with modern markings (e.g., candy wrappers, or bottles and cans recognizable as modern) are not archaeological resources and do not constitute an inadvertent discovery.



<sup>1</sup> Consulting parties must be notified within 48 hours of an archaeological discovery  
<sup>2</sup> Consulting parties have 48 hours to respond to agency determinations regarding discoveries  
<sup>3</sup> Under Washington State Law, an excavation permit may be required prior to completion of this step

Figure 2-1 Standard inadvertent discovery process for archaeological resources on Sound Transit projects

## 2.1 On-site staff responsibilities

The following section describes the steps to follow if an on-site Sound Transit employee, contractor, or subcontractor believes that they have uncovered a potential archaeological resource (a find) at any point in the project.

- 1. Stop work:** All work on site and in areas adjacent to the find will stop. The area of work stoppage will be adequate to protect the find from any further disturbance; this is expected to be 30 feet in any direction, unless site conditions indicate otherwise. The location of the find will be secured at all times. The find will not be handled, removed, reburied, or covered. The Contractor will install a physical barrier (e.g., exclusionary fencing) and prevent all machinery, other vehicles, and unauthorized individuals from crossing the barrier until the Project Archaeologist examines and verifies the find. Vehicles, equipment, and unauthorized personnel will not be permitted to traverse the discovery area. Spoils piles or vehicles (such as dump trucks) with the potential to contain archaeological resources will remain on site. Work at the location of the find will not resume until authorized by DAHP in coordination with Sound Transit.
- 2. Notify the Archaeological Monitor:** If there is an archaeological monitor on site, notify that person. The monitor will contact Alex Stevenson, Cultural Resources Program Manager, Sound Transit, unless there is a monitoring plan in place that directs the monitor to do otherwise. If Alex Stevenson is not available, the monitor will contact Lesley Maurer, Environmental Planner, Sound Transit.
- 3. Notify Project Management:** If there is no archaeological monitor on site, contact Alex Stevenson. If they are not available, contact Lesley Maurer. The Sound Transit representative will make all other contacts.
- 4. Avoid any other communication:** Do not call 911, the media, or members of the public about the find.

### IDP Terminology

A **find** is a discovery during construction that could potentially be an archaeological resource.

An **archaeological resource** is an artifact or feature (or group of artifacts or features) older than 50 years.

An **NRHP-eligible archaeological resource** is one that has been evaluated and meets the criteria for listing in the National Register of Historic Places. (NRHP).

## 2.2 Project Manager responsibilities

- 1. Contact the Project Archaeologist:** Alex Stevenson of Sound Transit or designee will contact the Project Archaeologist, Matthew Warren (or, if there is not one, designate a qualified archaeologist), to evaluate whether the find is an archaeological resource as defined by state or federal law. If the Project Archaeologist recommends that the find is not an archaeological resource, the Project Archaeologist can authorize work to continue.

2. **Determine area adequate for protection:** If the Project Archaeologist recommends that the find is an archaeological resource, the Project Archaeologist will determine the area and the means adequate for protection and instruct the Contractor to maintain or adjust the protected area accordingly.
3. **Notify consulting parties:** The Project Archaeologist will notify DAHP in coordination with Sound Transit of the discovery of an archaeological resource. DAHP in coordination with Sound Transit shall notify consulting parties (SHPO, tribes, and any other identified interested parties) of the find within 48 hours, per 36 CFR Part 800.13.
4. **Research to evaluate NRHP-eligibility:** The Project Archaeologist will conduct any additional research necessary to evaluate National Register of Historic Places (NRHP) eligibility of the archaeological resource. Based on this research, the Project Archaeologist will recommend to Sound Transit and DAHP whether the archaeological resource is NRHP-eligible. This additional research may include preparation of an archaeological excavation permit which will be prepared by Sound Transit and reviewed by DAHP in consultation with consulting parties. DAHP will authorize this permit and allow research to continue as appropriate.
5. **Formally determine NRHP-eligibility and continue consultation:** DAHP in coordination with Sound Transit shall determine whether the archaeological resource is NRHP-eligible and shall provide the determination to consulting parties. Consulting parties shall respond within 48 hours, per 36 CFR Part 800.13.

If DAHP in coordination with Sound Transit determines that the archaeological resource is not NRHP-eligible and consulting parties do not object within 48 hours, construction may continue when authorized by DAHP in coordination with Sound Transit. If any consulting party objects, DAHP in coordination with Sound Transit shall continue consultation with all consulting parties in good faith to resolve the lack of agreement.

