Historical Resources Addendum

McDonald Smith, Russell T. Joy, Tioga, and Tacoma Biscuit and Candy Company buildings

September 2007

Prepared for
University of Washington

Prepared by
Artifacts Consulting, Inc.
201 North Yakima Avenue
Tacoma, WA 98403
# Table of Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0 Introduction</td>
<td>4</td>
</tr>
<tr>
<td>2.0 Historical Background</td>
<td>8</td>
</tr>
<tr>
<td>3.0 Physical Information</td>
<td>28</td>
</tr>
<tr>
<td>4.0 Recommendations</td>
<td>65</td>
</tr>
</tbody>
</table>
1.0 INTRODUCTION
The following Historical Resources Addendum (HRA) provides a catalog of character-defining features and related significance levels for the McDonald Smith, Russell T. Joy, Tioga, and Tacoma Biscuit and Candy Company buildings in Tacoma, WA. Pursuant to the University of Washington (UW) Tacoma 2003 Campus Master Plan preparation of an HRA is required for buildings 50-years or older that will undergo exterior alterations as part of major project. Excerpted language from the UW Tacoma 2003 Campus Master Plan, page 73:

"The HRA will be an attachment to all project documentation and be considered by the appropriate decision maker. The information and analysis provided in the HRA provides a framework and context to insure that important elements of the campus, its historical character and value, environmental considerations and landscape context are preserved, enhanced, and valued. The HRA further insures that improvements, changes and modifications to the physical environment may be clearly analyzed and documented."
2.0

HISTORICAL BACKGROUND
2.1 Brief Context Statement

Tacoma owes its origins to the railroad. In 1873, a verbal battle arose as to whether Seattle or Tacoma was best suited to be the western terminus for the Northern Pacific transcontinental railroad. Tacoma's fate was determined in a telegram dated July 14 of that year, announcing that "We have located the terminus at Commencement Bay."

Tacoma was chosen because of its deep water port. The first passenger station was located at the corner of Seventeenth Street and Pacific Avenue, and was referred to as Villard Station. Named for Henry Villard, who became one of Tacoma's most notorious businessmen, the station and surrounding area boomed in the population surge that accompanied the new railway. Hotels and commercial industries thrived as people streamed through the station, and by 1888 the population had risen to 35,000.

In 1885 a major fire roared through Tacoma, prompting the city's first building codes, which called for new buildings to be permanent structures constructed of stone or brick. While the area closest in proximity to Villard Station was mainly occupied by hotels and amenities for railroad passengers, the section of the city from Seventeenth Street down to Twenty-First Street along Pacific Avenue emerged as an ideal warehouse district.

Warehouses were built along a short spur track that ran directly behind Pacific along Hood Street, which made for easy and accessible unloading of goods brought in by the railroad. These warehouses were used to store the goods coming into Tacoma, while other buildings housed factories which shipped products out of the city. The majority of these buildings were erected after the 1885 fire and therefore built according to the new municipal building codes. To support their loading capacity, the warehouses were constructed with interior columns, floors and roofs of...
old-growth timber, and heavy, load-bearing masonry walls.

By 1890, Tacoma boasted many factories, shops, mills, warehouses, and elevators, along with miles of dockage constructed to keep pace with the growing commercial and industrial demands of the time. But in 1891 the railroad relocated its depot station to a vacant lot on the east side of Pacific Avenue, between Seventeenth and Nineteenth Streets. All of a sudden rail passengers were dropped not in the center of Tacoma’s commercial business area, but rather across the street from a row of warehouses.

Twenty years later, Tacoma recovered from the depot debacle by building a grand railroad station on the east side of Pacific Avenue. The new Union Station opened to the public on the first day of May in 1911. Before the decline of railroad use a decade later, Union Station saw hundreds of thousands of passengers come through its doors.

With the increasing popularity and availability of the automobile during the 1920s and 1930s, less and less people opted for rail travel. Tacoma’s warehouse district adapted to meet the new wave of demand for automobile supplies as storefronts along Pacific Avenue changed from wholesalers of paper and candies to dealers of auto parts and services.

And yet, the stagnant air of decline was evident across downtown Tacoma, which reached bottom in the 1960s when Tacoma Mall was constructed outside of the downtown core. By the 1990s, many of the once-vibrant warehouse district buildings stood vacant and in need of repair.

The answer to the district’s failing came in the form of education. In 1991, the University of Washington opened a Tacoma branch directly in the center of the Union Depot-Warehouse Historic District, which is now listed to the National Register of Historic Places. Many of the vacant warehouses were retained and adapted for use as classrooms and facilities at the urban college.
2.2 McDonald Smith Building

Built in 1890, the McDonald Smith Building is located at 1932–1936 Pacific Avenue. The four-story brick building and its facade were constructed to appear as one continuous space from the street, although three separate addresses within the building were built for three different owners.1

The first two portions of the building were erected in 1890 at a cost of $20,000 each. The addresses at 1932 and 1934 Pacific Avenue were built for E. A. McDonald, a local wholesale grocer, and Fred C. Smith (respectively).2 Three years later, a man named Henry Young commissioned construction for the third portion of the building for $8500.3

Despite the fact that the McDonald Smith Building had three different owners, architect Louis C. Houser designed the building for the possibility of being used as one space by including doorways in the brick fire walls that separated each section of the building.4 J. W. Morrison was the contractor for the construction of the building.5

After the construction of the first two sections was completed in 1890, a distribution company called Bradney, Morley & Co. became the first tenants to occupy the building.6 The sole occupant for four years, Bradney, Morley & Co. were distributors of oil, bolting, saw and shingle machinery, electric light and power plant supplies, and new and used machinery.7 After the company moved out, the McDonald Smith Building sat vacant until 1900.8

In 1900, carpentry work was completed for the occupancy of a new wholesale grocer to move into two sections of the building. Organized by John B. Reed, the Love, Johnson Co. moved into the McDonald Smith Building for the term of a five-year lease.9 The company changed its name to the Tacoma Grocery Co. in 1906 and relocated to a different part of the city.10


June 24, 1941 View looking north down Pacific Avenue, East (front) facade of McDonald-Smith Building second one in. Outdoor painted advertisements for Paramount Supply Co. (occupied 1936 Pacific Ave. from 1923-1940) and Consolidated Dairy Products (occupied 1934 Pacific from 1923-1937). Store name for Pawlin Co. (occupied 1934 Pacific Ave. from 1941-1942) can be seen above. Downtown on 1934 Pacific. Notice fire escape along Southeast storefront. Source: Tacoma Public Library.
A year after Love, Johnson Co. set up shop on Pacific Avenue, another wholesale grocer moved into the remaining third of the MacDonald Smith Building. With Gustaf Lindberg as president and E. A. Younglove as secretary, Lindberg Grocery thrived at its location at 1932 Pacific Avenue. The company changed names twice over the years. First, in 1904, to Lindberg, Younglove Grocery Co., and then when Mr. Lindberg left the company it became Younglove Grocery. For a total of thirteen years, the grocery company remained in business at the McDonald Smith Building. In 1915, Younglove Grocery’s main headquarters relocated one building over, but as they continued business in Tacoma for the next twenty-seven years they occasionally used the space at 1932 Pacific Avenue for various needs.10

In the early 1900s, the McDonald Smith Building changed owners twice. As land values continued to rise in the warehouse district, the business of turning over properties quickly was not uncommon. In 1903, Judge William H. Snell purchased the entire property for $20,000. Just two years later Judge Snell sold the building to Arthur H. and Persie A. Gardner for a profit of $15,000.11

The McDonald Smith Building was home to various businesses during the first half of the twentieth century. From 1907 to 1910, the wholesale plumbing supplies company of Walsh and Gardner occupied the northernmost section.12 Consolidated Dairy Products was housed in the middle section from 1922 to 193713, and Steam Supply & Rubber Co. held its business in the south end of the building from 1922 to 1923.14 The longest occupancy during this time was that of the Paramount Supply Co., which ran its business at 1936 Pacific Avenue from 1923 until 1960.15

Partitions were added to various floors of the McDonald Smith Building in 1927, 1929, and 1931. Also in 1931, an elevator shaft and pit were installed at a cost of $1000.16 The largest change to the interior took place when confectioner Harry L. Brown decided to locate his factory in the north end of the McDonald Smith Building, at which point 1932 Pacific Avenue was converted into a candy plant.

Harry Brown had been in business for himself since 1907 and was a prominent figure in Tacoma. Having served as president of both the Washington Confectioners Association and the Tacoma Chamber of Commerce, Brown was active in civic and religious activities. During World War I, Brown went to France as the head of the YMCA confectionary distribu-
tion service for the soldiers. Harry Brown Confections operated out of the McDonald Smith Building until, in 1954, the space became too small for production. The Rogers Candy Co. took over the space and stayed at the location until 1976.¹⁸

Along with most of downtown Tacoma, the McDonald Smith Building went through a spell of near vacancy after the construction of the Tacoma Mall in the 1960s. An iron and metal salvage company, an antique store, and a futon dealer occupied parts of the building for short periods of time until finally the entire building sat vacant. Discussions about converting the building into residential and work space for artists had been stirring during the late 1980s, and in 1989 demolition work began inside the building.

Grahame Fenton, the owner of the McDonald Smith Building at the time, teamed up with developer Sandy Desner and architects Jim Merritt and Lee Pardini to renovate the vacant building into a twenty-two-unit artist loft with three commercial units. The $900,000 project consisted of installing new wiring, plumbing, lighting systems, kitchens, and bathrooms, as well as structurally reinforcing the old building with three-inch-thick reinforced-steel concrete floors to bring the building up to earthquake damage prevention codes.¹⁹ With the exception of areas that bisected the added stairway, the original exposed brick and old-growth timber beams inside the building were retained.²⁰

As the restoration of the McDonald Smith Building continued, the design team discovered that all of the original pilasters along the storefronts were in ruins. Fiberglass replicas were cast from the iron detailing on the neighboring buildings, and the McDonald Smith Building storefronts were restored.²¹

With the new Tacoma branch of the University of Washington and the Theater District taking shape, downtown Tacoma was on the verge of a revival in the 1990s. The Artists' Lofts were an affordable option for living and working in a part of the city on its way to having new life breathed into it, and residents quickly filled the McDonald Smith Building. The University of Washington-Tacoma purchased the Lofts in August of 2006.²²

(ENDNOTES)


² TACOMA DAILY LEXER, (JANUARY 1, 1976), "A YEAR'S BUILDING."
4 TACOMA DAILY LEDGER, (MAY 1, 1890), "BUILDING FOR THE AVENUE."
6 TACOMA UNION DEPOT WAREHOUSE DISTRICT HISTORIC ENGINEERING RECORD, DEPARTMENT OF THE INTERIOR.
5 TACOMA DAILY LEDGER, (MAY 1, 1890), "BUILDING FOR THE AVENUE."
8 TACOMA UNION DEPOT WAREHOUSE DISTRICT HISTORIC ENGINEERING RECORD, DEPARTMENT OF THE INTERIOR.
7 TACOMA UNION DEPOT WAREHOUSE DISTRICT HISTORIC ENGINEERING RECORD, DEPARTMENT OF THE INTERIOR.
9 TACOMA DAILY LEDGER, (JUNE 5, 1909), "OPEN WHOLESALE HOUSE IN TACOMA."
10 TACOMA UNION DEPOT WAREHOUSE DISTRICT HISTORIC ENGINEERING RECORD, DEPARTMENT OF THE INTERIOR.
11 TACOMA UNION DEPOT WAREHOUSE DISTRICT HISTORIC ENGINEERING RECORD, DEPARTMENT OF THE INTERIOR.
12 TACOMA UNION DEPOT WAREHOUSE DISTRICT HISTORIC ENGINEERING RECORD, DEPARTMENT OF THE INTERIOR.
13 TACOMA UNION DEPOT WAREHOUSE DISTRICT HISTORIC ENGINEERING RECORD, DEPARTMENT OF THE INTERIOR.
14 TACOMA UNION DEPOT WAREHOUSE DISTRICT HISTORIC ENGINEERING RECORD, DEPARTMENT OF THE INTERIOR.
15 TACOMA UNION DEPOT WAREHOUSE DISTRICT HISTORIC ENGINEERING RECORD, DEPARTMENT OF THE INTERIOR.
16 TACOMA UNION DEPOT WAREHOUSE DISTRICT HISTORIC ENGINEERING RECORD, DEPARTMENT OF THE INTERIOR.
17 INSPECTION RECORDS, (1900-1910).
18 TACOMA NEWS TRIBUNE, (MARCH 26, 1910), "LOCAL REAL ESTATE MARKET EASY HOLD ITS STEADY."
2.3 **RUSSELL T. JOY BUILDING**

In 1892, Russell T. Joy hired architects Pickles & Sutton and contractor W. F. Heath to complete a building project at 1716–1730 Pacific Avenue: a 200-foot stretch of land situated between Pacific Avenue and the railroad spur along Commerce (formerly Hood) Street in Tacoma.¹

Joy came to Tacoma in 1888 and found work as a clerk for the Tacoma Land Company.² Just four years later, Joy had moved on to become the secretary and manager of the Excelsior Park Land Company.¹ While establishing a reputation as a real estate developer, Joy also became a builder. In 1892, he had a total of three building projects in the warehouse district. For a cost of $6400, Joy constructed a two-story brick building on the land once home to Villard Station, Tacoma’s first railroad passenger station. He also built a one-story triangular building at the junction of Pacific Avenue and the Northern Pacific Railroad tracks for $5000.³ But, at a cost of roughly $30,000, his building set to flank Pacific Avenue was the largest and the most expensive of the three endeavors.⁴

Albert Sutton was a leading Tacoma architect. His firm, Pickles & Sutton, designed many distinguished buildings in Tacoma, including the Rust Building and the National Bank of Tacoma Building.¹ They designed the Russell T. Joy Building to be two stories, but contracted W. F. Heath to build the walls thick enough to bear six stories when such expansion became necessary.¹

While construction was underway, a market company was set to lease the space. Twenty-five to thirty stalls were called for in the lower part of the building to accommodate the market company. Plans were also set forth for the construction of a cold-storage plant to be placed under the sidewalk on Hood Street, where the market company would maintain the delivery system.⁵

The flatiron building was completed with eight storefronts along Pacific Avenue, 1720–1722 Pacific Ave., which became part of "Tacoma Manufacturers’ Permanent Exhibition." Notice the original outdoor advertisement on the north facade of the building for Rust’s Wholesale Store (occupied by another Russell T. Joy building from 1905–1912) which would be later covered with the outdoor advertisement for the Heidelberg Brewery which can still be seen today. Source: Tacoma Daily News, June 29, 1905.

---

¹ Historical Resources Addendum

---

² Historical Resources Addendum

³ Historical Resources Addendum

⁴ Historical Resources Addendum

⁵ Historical Resources Addendum

---

⁶ Historical Resources Addendum
Avenue and a rear loading dock along the Hood Street railroad spur. The Russell T. Joy Building joined the likes of many other buildings in the warehouse district as home to various wholesalers, candy shops, and fruit markets. During its first decade, the building housed the H. N. Richmond Paper Co., the Great Western Stove Co., the Wiegel Candy Co., and the Stardiamond Candy Co.

Then, on November 14, 1903, disaster struck when a fire broke out in the second floor of the building. The fire ate right through the wood partitions and wooden floors separating the individual businesses on the upper levels of 1726 and 1728 Pacific Avenue. Though the flames never touched the lower floor, losses were estimated at a combined $75,000 for the four companies within the building. Both candy firms sustained nearly a complete loss and left the building after the fire.

In February of the following year, Joy hired the prominent Tacoma architectural firm of Russell & Babcock to design the improvements for the building. Cowen & Black were awarded the contract for the work. Preliminary improvement work began with the removal of fire debris, and architectural changes were to follow, including a third story designed to run the entire length of the structure. Half Roman bricks were chosen for the new construction, along with ornamental corners and a handsome centerpiece. The installation of four elevators was also part of reconstruction, and special attention was paid to strengthening the building.

The first new tenant after the fire was Tacoma Manufacturers' Permanent Exposition, which moved into the 1720–1722 Pacific Avenue storefronts in 1905.

During the early 1900s, the Russell T. Joy Building was also home to the nationally known Studebaker Wagon Company. And as Americans became more auto-oriented further into the 1920s and 1930s, the building saw a string of occupants associated with the booming new industry. Hainsworth Motor Co., West Coast Motor Co., and Harbor Tire Co. all occupied the building while the use of automobiles was on the rise, and the storefronts were remodeled to fill the demand for such services.

Frank Sussman & Company, a wholesaler and retail dealer of hardware and salvaged goods, occupied 1730 Pacific Avenue from 1923–1929. Although not an automotive business, they received attention in 1928 when fire broke out once again in the building. The blaze rose from the center...
of the second floor of Frank Sussman & Co. after a pile of discarded fish 
seines, nets, and burlap caught fire. Fortunately, losses were limited to 
just the items that had started the fire.17

An Art Deco-style Alt Heidelberg advertisement was painted onto the 
north face of the building in 1933, a time when outdoor advertising was 
common. Though many of these advertisements were painted over in 
later years, the Alt Heidelberg sign—complete with the brewery’s sym-
bol of the ‘student prince’—can still be seen today and is believed to be 
one of the last Alt Heidelberg signs in existence.18 19

From 1935 to 1940, all storefronts at the Russell T. Joy Building were 
vacant except one: 1720 Pacific Avenue was home to the W. S. Walter Co., 
dealers in industrial and logging supplies.

In 1948, the portion of the building at 1716 Pacific Avenue was completely 
remodeled, including the installation of a glass storefront, for A. E. Graf-
ton & Co., which occupied the space from 1948 until 1954.20

The Russell T. Joy Building continued to house various wholesale and 
retail businesses for short spans of time throughout the late 1900s, yet 
vacancies increased as downtown Tacoma struggled following the com-
pletion of the Tacoma Mall outside of the downtown core.

Though the Russell T. Joy Building stands vacant today, it still contains 
the original wooden floors and old timber posts and beams. Hardware dating 
back to the early 1900s can be found adorning what appear to be original 
windows. Now owned by the University of Washington-Tacoma, it is a 
valuable resource in Union Station-Warehouse Historic District.

(ENDNOTES)

1 TACOMA DAILY LEDGER, (May 14, 1993), "A STRANGE PHARAOH.
2 TACOMA DAILY LEDGER, (October 11, 1943), "FRUITLESS.
3 TACOMA PRESS DIRECTORY, (1941-1973).
4 TACOMA DAILY LEDGER, (May 22, 1973), "THERE’S BIG BUILDINGS.
5 TACOMA DAILY LEDGER, (April 2, 1973), "BRIDGE A BIG CITY.
6 TACOMA DAILY LEDGER, (August 1, 1973), "BUILDING HOPE.
7 TACOMA NEWS TRIBUNE, (November 17, 1993), "WHEN WALL STREET TURNS TO ARCHITECT.
8 TACOMA DAILY LEDGER, (April 22, 1973), "THERE’S BIG BUILDINGS.
9 TACOMA DAILY LEDGER, (June 12, 1973), "A STRANGE PURCHASE.
10 UNION STATION-WAREHOUSE HISTORIC DISTRICT WALKING TOUR, UNION STATION HISTORIC DISTRICT DEVELOPMENT ASSOCIATION, P. 2.
12 TACOMA DAILY LEDGER, (November 11, 1993), "BIG BUILDINGS IN FLAMES.
13 TACOMA DAILY LEDGER, (February 18, 1994), "BIG BRICK BUILDING WILL BE ADDED.
14 TACOMA DAILY NEWS, (April 29, 1993), "TACOMA MANUFACTURES PERMANENT EXPANSION, 1938-1939 PACIFIC AVENUE.

HISTORICAL RESOURCES ADDENDUM
17. TACOMA NEWS TRIBUNE (MARCH 1, 1916), “TACOMA HAS THE SMALLEST LITTLE CAR.”
18. UNION STATION-WAREHOUSE HISTORIC DISTRICT WALKING TOUR, UNION STATION DISTRICT DEVELOPMENT ASSOCIATION, P. 2.

August 2007 view of the West (rear) facade. The rear bays once used for loading and unloading goods from the train are now completely boarded up in the vacant building. Source: Artifacts Consulting, Inc.
In 1904, the Tacoma Biscuit and Candy Company purchased a plot of land for the sum of $50,000 in the neighborhood now known as the Union Depot-Warehouse Historic District of Tacoma. Within the same year, a four-story, post-and-beam building of pressed brick and wood was erected on the site. Architect Jay Knapp—who designed a number of large buildings and residences in Milwaukee, Wisconsin before taking up an office in Tacoma in 1904—was awarded the contract for the new cracker factory, which was designed to house the most modern machinery and equipment in the industry.

Located at 1731–1737 Jefferson Avenue, the new building was referred to as the “best cracker plant upon the Pacific coast.” The first floor, which fronted Commerce (formerly Hood) Street, was home to the boilers and a double-deck oven, and was used as a warehouse and storeroom. With the building’s rear location along a spur track of the Northern Pacific Railroad, freight cars were unloaded at the rear doors of the first floor, a convenience that was extremely valuable. After being unloaded, large freight and supplies could be sent to any part of the building via a quick-service freight elevator, which rose through the center of each floor. A smaller package elevator could be used for less bulky supplies.

The second floor, which fronted Jefferson Avenue at street level, housed the main offices, a sales and display room, and a bake shop. Almost the entire hundred-foot face of the second floor was composed of solid plate glass windows, which made an inviting entrance to the factory. The main offices continued welcoming atmosphere, being finished in natural wood and partitioned off by ornamental railings, all of which were made locally in Tacoma.