6. **Avoid or mitigate adverse effects:** If DAHP in coordination with Sound Transit determines that the archaeological resource is NRHP-eligible, DAHP will work with Sound Transit to determine whether adverse effects can be avoided. If adverse effects can be avoided, DAHP in coordination with Sound Transit shall provide documentation of avoidance and a determination of No Adverse Effect to consulting parties. If consulting parties do not object within 48 hours, construction may continue when authorized by DAHP in coordination with Sound Transit. If any consulting party objects, DAHP in coordination with Sound Transit shall continue consultation with all consulting parties in good faith to resolve the lack of agreement.

If DAHP in coordination with Sound Transit determines that adverse effects cannot be avoided, DAHP will work with Sound Transit and consulting parties to implement mitigation measures outlined in an excavation permit. This permit may be the same as the initial



excavation permit from Step 5 or preparation of an additional excavation permit may be required.

### 3 HUMAN REMAINS

Uncovered human remains on project construction site require special treatment under RCW 68.50.645. Any potential remains that are encountered during project work should be assumed to be human until determined otherwise by the Project Archaeologist or the Pierce County Medical Examiner. Procedures for the discovery of possible human remains are shown in Figure 3-1 and described below.

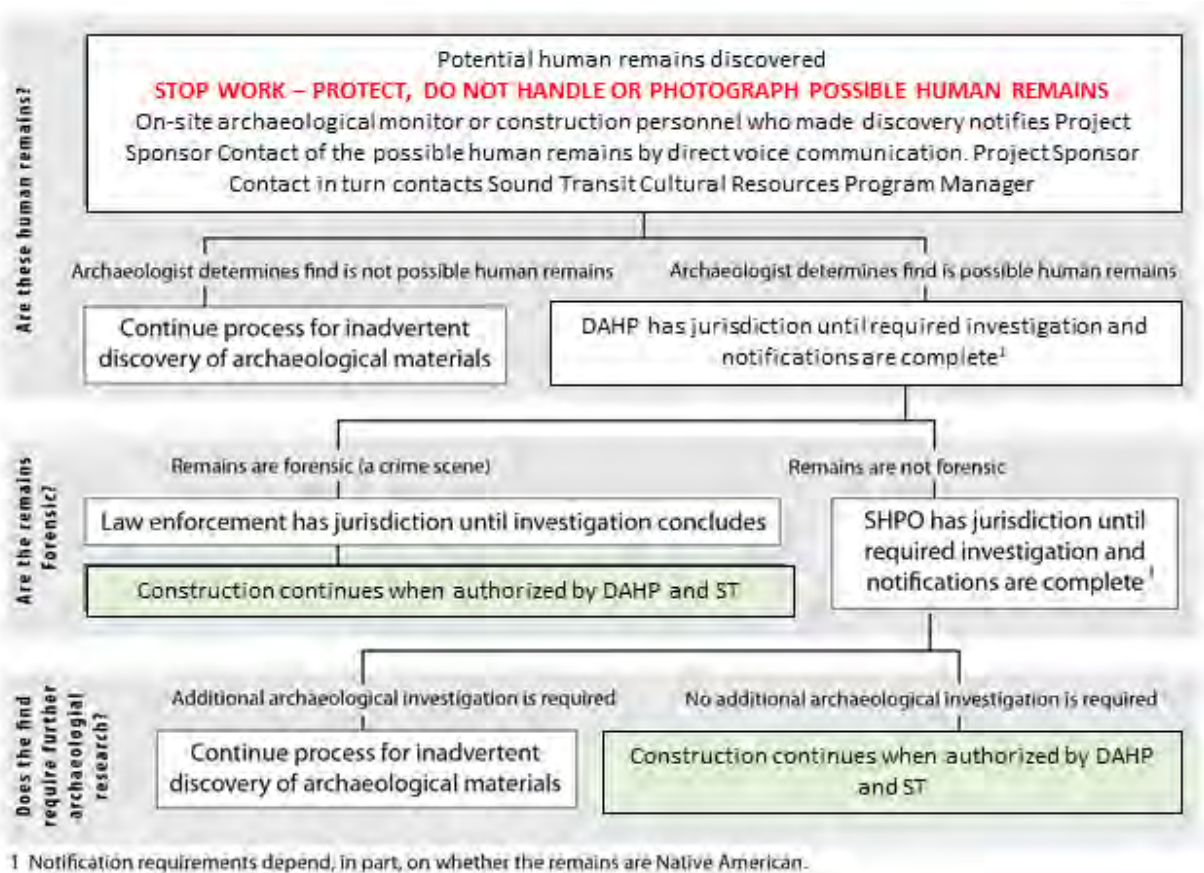


Figure 3-1 Process for discovery of possible human remains

#### 3.1 On-site staff responsibilities

On-site staff will follow the procedures described below. The contact phone tree is shown in Appendix A - On-Site Inadvertent Discovery Guide.