The third floor of the building was used solely as the main stockroom for the candies and crackers produced at the plant.

**Historical Resources Addendum**
In order to produce a pure product, keeping a candy factory clean was a major concern. The Tacoma Biscuit and Candy Company manufactured all of their products on the fourth floor, where the waterproof cement floor was possibly the defining factor that made this factory "the best." The floor of the fourth floor was poured to slope gradually from the center outward, so that it could be washed and kept clean easily, and was said to be "the only candy floor of the kind in the West."

Each floor of the building welcomed in daylight through rows of large windows set close together. The interior exposed brick and woodwork were all painted with asbestos paint while the Tacoma Biscuit and Candy Company occupied the building.1

As the railroads vied for rights-of-way in Tacoma, land values in the warehouse district skyrocketed. In 1906, the Union Pacific Railroad purchased the land and property at 1731—1737 Jefferson Avenue for $140,000.4 Later that year, the Tacoma Biscuit & Candy Company vacated the building. In 1907, the building was used as temporary quarters for a new spice factory until its permanent space in the West Coast Grocery Building was completed.1

In 1911, the Tacoma Paper and Stationary Company moved in and set up their wholesale paper shop, remaining in the building until 1942. After thirty years with the same occupants, the structure became known as the Tacoma Paper and Stationary Company Building.

In 1943, the wholesale paper firm of Blake, Moffitt and Towne Inc. took over the Tacoma Paper and Stationary Co. premises.1 A large company advertisement was painted across the south side of the building, complete with a seal proclaiming the company as "pioneers of quality."

Blake, Moffitt and Towne Inc. left the building ten years later, and the structure sat vacant until the McCormack Distributing Co. took over in 1957. Just four years later, McCormack was gone and the building sat vacant again from 1961—1968.

In 1969, the Pacific Storage Co. moved into 1735 Jefferson and stayed for two years.

Then in 1971, the building that had housed candy makers and paper distributors became the new location for an Old Spaghetti Factory restaurant. Taking over the entire second floor, the restaurant chain spent $200,000
refurbishing the building, including the installation of a twenty-four-foot-oak bar back that had been part of the former Savoy Hotel for seventy-five years, and a thirty-foot antique trolley car to be used for seating in the restaurant. The exterior of the building received a new coat of mustard yellow paint, along with a new advertising sign along the south wall that read simply, “The Old Spaghetti Factory.” The building was updated over the next few years with a new roof and minor interior changes.

But in 1982, the historic building was sold again—along with the adjacent Dougan Building—to Jefferson Street Associates. The two upper floors of 1731–1737 Jefferson Avenue remain mostly vacant today, used occasionally as warehouse space for the University of Washington-Tacoma.

(ENDNOTES)

1. TACOMA DAILY LEDGER, (APRIL 24, 1904), "BIG REALTY DEALS PENDING KEEP LOCAL BIDDERS IN GOOD HUMOR.
2. TACOMA DAILY LEDGER, (MARCH 15, 1904), "BUILDING OF THE WEEK.
3. TACOMA DAILY LEDGER, (APRIL 24, 1904), "BIG REALTY DEALS PENDING KEEP LOCAL BIDDERS IN GOOD HUMOR.
4. TACOMA DAILY LEDGER, (MAY 28, 1904), "SOLD ON CENTER STREET AND JEFFERSON AVENUE.
5. TACOMA DAILY LEDGER, (JUNE 18, 1904), "NEW SPICE FACTORY.
6. TACOMA POLK DIRECTORY, (1942).
7. TACOMA PUBLIC LIBRARY, CAMERON BOWEN PHOTO COLLECTION, NORTHWEST ROOM SPECIAL COLLECTION.
8. TACOMA NEWS TRIBUNE, (JULY 16, 1913), "OLD SPAGHETTI FACTORY TO OPEN DOORS MONDAY.
9. TACOMA NEWS TRIBUNE, (OCTOBER 21, 1912), "TWO MORE HISTORIC BUILDINGS GET NEW LIFE."
The Tioga Building at 1901 Jefferson Avenue in Tacoma was built for a Mrs. Wells in 1890. Site preparations for this four-story brick building began in October of 1889, with Rothe & Co. as architects and Phillip Savary as contractor. Construction began in January of 1890 and totaled $30,000 upon completion. Phillip Savary was a local building contractor who lived and worked in Tacoma from 1890-1899. Who Mrs. Wells was and exactly why the Tioga building came to be known by this unusual name are both mysteries buried in history. However, the construction of a brick industrial building in this section of the city was not uncommon during the late 1800s.

After the Northern Pacific Railroad chose Tacoma as its western terminus in 1873, and as goods and people began streaming into city via railway, a warehouse district emerged in the blocks surrounding the Tioga Building. By the late 1800s, Tacoma was booming industrially and commercially, and industrial brick warehouses lined the Hood Street railroad spur on both sides, where the movement and storage of goods was easiest.

In 1891, the Richmond & Stoppenbach Co. became the first occupants at 1901 Jefferson Avenue. Later known a simply the Richmond Paper Co., this paper wholesaler occupied the Tioga building until 1897, at which time the company relocated to the newly constructed Russell T. Joy building. Clark-Blatchly, a lithographing, printing, and binding company, also occupied the Tioga building from 1892 to 1894. Both of these companies advertised along the north facade of the Tioga building with the kind of large painted letters popular as outdoor advertisements during this time.

As the railroads vied for rights-of-way in Tacoma, land values skyrocketed around the warehouse district and sales were frequent. In the early...
1900s, the Tioga building and surrounding land were purchased by the Union Pacific Railroad Company. Though the plans never came to fruition, the Union Pacific Railroad was contemplating building a tunnel from the site of the Pacific Brewery to the lower part of Broadway.\(^1\)

Various businesses occupied the Tioga building during the first two decades of the twentieth century. The Pacific Broom Co. headquartered its factory in the building from 1899–1905.\(^1\) A berry cups, crates, and fruit baskets producer moved its factory to the building in 1910.\(^1\) The Liberty Manufacturing Company—manufacturers of aprons and housedresses—occupied the four-story structure from 1914–1919.\(^1\)

Then in 1920, as automobile use increased across the nation, Whitworth Transfer and Storage Co. moved into the Tioga building.\(^1\) A moving, packing, shipping, and distribution company, Whitworth capitalized on the growing availability of the automobile, just as railroad use began to decline.\(^1\) The old painted advertisements along the north facade changed over the next seven years, as new lettering advertising for the Whitworth Company eventually covered the original advertisement for the Richmond Paper Co. and the Clark-Blatchly Co.\(^1\)

The seven years during which Whitworth Transfer and Storage Co. occupied the Tioga building would prove to be the longest stay for any business at 1901 Jefferson Avenue over the next three decades. The Barrow-Scruggs Company, an overall manufacturing business, briefly occupied the building from 1928–1930. Throughout the 1930s, strings of vacancies were only slightly interrupted: a manufacturing business and a Washington emergency relief shelter were the only occupants at one year apiece during the early 1930s.\(^1\) The Tioga building remained vacant from 1936–1946.

Another string of short-term occupancies, including a wholesale auto parts dealer, a furniture store, and a wholesale junk company, moved in and out of the space until 1955, at which point the building again sat completely vacant until 1962.\(^1\)

The vacancy pattern was interrupted when three new companies moved into the Tioga building in 1962. The shortest stay of the new companies was Mohawk Tire Distributors, which housed its company in the building until 1965. Farwest Distributors, a wholesale auto parts company, conducted its business from the Tioga building until 1971. The longest
stretch for any company at the building was that of Equipment Importers Inc (later known as Jet Equipments & Tools), which ran its company out of the Tioga building from 1962 until the late 1990s. From 2000 on, various small businesses have occupied the building now owned by the University of Washington Tacoma. Community resource centers, credit card service offices, art studios, small business help offices, business management consultation offices, and immigration and naturalization services have all occupied the Tioga building at some point in recent years.

In 2004, GLY Construction added exterior stairs were added to the building’s south wall. Safety and fire upgrades were also implemented by the same construction company.

Today, the Tioga building is mostly used by faculty and staff of the University of Washington-Tacoma Campus. However, it is also home to an independent coffeehouse on the basement floor, and a multi-artist work space available for rent on the third floor.

(Endnotes)

3. Union Station District Development Association, (unpub.), “Union Station Warehouse Historic District Walking Tour,” p. 11.
5. Tacoma Police City Directories (1899–1999).
11. Tacoma Police City Directories (1900–1901).
15. Tacoma Police City Directories (1912–1913).
17. Tacoma Police City Directories (1916–1917).

Historical Resources Addendum
3.0

Physical Information
3.1 Catalog of Character-Defining Features

The purpose of the following catalog is to facilitate compliance with the two core values of the Secretary of the Interior's Standards for the Treatment of Historic Properties, which are:

1) to preserve the buildings' existing historic materials, and
2) to preserve the buildings' and site's distinguishing visual and physical character.

The approach employed by Artifacts Consulting, Inc. in developing this catalog follows guidelines established in the National Park Service Preservation Brief 17, Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character.

During maintenance and rehabilitation projects, this catalog offers quick reference to identify the original finishes, detailing, and assemblies of the buildings' and site's character-defining features. Since these features are not always space-specific or may have been moved, arranging the catalog by building assembly affords the most reliable method to field-identify them. For each building, individual features are listed alphabetically within the organizational framework of each basic building assembly (e.g. Foundation, Framing, Doors, Windows, Roof, Interior, and Site). The data on each feature includes information on what was originally built, any known alterations, the significance level of each element, and small thumbnail images (when available) for identification.

The vast collection of character-defining features falls into two main groupings: 1) those individually contributing to a building's character, and 2) those collectively contributing to a building's character. Examples of the first category include such features as decorative sheet-metal cornices, exterior signage, ornamental brickwork, window assemblies, and also materials such as high quality brick, cast iron, and vertical-grain, old-growth Douglas fir beams and columns. Examples of the second cat-
egory include such elements as wood flooring and joists, painted interior finishes, and utilitarian-quality brick employed in masonry wall cores.

The levels of architectural significance ascribed to elements within the catalog correlate directly with these two groupings. Elements within the first grouping typically rank as primary. Elements within the second grouping typically rank as primary-to-secondary, depending upon their level of contribution. See section 4.1 Analysis of Significance for significance maps of the building.

The information under the catalog heading “Description” comes from field inspections and historical records. Field inspections and past project descriptions were used to provide the information listed under “Alterations.” The levels of significance of original elements are listed under “Levels” and cross-referenced to their corresponding section. “Images” contains digital color images taken during field inspections to illustrate examples of each feature.
3.1.1 McDonald Smith Building

**Feature**

<table>
<thead>
<tr>
<th>Foundation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>No inspection of the foundation was conducted. Based upon date of building construction and the apparent wall materials, brick or stone likely comprise a spread footing-type foundation supporting the load-bearing perimeter and interior walls. Additional footings support the interior columns.</td>
<td></td>
</tr>
</tbody>
</table>

**Exterior (McDonald Smith Building):**

<table>
<thead>
<tr>
<th>Alterations</th>
<th>Level</th>
<th>Image</th>
</tr>
</thead>
<tbody>
<tr>
<td>No known alterations.</td>
<td>Primary</td>
<td></td>
</tr>
</tbody>
</table>

**Walls, Brick, Commerce**

The exterior wall is comprised of red, moderately dense brick with rounded arrises. The brick exhibits a well-fired face and uniformity of hues. Bricks are laid up in a common bond with headers every seventh course. Mortar joints range from ¼-inch to 3/8-inch in width. Mortar is light gray in color. Joints are struck with concave tooling. Arched, three-course headers run above window openings. Stepped, angled, and corbelled brickwork provides a cornice along the top of the facade.

- Signs painted over some brick, see Signage.
- Holes for fasteners and other attachments through the brick face and mortar joints.

**Walls, Brick, Pacific**

Dense, dark red brick with slightly rounded arrises comprises the exterior wall along Pacific Avenue. The bricks exhibit a well-fired face and uniformity of hues. Bricks are laid up in a running bond as a veneer. Mortar joints are narrow. Mortar is tinted red to match the brick. Joints are struck flush. Arched, three-course headers run above window openings. Stepped, angled, and corbelled brickwork provides accents to either side of window openings and a base for the sheet-metal cornice.

- Signs painted over some brick, see Signage.
- Holes for fasteners and other attachments through the brick face and mortar joints.
<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
<th>Alterations</th>
<th>Level</th>
<th>Image</th>
</tr>
</thead>
</table>
| Walls, Brick, Core | Exterior and interior load-bearing walls are at least four wythes thick. Bricks are laid up in a common bond, with headers every seventh course. Interior brick types are overall lighter in color, indicating lower quality and reflecting the utilitarian character of interior spaces versus the cost of higher quality brick used on the exterior. Mortar joints range from 1/8-inch to 3/8-inch in width. Mortar is soft and light gray in color. Three coarse, arched, rowlock headers span above each window opening to transfer loads to either side. Heavy timber lintels run across the interior of these same openings. Load-bearing interior walls, aligned east/west, form three bays within the building. | • Holes for fasteners and other attachments through the brick face and mortar joints.  
• Painting the majority of interior brick wall surfaces with a variety of mediums.  
• Infilling former doorways.  
• Cutting additional doorways. | Secondary   | ![Image](https://via.placeholder.com/150) |
| Walls, Sandstone | A continuous rubbed-faced sandstone sill runs beneath the second-, third-, and fourth-story windows on the east (Pacific) facade. The sill projects from the wall plane. The top face is tooled. Mortar joints separate the stones. Window openings on all three stories feature sandstone keystones and springers at the brick arches over each window opening. | • No known alterations. | Primary     | ![Image](https://via.placeholder.com/150) |
| Walls, Sheet Metal | Decorative, sheet metal ornament runs above the cast-iron Pacific Avenue storefronts and as a cornice along the top of the same facade. The sheet steel is painted. | • Repainting. | Primary     | ![Image](https://via.placeholder.com/150) |
| Framing, Beams   | Douglas fir beams support the floor joists and associated floor assemblies. Beams differ according to load capacity needs, with both single and paired examples. Beam ends rest on Douglas fir columns. All beam ends terminate in masonry set within a pocket and rest on a metal plate. Corbels project from the first- and second-floor beam pockets to provide additional bearing surface. | • Multiple paint coatings.  
• Holes from previous fasteners and attachments.  
• Cutting beams in the south bay to allow insertion of the stairwell. | Primary     | ![Image](https://via.placeholder.com/150) |
**Feature** | **Description** | **Alterations** | **Level** | **Image**
---|---|---|---|---
**Framing, Columns** | Douglas fir columns carry floor loads. Columns differ according to load capacity needs. A row of east/west columns is centered within each bay. The first-floor columns stand on sandstone bases, rising above the surrounding concrete slab. | • Multiple paint coatings.  
• Holes from previous fasteners and attachments.  
• Removal of a column on each floor in the south bay to allow insertion of the stairwell. | Primary | ![Image](image1.png)

**Framing, Joists** | Joists carry the roof and each floor. All joists run north/south, spanning between the masonry walls and the central beam within each bay. | • Multiple paint coatings.  
• Holes from previous fasteners and attachments.  
• Removal of joists in the central portion of the south bay to allow insertion of the stairwell. | Secondary | ![Image](image2.png)

**Windows, Type 1** | One-over-one lites in a double-hung wood sash characterize this window type. Original sash feature stile extensions on the upper sash, which extend beyond the meeting rail. Type 1 windows exist along the second and third stories of the east facade. The curvature of the upper sash changes due to the arch form on the second and third stories. All sash feature a wood sill over the continuous sandstone sill. | • Holes from previous fasteners and attachments.  
• Selective replacement with wood sash windows. These sash do not have the same stile extensions on the upper sash. | Primary | ![Image](image3.png)

**Windows, Type 2** | One-over-one lites in a double-hung wood sash characterize this window type. Original sash feature stile extensions on the upper sash, which extend beyond the meeting rail. Type 2 windows exist along the fourth story of the east facade. The upper sash features a half-round curvature to fit within the arch over the window opening. All sash feature a wood sill over the continuous sandstone sill. | • Holes from previous fasteners and attachments.  
• Selective replacement with wood sash windows. These sash do not have the same stile extensions on the upper sash. | Primary | ![Image](image4.png)
### Exterior (McDonald Smith Building)

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
<th>Alterations</th>
<th>Level</th>
</tr>
</thead>
</table>
| **Windows, Type 3** | One-over-one lites in a double-hung wood sash characterize this window type. Original sash feature stile extensions on the upper sash, which extend beyond the meeting rail. Type 3 windows exist along all four stories on the west facade. The curvature of the upper sash changes at the fourth story to the arch form. All sash feature a wood sill over the cast-iron lug sill. These notable sills slip into the window openings and feature an exterior apron beneath the projecting sill. | • Holes from previous fasteners and attachments.  
• Selective replacement with wood sash windows. These sash do not have the same stile extensions on the upper sash.  
• Selective removal of first-story cast-iron sills.  
• Selective replacement of windows with doorways on the second story. This involved cutting out the lower section of masonry to street level. | Primary |

| **Roof, Cladding** | Contemporary rolled asphalt roofing clads the roof structure and rooftop elevator elements. | None |

| **Roof, Flashing** | Contemporary metal flashing caps the parapets. Metal flashing protects the interface between the contemporary roofing and the adjacent building, the rooftop elevator, and mechanical elements. | None |

| **Entrances, Areaway** | First-floor entrances on the west facade access the areaway beneath the sidewalk along Commerce Street. These tall, arched doorways align with the second-story doorways at street level along Commerce. | Secondary |

| **ENTRANCES,** **AREAWAY** | First-floor entrances on the west facade access the areaway beneath the sidewalk along Commerce Street. These tall, arched doorways align with the second-story doorways at street level along Commerce. | Secondary |

- **ROOF, FLASHING**
  - Contemporary metal flashing caps the parapets. Metal flashing protects the interface between the contemporary roofing and the adjacent building, the rooftop elevator, and mechanical elements.
  - Replacement of original flashing with contemporary flashing.

- **ENTRANCES, AREAWAY**
  - First-floor entrances on the west facade access the areaway beneath the sidewalk along Commerce Street. These tall, arched doorways align with the second-story doorways at street level along Commerce.
  - No known alterations.
## Exterior (McDonald Smith Building)

### Entrances, Commerce

The Commerce Street level consists of three bays. Each bay features an original, central doorway, which measures over two feet wider than the building's window openings. The doorways enter the building at the second story. Three courses of brick headers arch over the doorway. A two-lite, hopper-type arched transom spans a pair of wood panel doors providing entry to the interior spaces. Cast-iron threshold runs beneath the doors. Heavy wood brick molding runs around the inner face of the doorway between the doorframe and masonry wall.

- Replacement of the north bay doors with contemporary materials.
- Addition of personnel doorways at former window locations in the north and south bays.
- Repainting the doors.

### Entrances, Pacific

The Pacific Avenue level consists of three bays. Each bay features a cast-iron storefront assembly made by Cherry & Parkes of Tacoma. Principal cast-iron columns align with the building's main structural masonry piers. These structural divisions form the bays. Within each bay, slender cast-iron columns flank a central doorway. Double doors lead to the interior below a two-lite transom. The doorway is flanked by large display windows over a low bulkhead. A band of fixed lites extends the full width of the bay above the doorway and display windows.

- Restoration of the storefront done during the 1980s utilizes fiberglass replicas of iron detailing from adjacent buildings.

### Historical Resources Addendum

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
<th>Alterations</th>
<th>Level</th>
<th>Image</th>
</tr>
</thead>
</table>
| **Entrances, Commerce** | The Commerce Street level consists of three bays. Each bay features an original, central doorway, which measures over two feet wider than the building's window openings. The doorways enter the building at the second story. Three courses of brick headers arch over the doorway. A two-lite, hopper-type arched transom spans a pair of wood panel doors providing entry to the interior spaces. Cast-iron threshold runs beneath the doors. Heavy wood brick molding runs around the inner face of the doorway between the doorframe and masonry wall. | • Replacement of the north bay doors with contemporary materials.  
• Addition of personnel doorways at former window locations in the north and south bays.  
• Repainting the doors. | Primary | ![Image](image1.png) |
| **Entrances, Pacific** | The Pacific Avenue level consists of three bays. Each bay features a cast-iron storefront assembly made by Cherry & Parkes of Tacoma. Principal cast-iron columns align with the building's main structural masonry piers. These structural divisions form the bays. Within each bay, slender cast-iron columns flank a central doorway. Double doors lead to the interior below a two-lite transom. The doorway is flanked by large display windows over a low bulkhead. A band of fixed lites extends the full width of the bay above the doorway and display windows. | • Restoration of the storefront done during the 1980s utilizes fiberglass replicas of iron detailing from adjacent buildings. | Primary | ![Image](image2.png) |
### Interior (McDonald Smith Building)