- 1. Stop work:** If any Sound Transit employee, contractor, or subcontractor believes that he or she has uncovered possible human remains at any point in the project, all work on site and in areas adjacent to the discovery will stop. The area of work stoppage will be adequate to

protect the discovery, which is expected to be a minimum of 30 feet in all directions, unless the Project Archaeologist or law enforcement personnel indicate otherwise.

2. **Do not handle human remains:** Possible human remains shall not be handled, removed, reburied, or covered.
3. **Flag and secure the area:** The area of discovery will be flagged and secured. The location of the discovery will be secured at all times. Construction equipment and personnel will not enter the area. Spoils piles or vehicles from the area that have the potential to contain human remains, such as dump trucks, will remain on site. No persons other than the proper law enforcement personnel, the Pierce County Medical Examiner, and professional archaeologists will be authorized to access the discovery location after the area is secured.
4. **Notify the archaeological monitor:** If there is an archaeological monitor on site, notify that person. The monitor will contact Alex Stevenson, Cultural Resources Program Manager, Sound Transit, unless there is a monitoring plan in place that directs the monitor to do otherwise. If Alex Stevenson is not available, the monitor will contact Lesley Maurer, Environmental Planner, Sound Transit.
5. **Notify Project Management:** If there is no archaeological monitor on site, contact Alex Stevenson. If they are not available, contact Lesley Maurer. The Sound Transit representative will make all other contacts.
6. **Avoid any other communication:** Do not call 911, the media, or members of the public about the find.

### 3.2 Project Manager responsibilities

1. **Preliminary observation:** The Sound Transit Cultural Resources Program Manager will notify DAHP (via phone) of the discovery and will coordinate with the Project Archaeologist to assess whether the discovery may be human remains (without disturbing the discovery further). If the discovery can be definitively identified as nonhuman, procedures for archaeological resources will be followed.
2. **Notify local law enforcement:** If the discovery could possibly be human remains, the Sound Transit Cultural Resources Program Manager or the Project Archaeologist shall call the Tacoma Police Department non-emergency number and report that potential human remains have been discovered. The Tacoma Police Department will control the discovery site until it is either determined to be non-forensic (not a crime scene) or the investigation is complete.
3. **Participate in consultation:** The Sound Transit Cultural Resources Program Manager will participate in consultation. If there are also archaeological materials at the human remains discovery location, there may be a parallel archaeological resources process led by DAHP. Construction can resume when authorized by DAHP and Sound Transit.



## 4 CONSTRUCTION TEAM TRAINING, COMMUNICATION, AND REPORTING

### 4.1 Preconstruction meeting

A preconstruction meeting will be held for the Project Archaeologist, Construction Management Lead, Resident Engineer, Contractor's project manager, Project Superintendent, and other personnel responsible for overseeing ground-disturbing field operations to:

- Review IDP procedures.
- Provide introductions of the Sound Transit representatives, the Project Archaeologist, and other personnel.
- Describe the role of the Project Archaeologist.
- Establish a chain of command for communication and decision-making among the Project Archaeologist and Sound Transit and Contractor personnel.
- Clarify questions about stop-work and notification procedures.
- Provide a copy of the On-site Inadvertent Discovery Guide (Appendix A) to field staff providing oversight of ground-disturbing work.

The preconstruction meeting will occur prior to any ground-disturbing activity. Additional meetings will be scheduled if there is substantial staff turnover, concern about staff understanding the protocols, a long break in construction, or a desire for refresher training on policy. The Project Archaeologist will remain in contact with Sound Transit Cultural Resources Program Manager and Sound Transit throughout the project to determine if site visits, additional meetings, or orientations are needed.

### 4.2 Construction crew member orientation

The Project Archaeologist may provide on-site cultural resources orientation for all construction crew members leading ground-disturbing construction work. Orientation will inform and familiarize construction personnel with the IDP protocols and their responsibility to call attention to any archaeological materials they observe. The Sound Transit Cultural Resources Program Manager will coordinate with the Project Archaeologist to provide a brief orientation to construction crew members, as appropriate.

### 4.3 Ongoing communication

The Sound Transit staff, contractor, and its agents will abide by established communication protocols described in the inadvertent discovery processes in Sections 2 and 3 regarding any archaeological resource matters that arise during construction. The Project Archaeologist will remain in communication with the Sound Transit Cultural Resources Program Manager (or designee), as appropriate, throughout project construction, via email and phone. If any member of the Project team feels communication is inadequate to ensure that the archaeologist is on site when it is prudent, the Project team member can contact DAHP. DAHP will coordinate with Sound Transit on how to improve communication.