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
<th>Alterations</th>
<th>Level</th>
<th>Image</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Floor Plan</strong></td>
<td>Each floor features an identical open floor plan. Load-bearing, multiple-wythe brick walls divide each floor into four bays. Openings cut through these walls provide access between spaces. Stairways and an elevator provide vertical access between the floors.</td>
<td>• Addition of contemporary partitions on all floors during 1980s conversion for the first floor into commercial space and the upper three floors into residential space. The stairway in the south bay of each floor was added at this same time.</td>
<td>Primary</td>
<td></td>
</tr>
<tr>
<td><strong>Flooring</strong></td>
<td>Douglas fir flooring runs east/west across the floor joists within each bay of the second through fourth floors. The first floor features a poured-in-place concrete slab.</td>
<td>• Holes cut for the added stairways and the elevator.</td>
<td>Secondary</td>
<td></td>
</tr>
<tr>
<td><strong>Wall and Ceiling Finishes</strong></td>
<td>Common bond brick walls make up interior wall finishes. Mortar joints are struck flush. Bricks typically range in color, though predominantly salmon-colored. The brick selection and roughness of mortar joints indicate the overall utilitarian character of these interior spaces. Holes for doorways penetrate the walls. The ceiling consists of exposed joists, bracing, beams, and the underside of the upper floor's flooring.</td>
<td>• Paint and whitewash added over brick in various spaces, dependent upon past tenant needs. • Added doorways cut into the walls.</td>
<td>Secondary</td>
<td></td>
</tr>
<tr>
<td><strong>Doorways</strong></td>
<td>Doorways between interior spaces consist of openings through the masonry walls that segment each floor into bays. Door openings range in width. Openings feature three-course arched headers. A series of broad, centrally located openings on each floor allows north/south movement between each of the bays.</td>
<td>• Cutting additional doorways. • Infilling former doorways.</td>
<td>Secondary</td>
<td></td>
</tr>
<tr>
<td><strong>Stairways</strong></td>
<td>An open stairway provides personnel access between the first and second floors in the northwest corner. The stairway features a Douglas fir carriage, tread, and risers, with a heavy wood handrail.</td>
<td>• The addition of a main stairway in the central portion of the building's south bay.</td>
<td>Minimal</td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Description</td>
<td>Alterations</td>
<td>Level</td>
<td>Image</td>
</tr>
<tr>
<td>-----------------</td>
<td>-----------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------</td>
<td>---------</td>
<td>-------</td>
</tr>
<tr>
<td>Elevator</td>
<td>The building did not originally feature an elevator.</td>
<td>• The 1931 addition of an elevator shaft and pit to service a freight elevator. The mechanical equipment is located in a shed roof rooftop enclosure. Elevator enclosures on each floor consist of painted vertical board. The elevator is located in the north-west portion of the building.</td>
<td>Minimal</td>
<td></td>
</tr>
<tr>
<td>Electric Lighting Fixtures</td>
<td>Extent of original light fixtures unknown.</td>
<td>• Replacement of original fixtures with existing, contemporary fixtures.</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Mechanical Equipment</td>
<td>Extent of original mechanical equipment unknown.</td>
<td>• The installation of a roof top mechanical system.</td>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>
**Feature** | **Description** | **Alterations** | **Level** | **Image**
--- | --- | --- | --- | ---
**AREAWAY** | An areaway extends beneath the sidewalk along Commerce Street. | • Addition of partitions between this space and the first floor. | Secondary |![Image](image1.jpg)

**SIDEWALK VAULT LIGHTS** | Six sidewalk grates provided additional day lighting into the areaway along Commerce Street. These reinforced concrete grates contain glass lenses, permitting light to enter the vault space beneath the sidewalk. | • Replacement of several grates with solid reinforced concrete panels. | Secondary |![Image](image2.jpg)

**SIGNAGE** | The building's east and west facades feature remnants of signs painted onto the brick. These occur on the west facade above the third-and fourth-story windows in each bay and above the second-story windows in the northernmost bay. On the east facade, signs occur above the third-and fourth-story windows in the southernmost bay. | • No known alterations. | Primary |![Image](image3.jpg)
# 3.1.2 Russell T. Joy Building

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
<th>Alterations</th>
<th>Level</th>
<th>Image</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Foundation</strong></td>
<td>No inspection of the foundation was conducted. Based upon date of building construction and wall materials, brick or stone likely comprise a spread footing-type foundation supporting the load-bearing perimeter and interior walls. Additional footings support the interior columns.</td>
<td>No known alterations.</td>
<td>Primary</td>
<td></td>
</tr>
<tr>
<td><strong>Walls, Brick</strong></td>
<td>Dark red, moderately dense brick with slightly rounded arrises comprises the exterior brick on the west and north facades. The bricks exhibit a well-fired face and uniformity of hues. Bricks are laid up in a common bond with headers every sixth course. Mortar joints range from ¼-inch to 3/8-inch in width. Mortar is soft and light gray in color. A course of rowlock brick runs above the metal headers over the Commerce Street entrances.</td>
<td>• Third story addition. • Holes for fasteners and other attachments through the brick face and mortar joints.</td>
<td>Primary</td>
<td></td>
</tr>
<tr>
<td><strong>Walls, Brick Core</strong></td>
<td>Exterior and interior load-bearing walls are at least four wythes thick. Bricks are laid up in a common bond with headers every sixth course. Interior brick types are predominantly lighter red and interspersed with burnt brick. The lower brick quality (relative to the exterior) reflects the utilitarian character of interior spaces and indicates the cost of higher quality brick. Mortar joints range from ¼-inch to 3/8-inch in width. Mortar is soft and light gray in color. Three-course, arched, rowlock headers span above each window opening to transfer loads to the sides. Load-bearing interior walls, aligned east/west, form four bays within the building.</td>
<td>• Third story addition. • Holes for fasteners and other attachments through the brick face and mortar joints. • Painting the majority of interior brick wall surfaces with a variety of mediums. • Infilling former doorways. • Cutting additional doorways.</td>
<td>Secondary</td>
<td></td>
</tr>
</tbody>
</table>
March 5, 2008

TO: Joel Matulys  
Project Manager  
Capital Projects Office

FROM: Paul Ishizuka  
Associate Executive Director/CFO

Helen Shawcroft  
Senior Associate Administrator

SUBJECT: Fund Transfer Request  
UW Project# 201385, Budget#40-5376  
UWMC Expansion

Please transfer $3,580,000 from budget #40-7980 to budget #40-5376 to cover fees associated with the Design Development phase of this project. The current project funding is summarized as follows:

**Transfers to date:**

- Current budget: $4,000,000
- Transfer request: $3,580,000
- New Balance: $7,580,000

If you have any questions regarding this transfer, please contact Pearlie Batingan, 598-6549.

cc: Ken Johnson  
CFO Accounting  
Kathleen Schaefer  
Marty Francois  
Chris Johnson  
Eric Smith  
Box 359105  
Box 352205  
Box 356151  
Box 356151  
Box 356151  
Box 352205
March 5, 2008

TO: Joel Matulys
    Project Manager
    Capital Projects Office

FROM: Paul Ishizuka
    Associate Executive Director/CFO

Helen Shawcroft
    Associate Administrator

SUBJECT: Fund Transfer Request
Project #201309, Budget#40-4942
UWMC SS Wing Survey Project

Please transfer $80,000 from budget #40-7980 to budget #40-4942 to cover fees associated with the site survey services for this project.

**Transfers to date:**
- Current budget: $140,000
- Transfer request: $80,000
- New Balance: $220,000

If you have any questions regarding this transfer, please contact Pearlie Batingan, 598-6549.

cc: Ken Johnson Box 359105
    Eric Smith Box 352205
    Kathleen Schaefers Box 356151
    Marty Francois Box 356151
    Chris Johnson Box 356151
<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
<th>Alterations</th>
<th>Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walls, Brick</td>
<td>Two brick types clad the Pacific (east) facade. The veneer is one wythe thick. The first two stories, pilasters between the third story windows, and cornice (between pilasters) feature a dense, hard-fired Roman brick with crisp arrises from the building's original construction. The third story and upper pilaster section additions feature a similar, dense, hard-fired Roman brick. Both areas exhibit tan-to-brown coloring in a range of hues, though the newer brick is slightly darker with more red tones. Both brick sections are laid up in a running bond. Metal inclusions melted during firing left pockets and spots of metal fused with the clay on the brick face. Thin (1/8-inch) mortar joints tinted brown and struck flush with the brick faces impart a monolithic character to the wall surface. Stepped bricks serve as accents—offsetting pilasters, spandrels, corbels, and the cornice from the broader wall surface.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Veneer</td>
<td></td>
<td>• Third story addition.</td>
<td>Primary</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Holes for fasteners and other attachments through the brick face and mortar joints.</td>
<td></td>
</tr>
<tr>
<td>Walls, Sandstone</td>
<td>A continuous pitched-faced sandstone sill runs beneath the third story east facade windows. The sill projects from the wall plane. The top face is tooled. Stone lengths range from three to five feet. Narrow joints separate the stones, as well as the stones from the brick. The upper west facade windows feature sandstone lug sills. Each sill projects from the wall plane and features a pitched face.</td>
<td>• No known alterations.</td>
<td>Primary</td>
</tr>
<tr>
<td>Walls, Terra Cotta</td>
<td>A continuous terra cotta sill runs beneath the second story windows facing Pacific Avenue. This sill features an egg-and-dart ornamental motif. Narrow mortar joints separate the terra cotta sections.</td>
<td>• No known alterations.</td>
<td>Primary</td>
</tr>
</tbody>
</table>
Three types of Douglas fir beams support floor joists and associated floor assemblies. Beams differ according to load capacity needs. Type 1 beams (approximately 7-1/4 x 18-inches) occur above type 1 columns. Beam ends rest on a long wood block set on the column top. Through bolts secure the beams to the block, keeping the beam ends from pulling apart. Type 2 beams occur above type 2 columns. These beams consist of two boards (approximately 6 x 18 inches) through-bolted together with a space between. Bolts occur in two sets on six-foot centers. These beams rest on a cast iron plate mounted to the top of the column. The plate flares outward toward the top, providing additional bearing surface for the beam ends. Ridges in the plate key into grooves cut in the bottom of the beams. This key keeps the beams from pulling away from the column. The beam ends abut the smaller upper-floor column that extends through the floor to rest on the top of the type 2 column. Type 3 beams occur above type 3 columns. These beams consist of paired 6-inch x 2-foot boards through-bolted to one another similar to the type 2 beams, except that these beams do not have a space between the boards. The beam connection to the column is the same as the type 2 beams. All beam ends terminating in masonry are set within a pocket and rest on a metal plate. Corbels project from the first- and second-floor beam pockets to provide additional bearing surface. Bandsaw marks run along the bottom of the type 2 and type 3 beams.
Three types of Douglas fir columns carry floor loads. Columns differ according to load capacity needs.

Type 1 columns, occurring on the third floor, are 7-1/4 inches square. Type 2 columns are found in the northern two bays of the second floor and are 11-1/4 inches square. Type 3 columns, located in the remainder of the second floor and throughout the first floor, are 15-1/2 inches square.

Each column type features a different bearing plate for the beam ends (see Framing, Beams). A row of columns aligned east/west is centered within each bay. All columns extend through the flooring at each level to rest on the column below for continuous vertical bearing. The first-floor columns stand on sandstone bases, rising above the surrounding concrete slab.

**Alterations**
- Multiple paint coatings.
- Holes from previous fasteners and attachments.
- Replacement of one portion of a column in the south bay of the first floor with poured-in-place concrete.
- Addition of contemporary columns between existing columns in the two southernmost second-floor bays and the south-middle third-floor bay. These added columns typically exist between split beam sections.

**Framing, Beams**

Joists consist of two main types: those carrying the roof, and those supporting each floor. Joists carrying the roof are notched at the ends to rest on beams. These are the smallest joists. The larger joists carrying floor loads reach dimensions of 3-3/4 x 18 inches with approximately three-foot spacing. Joist ends at the masonry walls are set in pockets with metal strap ties attaching them to the walls. All joists run north/south. Wood corbels provide additional support beneath second-floor joists at the south end of the building.

**Windows, Type 1**

One-over-one lites in a double-hung wood sash characterize this window type. Overall window opening dimensions are approximately 6 feet 5 inches x 7 feet 9 inches. The two northernmost window openings feature slightly narrower 4 foot 5 inch openings. Original sash lifts and locks featuring decorative metal work remain on windows. Majority of sash feature original glass. These windows exist along second and third stories of the front, east facade.

**Alterations**
- Holes from previous fasteners and attachments.
- Temporary plywood coverings at openings with failed sash and/or glazing.

**Image**

- Frame, Joists
- Windows, Type 1
<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
<th>Alterations</th>
<th>Level</th>
<th>Image</th>
</tr>
</thead>
<tbody>
<tr>
<td>Windows, Type 2</td>
<td>Two-over-two lites in a double-hung wood sash characterize this window type. Overall window opening dimensions are approximately 6 feet 5 inches x 7 feet 9 inches. Original sash lifts and locks featuring decorative metal work remain on windows. Majority of sash feature original glass. These windows exist along the third story of the west facade.</td>
<td>• Holes from previous fasteners and attachments.</td>
<td>Primary</td>
<td></td>
</tr>
<tr>
<td>Windows, Type 3</td>
<td>One-over-two lites in a double-hung wood sash characterize this window type. Overall window opening dimensions are approximately 6 feet 5 inches x 7 feet 9 inches. The two northernmost window openings on the west facade feature slightly narrower, 4 foot 5 inch openings. Original sash lifts and locks featuring decorative metal work remain on windows. Majority of sash feature original glass. These windows exist along the third story of both the east and west facades.</td>
<td>• Holes from previous fasteners and attachments.</td>
<td>Primary</td>
<td></td>
</tr>
<tr>
<td>Roof, Cladding</td>
<td>Contemporary rolled asphalt roofing clads the roof structure and rooftop elevator elements.</td>
<td>• Successive roofing renewals.</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Roof, Flashing</td>
<td>Contemporary metal flashing caps the parapets and wall edges. Metal flashing protects the interface between the contemporary roofing and the adjacent building and rooftop elevator and mechanical elements.</td>
<td>• Replacement of original flashing with contemporary flashing.</td>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>

Historical Resources Addendum
<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
<th>Alterations</th>
<th>Level</th>
<th>Image</th>
</tr>
</thead>
</table>
| **Entrances, Commerce** | The Commerce Street facade features eight original bays. Each bay contains a historic storefront behind the temporary protective plywood covering. Exterior grade along this facade runs below the second floor level. Wood four-lite sash along the bottom of the storefront provide daylighting to the western first-floor spaces. The second-floor storefront consists of a central doorway with two doors recessed within a wood frame enclosure. A hopper type, four-lite transom above the doorway provides ventilation and additional daylighting. Fixed lites extend on either side of this doorway, with wood panels below. An interior bench extends to either side of the central doorway in one of the southernmost bays. | - Replacement of some interior doors.  
- Holes from previous attachments and fasteners.  
- Temporary exterior wood covering over the entire bay to prevent water entry to the building. This corresponded with the removal of the deteriorated loading platform and metal awning along this facade. | Primary |       |
| **Entrances, Pacific** | The Pacific Avenue street-level facade features eight original bays. Each bay contains a contemporary storefront assembly. | - Replacement of the original storefront with contemporary assemblies. | None    |       |
| **Chimneys**     | Chimneys service each floor. These run vertically on the east and west facades. A chimney flanks either side of each structural pilaster. Additional holes in the partition walls provide limited flues through the spaces. | - Removal of interior metal flues between spaces.  
- Closing off many chimney openings at each floor. | Minimal |       |
<table>
<thead>
<tr>
<th>FEATURE</th>
<th>DESCRIPTION</th>
<th>ALTERATIONS</th>
<th>LEVEL</th>
<th>IMAGE</th>
</tr>
</thead>
</table>
| Floor Plan     | Each floor features an identical open trapezoidal floor plan. The floor plan tapers inward to the north. Load-bearing, multiple-wythe brick walls divide each floor into four bays. Openings cut through these walls provide access between spaces. A separate elevator and associated open stairway services each bay. Stairways and elevators occupy the southwest portion of each bay. | • Addition of contemporary partitions on the first and third floors to create office, work and restroom spaces.  
• Addition of a mechanical shaft along the south side of each floor. | Primary |       |
| Flooring       | Douglas fir flooring runs east/west across the floor joints within each bay of the second through fourth floors. The first floor features a poured-in-place concrete slab. | • Holes cut for added stairways and the elevator additions.  
• Paint layers added.  
• Concrete slab poured through-out the first floor. | Secondary | ![Image](image-url) |
| Wall and Ceiling Finishes | Common bond brick walls provide interior wall finishes. Mortar joints are struck flush. Bricks typically range in color, though predominantly salmon-colored. Many lesser quality burnt bricks were employed on the interior of the masonry walls. The brick selection and roughness of mortar joints indicate the overall utilitarian character of these interior spaces. Holes for flues and doorways penetrate the walls. The ceiling consists of exposed joists, bracing, beams, and the underside of the upper floor's flooring. | • Paint and whitewash added over brick in various spaces depending upon past tenant needs. Stored materials were often organized according to markings painted on the walls.  
• Added doorways cut into the walls. | Secondary | ![Image](image-url) |
<p>| Partitions     | Vertical bead board over wood-stud frame partitions off restroom spaces on the second and first floors. Exterior surfaces are painted. Interior surfaces are unfinished. These restrooms feature remnant toilet connections. | • No known alterations. | Minimal | <img src="image-url" alt="Image" /> |</p>
<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
<th>Alterations</th>
<th>Level</th>
<th>Image</th>
</tr>
</thead>
<tbody>
<tr>
<td>Doorways</td>
<td>Doorways between interior spaces consist of rough-cut openings through the masonry walls that segment each floor into bays. Door openings range in width from approximately three feet to well over seven feet. Some feature top-hung, sliding, metal-clad fire doors. Rough wood bucks frame in the doorways. Doorways do not occur at regular intervals.</td>
<td>Cutting of additional doorways. Removal of metal-clad sliding doors from some doorways.</td>
<td>Minimal</td>
<td></td>
</tr>
<tr>
<td>Stairways</td>
<td>Open, direct flight, and quarter-turn stairways provide personnel access between floors. Some stairways feature side-hinged, metal-clad fire doors. Simple wood handrails run along the outer side of the stairways. All stairways are grouped around the elevator shaft within each bay.</td>
<td>Addition of contemporary enclosures at selective stairways. Addition of a contemporary stairway providing additional access between the first and second floors. Removal of a section of the southernmost stairway between the first and second floors.</td>
<td>Minimal</td>
<td></td>
</tr>
<tr>
<td>Elevators</td>
<td>Four belt-driven freight elevators service the building. These were added as part of the 1904 third-story addition. Located in the southwest corner of each bay, the elevator shaft runs from the first through third floors. Mechanical equipment for the elevators is located on the second floor. Posts and beams at the outer corners of each shaft reinforce the flooring above and provide a solid mount for rails. Rooftop units contain the upper set of sheaves for each elevator.</td>
<td>Closing off the northernmost elevator shaft at the second floor.</td>
<td>Secondary</td>
<td></td>
</tr>
<tr>
<td>Electric Lighting Fixtures</td>
<td>Extent of original light fixtures unknown.</td>
<td>The replacement of original fixtures with existing, contemporary fixtures.</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Description</td>
<td>Alterations</td>
<td>Level</td>
<td>Image</td>
</tr>
<tr>
<td>-------------------------</td>
<td>--------------------------------------------------</td>
<td>------------------------------------------------------------------------------</td>
<td>-------</td>
<td>-------</td>
</tr>
<tr>
<td>Mechanical Equipment</td>
<td>Extent of original mechanical equipment unknown.</td>
<td>• The installation of a rooftop mechanical system and vertical duct along the south portion of the building.</td>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>

**Interior (Russell T. Joy Building)**
### Site (Russell T. Joy Building)

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
<th>Alterations</th>
<th>Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Areaway</td>
<td>An areaway extends beneath the sidewalk along Commerce Street.</td>
<td>• Addition of partitions between this space and the first floor.</td>
<td>Secondary</td>
</tr>
</tbody>
</table>

### Signage

The building's north facade features an Art Deco-style Alt Heidelberg advertisement painted onto the brick in 1933. Complete with the brewery's symbol of the 'student prince,' the Alt Heidelberg sign remains visible today and is one of the last of its kind in existence. The sign covers the portion of this facade above the adjacent one-story building to the north.
3.1.3 Tacoma Biscuit and Candy Co. Building

### Exterior (Tacoma Biscuit and Candy Co. Building)

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
<th>Alterations</th>
<th>Level</th>
<th>Image</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Foundation</strong></td>
<td>No inspection of the foundation was conducted. Based upon date of building construction and wall materials, brick or stone likely comprise a spread footing-type foundation supporting the load-bearing perimeter and interior walls. Additional footings support the interior columns.</td>
<td>• No known alterations.</td>
<td>Primary</td>
<td></td>
</tr>
<tr>
<td><strong>Walls, Brick</strong></td>
<td>Red brick with rounded arrises comprises the exterior brick. Bricks are laid up in a common bond with headers every seventh course. Mortar joints range from (\frac{1}{4})-inch to (\frac{3}{8})-inch in width. Raised brick bands accent the pilasters and upper portion of each facade.</td>
<td>• Brick on all facades painted with multiple coats. • Holes for fasteners and other attachments through the brick face and mortar joints.</td>
<td>Primary</td>
<td><img src="image1.png" alt="Image" /></td>
</tr>
<tr>
<td><strong>Walls, Brick, Core</strong></td>
<td>Exterior load-bearing walls are at least four wythes thick. Bricks are laid up in a common bond with headers every seventh course. Interior brick types are overall lighter in color, indicating lower quality and reflecting the utilitarian character of interior spaces versus the higher quality brick used on the exterior. Mortar joints range from (\frac{1}{4})-inch to (\frac{3}{8})-inch in width. Mortar is soft and light gray in color.</td>
<td>• Holes for fasteners and other attachments through the brick face and mortar joints. • Painting of the majority of interior brick wall surfaces with a variety of mediums. • Cutting additional doorways to the adjacent building to the north.</td>
<td>Secondary</td>
<td><img src="image2.png" alt="Image" /></td>
</tr>
<tr>
<td><strong>Walls, Sandstone</strong></td>
<td>Sandstone detailing occurs on both the east and west facades. At both locations, cut sandstone blocks serve as the base for pilasters and as capitals for the lower set of pilasters at street level.</td>
<td>• Multiple coats of paint covering the sandstone.</td>
<td>Primary</td>
<td><img src="image3.png" alt="Image" /></td>
</tr>
</tbody>
</table>