#### **4.4 Reporting of inadvertent discoveries**

The responsibilities of the Project team include assessments of any inadvertent discoveries and a summary of results at the conclusion of construction. Reports regarding assessments of any inadvertent discoveries will be provided by Sound Transit to DAHP for review before submission to consulting parties. For all reporting, sensitive information regarding archaeological resources, human remains, funerary objects, or traditional practices shall not be released except as authorized by DAHP under applicable state.

##### **4.4.1 Assessment of inadvertent discoveries**

The Project Archaeologist will be responsible for preparing an assessment of all inadvertent discoveries during construction. The assessment will be used by DAHP to determine Section 106 eligibility and effects determinations and inform any additional coordination or investigation that may be necessary. The assessment will be prepared within 24 hours of an inadvertent discovery and can be provided to Sound Transit in a memorandum or email. It will include the following information:

- 1) A description of the find, in enough detail to characterize its features and age. The description should include at least one photograph of the find.
- 2) A description and map of where the find occurred, including its context with adjacent features. The location of the find should be identified on a map that also identifies other known historic properties, if relevant.
- 3) Whether or not the find is an archaeological resource.
- 4) For archaeological resources, a recommendation of NRHP-eligibility that includes a statement of the age of the find, evaluation of find against each NRHP criterion, and a description of the integrity of the find.

## **5 ARCHAEOLOGICAL RESOURCES AND COLLECTION CURATION**

No artifact shall be removed or taken by any construction crew member, regardless of archaeological significance or the disposition of the artifact. If a NRHP-eligible resource is encountered and the Archaeological Treatment Plan includes excavation or removal of the archaeological materials, the plan will specify collection and curation requirements. If artifacts are removed from the site for analysis and determined ineligible, the Project Archaeologist will dispose of the material.

## 6 CONTACT INFORMATION

<p><b>Sound Transit</b>                  Primary Contact: Alex E. Stevenson                  Title: Cultural Resources Program Manager                  Office Phone: 206-553-3655                  Cell Phone: 206-419-5315                  Email address: alex.stevenson@soundtransit.org</p> <p>Alternate Contact: Lesley Maurer                  Title: Environmental Planner                  Office Phone: 206-553-3892                  Cell Phone: 505-908-5814                  Email address: lesley.maurer@soundtransit.org</p>	<p><b>Puyallup Tribe of Indians</b>                  Primary Contact: Brandon Reynon                  Title: Tribal Historic Preservation Officer                  Office Phone: 253-573-7986                  Email address: brandon.reynon@puyalluptribe-nsn.gov</p> <p><b>Nisqually Indian Tribe</b>                  Primary Contact: Brad Beach                  Title: Tribal Historic Preservation Officer                  Office Phone: 360-456-5221, ext. 1277                  Cell Phone: 360-528-1084                  Email address: beach.brad@nisqually-nsn.gov</p> <p><b>Confederated Tribes and Bands of the Yakama Nation</b>                  Primary Contact: Kate Valdez                  Title: Tribal Historic Preservation Officer                  Office Phone: 509-865-5121, ext. 4041                  Email address: kate@yakama.com</p>
<p><b>Project Archaeologist</b>                  Matthew Warren, Archaeologist, Historical Research Associates, Inc.                  Office Phone: 206-343-0226, ext. 304                  Cell Phone: 206-940-6639                  Email address: mwarren@hrassoc.com</p>	<p><b>Muckleshoot Indian Tribe</b>                  Primary Contact: Laura Murphy                  Title: Archaeologist, Cultural Resources                  Office Phone: 253-876-3272                  Email address: laura.murphy@muckleshoot.nsn.us</p>
<p><b>Washington State Department of Archaeology and Historic Preservation</b>                  Transportation Archaeologist                  Name: Dennis Wardlaw                  Office Phone: 360-485-5014                  Email address: dennis.wardlaw@dahp.wa.gov</p>	<p><b>Steilacoom Indian Tribe</b>                  Primary Contact: The Honorable Danny K. Marshall                  Title: Chair                  Phone: 253-584-6308                  Email address: steilacoomtribe@msn.com</p>
<p><b>Tacoma Police Department</b>                  Non-Emergency Number: 253-287-4455</p>	<p><b>Suquamish Tribe</b>                  Primary Contact: Stephanie Trudel                  Title: Tribal Historic Preservation Officer                  Phone: 360-394-8533                  Email address: strudel@Suquamish.nsn.us</p>