**Historical Resources Addendum**
EXTERIOR (TACOMA BISCUIT AND CANDY CO. BUILDING)

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
<th>Alterations</th>
<th>Level</th>
<th>Image</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walls, Sheet Metal</td>
<td>A decorative sheet-metal band runs across both the east and west facades above the street level entrances. The spandrels and window casings on both facades consist of sheet metal. All sheet metal is painted.</td>
<td>• Repainting.</td>
<td>Primary</td>
<td></td>
</tr>
<tr>
<td>Framing, Beams</td>
<td>Douglas fir beams support floor joists and associated floor assemblies. Beams consist primarily of massive (approximately 1 x 2 foot) beams. Fourth-floor beams are smallest as they carry only the roof decking. Beam ends at columns rest on metal plates projecting on either side of the column. All beam ends terminating in masonry are set within a pocket and rest on a metal plate. Corbels project from the first- and second-floor beam pockets to provide additional bearing surface.</td>
<td>• Multiple paint coatings.</td>
<td>Primary</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Holes from previous fasteners and attachments.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Cutting beams in the south bay to allow insertion of the stairwell.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Adding metal beams to provide additional reinforcement.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Framing, Columns</td>
<td>Douglas fir columns carry floor loads. Columns on each floor penetrate through the flooring to bear directly on the top of the column below. Column sizes differ according to load capacity needs. Fourth-floor columns carrying only roof loads measure approximately 7-1/4 x 7-1/4 inches. Lower floor columns measure approximately 15 x 15 inches. Four rows of columns aligned east/west stand in the center each bay. Columns are on approximately twenty-foot centers from one another. The first-floor columns stand on sandstone bases, rising above the surrounding concrete slab.</td>
<td>• Multiple paint coatings.</td>
<td>Primary</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Holes from previous fasteners and attachments.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Framing, Joists</td>
<td>Joists carry the roof and each floor. All joists run north/south, spanning between the masonry walls and the central beam within each bay. Cast-metal brackets mounted to the north and south masonry walls carry the joist ends. Joist ends terminating at beams are carried by metal brackets.</td>
<td>• Multiple paint coatings.</td>
<td>Secondary</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Holes from previous fasteners and attachments.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**ExTERIOR (Tacoma Biscuit and Candy Co. Building)**

**Windows, Type I**
- Windows on both the east and west facades are grouped into vertical bays between the masonry pilasters. Each bay, with the exception of the northernmost bay on the east facade, features three windows in each story. (The northernmost bay features only two windows in each story.)
- One-over-one lites in a double-hung wood sash characterize this window type. Original sash feature stile extensions on the upper sash, which extend beyond the meeting rail. Type I windows exist along the east and west facades.
- All window openings feature exterior sheet-metal trim and sills. Second-story windows on the east facade feature single-lite transoms above each opening.

- **Alterations**
  - Holes from previous fasteners and attachments.
  - Selective boarding over sash with broken panes.
  - Multiple paint coats.

**Roof, Cladding**
- Contemporary rolled asphalt roofing clads the roof structure.

- **Alterations**
  - Successive roofing renewals.
  - Addition of cell tower and mechanical elements on the roof.

**Roof, Flashing**
- Contemporary metal flashing caps the parapets. Metal flashing protects the interface between the contemporary roofing and mechanical elements.

- **Alterations**
  - Replacement of original flashing with contemporary flashing.

**Entrances, Commerce**
- The Commerce Street level features five bays. Each of the three southern bays feature a multiple-lite fixed transom across the top and a central doorway flanked by solid wood panels. The vertical wood elements defining the doorway continue through the transom. Both of the bays to the north feature multiple-lite fixed transoms. Of the two, only the smaller, northernmost bay features a doorway.

- **Alterations**
  - Selective replacement of lower storefront assemblies and doors.
  - Repainting of the storefronts.
Exterior (Tacoma Biscuit and Candy Co. Building)

<table>
<thead>
<tr>
<th>Feature, Jefferson Street Level</th>
<th>Description</th>
<th>Alterations</th>
<th>Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entrances</td>
<td>The Jefferson Street level features five bays, each with a slightly different storefront assembly. Each of the two northernmost bays feature a doorway to one side and a display window over a low bulkhead in the remaining space. The next two bays both feature a central doorway flanked by display windows over a wood bulkhead. The southernmost bay consists of wood panels with fixed lites above. Each entry features fixed transoms above the display windows and doorway.</td>
<td>Addition of cloth awnings at each bay.</td>
<td>Primary</td>
</tr>
</tbody>
</table>

Fire Escape

<table>
<thead>
<tr>
<th>Fire Escape</th>
<th>Description</th>
<th>Alterations</th>
<th>Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>A metal fire escape mounted to the central portion of the east facade provides emergency egress from the building. A ladder adjacent to the stairway reaches the roof.</td>
<td>No known alterations.</td>
<td>Minimal</td>
<td></td>
</tr>
</tbody>
</table>
### Interior (Tacoma Biscuit and Candy Co. Building)

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
<th>Alterations</th>
<th>Level</th>
<th>Image</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Floor Plan</strong></td>
<td>Each floor features an identical open floor plan. Stairways and an elevator provide vertical access between the floors. Both are located along the east end of the north wall.</td>
<td>• Conversion of the second floor into restaurant space involved the addition of multiple partitions throughout the floor. • Addition of partitions in the first floor.</td>
<td>Secondary</td>
<td></td>
</tr>
<tr>
<td><strong>Flooring</strong></td>
<td>Wood flooring and poured-in-place concrete provide flooring within the building. The concrete stems from candy production within the building and served as an innovative method to easily hose down and sanitize the production space.</td>
<td>• Holes cut for the added stairways. • Paint layers added.</td>
<td>Secondary</td>
<td><img src="Image" alt="Flooring Image" /></td>
</tr>
<tr>
<td><strong>Wall and Ceiling Finishes</strong></td>
<td>Common bond brick walls make up interior wall finishes. Mortar joints are struck flush. Bricks typically range in color, though predominantly salmon-colored. The brick selection and roughness of mortar joints indicate the overall utilitarian character of these interior spaces. Holes for doorways penetrate the walls. The ceiling consists of exposed joists bracing, beams, and the underside of the upper floor's flooring.</td>
<td>• Paint and whitewash added over brick in various spaces dependent upon past tenant needs. • Added doorways cut into the walls.</td>
<td>Secondary</td>
<td><img src="Image" alt="Wall and Ceiling Image" /></td>
</tr>
<tr>
<td><strong>Stairways</strong></td>
<td>An open wood stairway provides personnel access between the fourth and third floors along the north portion of the building. There is no stairway connection between the second and third floors. A second stairway provides access between the first and second floors.</td>
<td>• Removal of the stairway between the second and third floors.</td>
<td>Minimal</td>
<td><img src="Image" alt="Stairways Image" /></td>
</tr>
</tbody>
</table>
### Interior (Tacoma Biscuit and Candy Co. Building)

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
<th>Alterations</th>
<th>Level</th>
<th>Image</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elevator</td>
<td>A wood frame enclosure on each floor provides access to the elevator shaft. A freight elevator operates within the shaft servicing each floor.</td>
<td>• No known alterations.</td>
<td>Minimal</td>
<td></td>
</tr>
<tr>
<td>Electric Lighting Fixtures</td>
<td>Extent of original light fixtures unknown.</td>
<td>• Replacement of original fixtures with existing contemporary fixtures. • Addition of exterior wall sconces to either side of the main doorway on the west facade.</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Mechanical Equipment</td>
<td>Extent of original mechanical equipment unknown.</td>
<td>• Installation of rooftop mechanical equipment.</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Description</td>
<td>Alterations</td>
<td>Level</td>
<td></td>
</tr>
<tr>
<td>---------</td>
<td>--------------------------------------------------</td>
<td>--------------------</td>
<td>---------</td>
<td></td>
</tr>
<tr>
<td>Areaway</td>
<td>An areaway extends beneath the sidewalk along Jefferson Street.</td>
<td>No known alterations</td>
<td>Secondary</td>
<td></td>
</tr>
</tbody>
</table>
## 3.1.5 Tioga Building

### Foundation

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
<th>Alterations</th>
<th>Level</th>
<th>Image</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation</td>
<td>No inspection of the foundation was conducted. Based upon date of building construction and the apparent wall materials, brick or stone likely comprise a spread footing-type foundation supporting the load-bearing perimeter and interior walls. Additional footings support the interior columns.</td>
<td>No known alterations.</td>
<td>Primary</td>
<td><img src="image1" alt="Foundation Image" /></td>
</tr>
</tbody>
</table>

### Exterior (Tioga Building)

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
<th>Alterations</th>
<th>Level</th>
<th>Image</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walls, Brick</td>
<td>The exterior walls are comprised of red brick with rounded arrises. The brick exhibits a well-fired face and uniformity of hues. Bricks are laid up in a common bond. Mortar joints range from 1/4-inch to 3/8-inch in width. Arched, three-course headers run above window openings. Stepped, angled, and corbelled brickwork provides decorative features on the north and west facades.</td>
<td>Multiple coats of paint cover the exterior brick on all facades.</td>
<td>Primary</td>
<td><img src="image2" alt="Walls Image" /></td>
</tr>
</tbody>
</table>

### Framing, Beams

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
<th>Alterations</th>
<th>Level</th>
<th>Image</th>
</tr>
</thead>
<tbody>
<tr>
<td>Framing, Beams</td>
<td>Douglas fir beams support the floor joists and associated floor assemblies. Beam ends rest on Douglas fir columns. Beam ends, with some exceptions, terminate in masonry set within a pocket and rest on a metal plate.</td>
<td>Multiple paint coatings. Holes from previous fasteners and attachments.</td>
<td>Primary</td>
<td><img src="image3" alt="Framing Image" /></td>
</tr>
</tbody>
</table>

### Framing, Columns

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
<th>Alterations</th>
<th>Level</th>
<th>Image</th>
</tr>
</thead>
<tbody>
<tr>
<td>Framing, Columns</td>
<td>Douglas fir columns carry floor loads. Column dimensions differ according to load capacity needs, with the lower floors exhibiting the largest column cross-sections. Columns run east/west.</td>
<td>Multiple paint coatings. Holes from previous fasteners and attachments.</td>
<td>Primary</td>
<td><img src="image4" alt="Framing Image" /></td>
</tr>
</tbody>
</table>
FRAMING, JOISTS

Joists carry the roof and each floor. All joists run north/south, spanning between the masonry walls and the central beam within each floor.

WINOws, TYPE I

One-over-one lites in a double-hung wood sash characterize this window type. Original sash feature stile extensions on the upper sash, which extend beyond the meeting rail. This window type exists singly and in pairs. Variations on this type include windows with single-lite transoms above. Type I windows exist along the second through fourth stories of the north, east, and west facades. The curvature of the masonry opening varies by location, with some featuring a half-round and others an elliptical opening. When transoms exist they follow the curvature of the masonry opening.

WINOws, TYPE 2

Two-over-one lites in a double-hung wood sash characterize this window type. Original sash feature stile extensions on the upper sash, which extend beyond the meeting rail. Variations include the addition of a transom with both curved and straight mullion examples. Type 2 windows exist on the west facade and on the third and fourth stories at the west end of the north facade. Decorative brickwork runs beneath the sills of these windows. The transoms of the fourth story feature a rounded curvature to fit within the arched masonry opening.

WINOws, TYPE 3

One-over-one lites in a double-hung wood sash characterize this window type. The small, square upper sash and fanlight transom spanning groupings of three windows distinguish these from Type 1. Original sash feature stile extensions on the upper sash, which extend beyond the meeting rail. Type 3 windows exist only on the fourth story at the north facade’s east end. The curvature of the transom follows the half-round profile of the masonry opening. Decorative recessed brickwork beneath the sills accents these windows.
<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
<th>Alterations</th>
<th>Level</th>
<th>Image</th>
</tr>
</thead>
<tbody>
<tr>
<td>Windows, Type 4</td>
<td>Single-lite wood sash with a fixed transom above characterize this window type. The large upper sash features a half-round upper portion with straight sides. This window type exists as a pair at the second story on the north facade's west end.</td>
<td>• Holes from previous fasteners and attachments.</td>
<td>Primary</td>
<td></td>
</tr>
<tr>
<td>Roof, Cladding</td>
<td>Contemporary roofing clads the roof structure.</td>
<td>• Successive roofing renewals.</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Roof, Flashing</td>
<td>Contemporary metal flashing caps the parapets. Metal flashing protects the interface between the contemporary roofing and the adjacent building and mechanical elements.</td>
<td>• Replacement of original flashing with contemporary flashing.</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Entrances, North</td>
<td>The north facade fronts a sloped streetscape, angling downward from west to east. Consequently, the majority of this facade remains partially below grade with the exception of the easternmost end. A central arched opening, flanked by two arched window openings, provides access to the first floor at this location. The wood frame of the opening contains a doorway, sidelites, and transom. The paneled wood door features an upper fixed lite. Immediately east of the door are two large fixed lites with a small paneled bulkhead beneath. The transom feature three fixed lites.</td>
<td>• Repainting wood surfaces and an added metal threshold beneath the doorway.</td>
<td>Primary</td>
<td></td>
</tr>
</tbody>
</table>
**ExTERIoR (Tioga Building)**

**ENTRANCES, EAST**
The east facade fronts the former railroad spur. Two service doors, one in each bay, provide access to the first floor. Both doorways are elevated above grade to correspond with the height of rail cars and a former loading dock. The northernmost doorway features a cast-iron threshold.

- **Alterations**: Replacement of original doors with contemporary assemblies.
- **Level**: None

**ENTRANCES, WEST**
The west facade entrance consists of a contemporary brick veneer and concrete header at street level. A set of metal doors flanked by broad window openings provides access to the building's second floor from the center of the west facade.

- **Alterations**: Removal of original storefronts and covering of the original walls with the existing brick veneer and concrete header.
- **Level**: None
<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
<th>Alterations</th>
<th>Level</th>
<th>Image</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor Plan</td>
<td>Each floor features an identical open floor plan. Load-bearing, multiple-wythe brick exterior walls enclose the floor with three rows of columns running east/west. An elevator in the southeast and stairway in the southwest corner provide vertical transportation between floors.</td>
<td>• Addition of contemporary partitions or all floors.</td>
<td>Secondary</td>
<td></td>
</tr>
<tr>
<td>Flooring</td>
<td>Douglas fir flooring runs east/west across the floor joists within each bay of the second through fourth floors. The first floor features a poured-in-place concrete slab.</td>
<td>• Paint layers and contemporary coverings added.</td>
<td>Secondary</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Added metal ties connecting the floor diaphragm to the masonry walls.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wall and Ceiling Finishes</td>
<td>Common-bond brick walls make up interior perimeter wall finishes. Mortar joints are struck flush. Bricks typically range in color, but are predominantly salmon-colored. The brick selection and roughness of mortar joints indicate the overall utilitarian character of these interior spaces. The ceiling consists of v-groove wood running east/west nailed to the underside of the ceiling joists with exposed beams.</td>
<td>• Paint and other contemporary coverings added over brick in various spaces, dependent upon past tenant needs.</td>
<td>Minimal</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Added doorways cut into the south wall for fire escape egress.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Holes added through ceiling finishes for mechanical access.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Drop ceilings added at office and hallway spaces.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stairways</td>
<td>An open stairway provides personnel access between each floor in the southwest corner. The stairway features a direct flight with landings on the stairways serving the upper floors. The stairway runs east/west along the south wall.</td>
<td>• Addition of contemporary doors and finishes.</td>
<td>Minimal</td>
<td></td>
</tr>
</tbody>
</table>

Prepared for University of Washington
### Interior (Tioga Building)

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
<th>Alterations</th>
<th>Level</th>
<th>Image</th>
</tr>
</thead>
<tbody>
<tr>
<td>Doorways</td>
<td>Doorways between interior spaces consist of contemporary openings in contemporary partitions. Door openings range in width.</td>
<td>- Ongoing changing of partitions and door configurations according to tenant needs.</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Elevator</td>
<td>The building did not originally feature an elevator.</td>
<td>- Addition of an elevator shaft and pit to service a freight elevator in the southeast corner. The mechanical equipment is located in a shed roof, rooftop enclosure. Elevator enclosures on each floor consist of painted vertical board.</td>
<td>Secondary</td>
<td></td>
</tr>
<tr>
<td>Electric Light Fixtures</td>
<td>Extent of original light fixtures unknown.</td>
<td>- Replacement of original fixtures with existing, contemporary fixtures.</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Mechanical Equipment</td>
<td>Extent of original mechanical equipment unknown.</td>
<td>- Installation of a rooftop mechanical system.</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Description</td>
<td>Alterations</td>
<td>Level</td>
<td>Image</td>
</tr>
<tr>
<td>---------</td>
<td>-------------</td>
<td>-------------</td>
<td>-------</td>
<td>-------</td>
</tr>
<tr>
<td>AREAWAY</td>
<td>An areaway extends beneath the sidewalk west of the building.</td>
<td>- No known alterations.</td>
<td>Secondary</td>
<td><img src="image.jpg" alt="Image" /></td>
</tr>
</tbody>
</table>
4.0

RECOMMENDATIONS
4.1 Analysis of Significance

Historical and architectural significance are the principal factors in evaluating a building or site's physical features, spaces, and setting. Although the McDonald Smith, Russell T. Joy, Tioga, and Tacoma Biscuit and Candy Company buildings each exhibit strong compositional unity, the buildings can be divided into areas of relative character-defining importance to guide planning and cultural resource management decisions. The historic significance of these areas stems from the buildings' history, including construction, occupancy, uses, events, and architectural details. The three buildings are contributing members of the Union Depot-Warehouse Historic District, which was listed in 1980 to the National Register of Historic Places and the Washington Heritage Register and, in 1983, to the Tacoma Register of Historic Places.

Building features and spaces are designated according to the level of contribution—Primary, Secondary, Minimal, or None—that each makes to define the collective significance of the building as a historic resource. Categorization is based on any of the following factors: whether the feature or space is original to the site or is a historically significant or contemporary addition; the importance the feature or space held in the original design and building operation; the compatibility of finishes and building materials employed in historic or contemporary changes; and the extent of modifications and additions to the feature or space.

The intent is not to fragment the buildings into divisible parts that can be individually preserved, modified, or discarded in future planning. Rather, it is to view the buildings as a collective resource of character-defining elements and spaces, and to provide some direction for necessary treatments and alterations for their overall rehabilitation within the setting of the historic district and the University of Washington, Tacoma campus. The goal is to steer toward solutions that will permit continued improve-
ments to areas with minimal or no significance, and to prevent eroding or adversely impacting those character-defining features and spaces with primary or secondary significance levels.

4.1.1 SIGNIFICANCE LEVELS

The following definitions are the basis for applying the four levels of significance employed in analyzing the buildings. These significance levels should underlie informal isolated physical changes, major building program changes, and the formulation of maintenance practices.

Primary features and spaces are those original to the site or building, although possibly with minor changes or historically significant alterations that were designed to fit the original design or character. Finishes and materials illustrate the period of construction, prevailing technology, and available materials. Their removal or extensive alteration would diminish the building’s heritage and interpretive value. They may also be noted for historic events or occupants.

Secondary features and spaces are either original to the building (though likely to have undergone major changes and/or historically significant additions) or major additions that served an important function to the building. They retain some historic character and significant elements. They exhibit utilitarian, well-crafted-but-not-exceptional building materials or architectural features. Their historical role within each building’s commercial warehouse would not have been central to operations or might have served a supporting role.

Features and spaces having a minimal level of significance are additions to the site or building constructed as supporting features and having few distinguishing characteristics. Alternately, the feature or space may be an original element of poor design or material quality.

Features and spaces with a significance level of none have no remaining architectural features or spatial configurations that date to either original construction or significant historic modifications and additions. Alternately, the feature or space may be an extensive, non-compatible, contemporary remodel that introduces modern elements and obliterates nearly all significant architectural features and spatial configurations.
The following key corresponds with the color coding used on the following significance maps.

Significance Levels

- Primary
- Secondary
- Minimal
- None
4.1.2 McDonald
Smith Building
This area painted black during previous sign applications.

Adjacent building covers this area.

4.1.2 Russell T. Joy Building

Historic Sign

Pacific Avenue

Commerce Street

Grade

Areaway

NORTH ELEVATION
4.1.3 **Tacoma Biscuit and Candy Co.**

Building

PREPARED FOR THE UNIVERSITY OF WASHINGTON
ROOF PLAN

Adjacent Building

Historical Resources Addendum
4.1.4 Tioga Building

Exterior Elevation

North Elevation

Prepared for the University of Washington
East Elevation

Contemporary fire escape

Adjacent Building

Grade

Elevator Mechanical

Service doorways fronting former railway
contemporary doors with lift original doorways

Grade
Elevator Mechanical

Contemporary Fire escape

Added brick veneer and contemporary storefront

Adjacent Building

Grade

Below grade openings into the arca way

West Elevation
Second Floor