# *Appendix A*

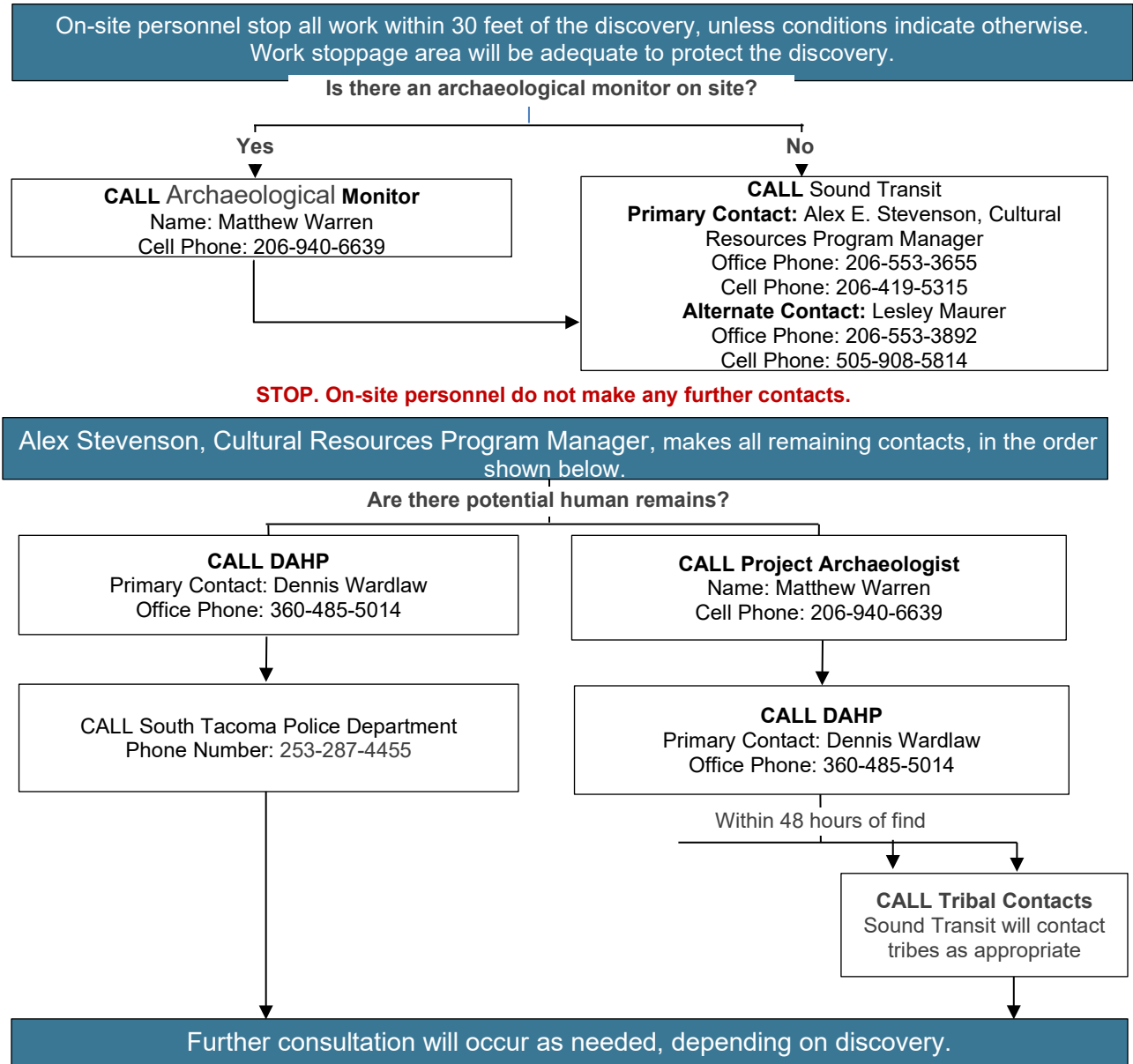
On-Site Inadvertent Discovery Guide for South  
Tacoma Station Access Improvements Project

**PROJECT NAME**

# On-Site Inadvertent Discovery Protocols for Archaeological Materials and Human Remains

This information assists on-site personnel in implementing procedures described in the Inadvertent Discovery Plan, in compliance with applicable state and federal laws.

Contact Phone Tree—Potential archaeological resources encountered





# Examples of Archaeological Resources



Layers of Shell



Burnt Soil (Hearth)



Burnt Rock Feature (Hearth)



Bone



Basketry



Flaked Stone Tool



Flaked Stone Tool



Stone Tool-Making Debris



Historic Cellar



Historic Utility Feature



Historic Artifact Scatter



Historic Artifacts

