

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

Historical Resources Assessment

The purpose of this assessment is to identify and evaluate historical resources within the project area. This includes the identification of archaeological sites, historic buildings, and other significant historical features. The assessment will provide a detailed description of these resources and their potential significance to the community and the region.

Methodology

The methodology for this assessment includes a review of historical records, field surveys, and interviews with local residents and experts. The field surveys will be conducted in a systematic manner to ensure that all potential resources are identified and documented.

The results of this assessment will be used to inform the development of a historic preservation plan. This plan will outline the steps that will be taken to protect and preserve the identified historical resources. The plan will also provide recommendations for the integration of historic resources into the project's design and construction.

Table of Contents

1.0 Introduction	4
2.0 Historical Background	8
3.0 Physical Information	28
4.0 Recommendations	65

Table of Contents

I.0 INTRODUCTION

6.1
-07-2011

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 a 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.”

Faint, illegible text at the top of the page, possibly bleed-through from the reverse side.

Second block of faint, illegible text in the upper middle section.

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

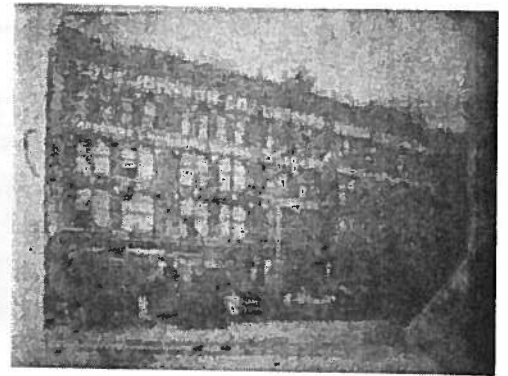
Built in 1890, the McDonald Smith Building is located at 1932–1936 Pacific Avenue. The four-story brick building and its facade were constructed to appear as one continuous space from the street, although three separate addresses within the building were built for three different owners.¹

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 occupants 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



1904 VIEW OF THE EAST (FRONT) FACADE OF THE McDONALD-SMITH BUILDING. OUTDOOR PAINTED ADVERTISEMENTS FOR LOVE, JOHNSON CO. (OCCUPIED 1934-1936 PACIFIC AVE. FROM 1900-1905) AND LINDBERG GROCERY CO. (OCCUPIED 1932 PACIFIC AVE. FROM 1901 TO 1914). NAME CHANGED TO LINDBERG, YOUNGLOVE GROCERY CO. IN 1904 THEN TO YOUNGLOVE GROCERY IN 1906. SOURCE: TACOMA DAILY NEWS, JANUARY 18, 1904.



APRIL 30, 1927 VIEW OF THE EAST FACADE. YOUNGLOVE GROCERY CO. TRUCKS IN FRONT OF 1932 AND 1930 PACIFIC AVE. YOUNGLOVE GROCERY CO. OCCUPIED 1932 PACIFIC AVE. ON AND OFF OVER THE YEARS BETWEEN 1907-1914. SOURCE: TACOMA PUBLIC LIBRARY. BOLAND PHOTOGRAPH COLLECTION #816769



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 1923-1960) AND CONSOLIDATED DAIRY PRODUCTS (OCCUPIED 1934 PACIFIC FROM 1923-1937). STORE NAME FOR FAMILTON CO. (OCCUPIED 1934 PACIFIC AVE. FROM 1941-1944) CAN BE SEEN ABOVE STOREFRONT OF 1934 PACIFIC. NOTICE FIRE ESCAPE STAIRS ALONG SOUTHEAST STOREFRONT. SOURCE: TACOMA PUBLIC LIBRARY.



CA. 1970 VIEW OF THE EAST (FRONT) FACADE. FAINT REMNANTS OF OUTDOOR ADVERTISING FOR PARAMOUNT SUPPLY CO. MATCHING ORIGINAL STOREFRONTS LINE PACIFIC AVE. FIRE ESCAPE STAIRS HAVE SINCE BEEN REMOVED FROM BUILDING. SOURCE: TACOMA PUBLIC LIBRARY. TACOMA ECONOMIC DEVELOPMENT DEPARTMENT PHOTOGRAPH COLLECTION.



CA. 1970 VIEW OF THE WEST (REAR) FACADE. FAINT REMNANTS OF OUTDOOR ADVERTISING FOR LOVE, JOHNSON CO. (OCCUPIED 1934-1936 PACIFIC AVE. FROM 1900-1905). SOURCE: TACOMA PUBLIC LIBRARY. TACOMA ECONOMIC DEVELOPMENT DEPARTMENT PHOTOGRAPH COLLECTION.

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 MacDonald 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.¹¹

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 \$15,000.¹²

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,¹³ Consolidated Dairy Products was housed in the middle section from 1922 to 1937¹⁴, and Steam Supply & Rubber Co. held its business in the south end of the building from 1922 to 1923.¹⁵ The longest occupancy during this time was that of the Paramount Supply Co., which ran its business at 1936 Pacific Avenue from 1923 until 1960.¹⁶

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 \$1000.¹⁷ 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.

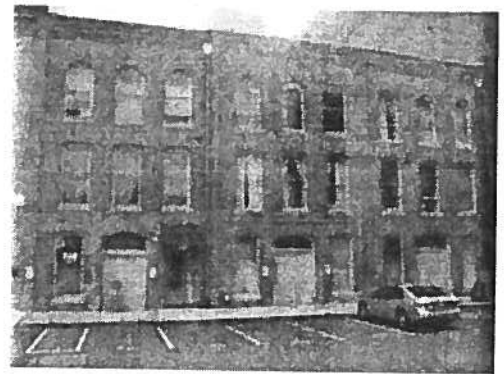
Grahame Fenton, the owner of the McDonald Smith Building at the time, teamed up with developer Sandy Desner and architects Jim Merritt and Lee Pardini to renovate the vacant building into a twenty-two-unit artist loft with three commercial units. The \$900,000 project consisted of installing new wiring, 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



AUGUST 2007 VIEW OF THE EAST (FRONT) FACADE. SOURCE: ARTIFACTS CONSULTING, INC.



AUGUST 2007 VIEW OF THE WEST (REAR) FACADE. SOURCE: ARTIFACTS CONSULTING, INC.

(ENDNOTES)

1 "TACOMA: THE UNION DEPOT DISTRICT." (1979). U.S. DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE. WASHINGTON, DC, 36.

2 TACOMA DAILY LEDGER. (JANUARY 1, 1891). "A YEAR'S BUILDING."

- 3 TACOMA DAILY LEDGER. (MAY 3, 1893). "BRICK BUILDING FOR THE AVENUE."
- 4 TACOMA UNION DEPOT WAREHOUSE DISTRICT HAER INVENTORT. (1979). HISTORIC AMERICAN ENGINEERING RECORD, DEPARTMENT OF THE INTERIOR.
- 5 TACOMA DAILY LEDGER. (MAY 3, 1893). "BRICK BUILDING FOR THE AVENUE."
- 6 TACOMA POLK DIRECTORY. (1890).
- 7 TACOMA UNION DEPOT WAREHOUSE DISTRICT HAER INVENTORT. (1979). HISTORIC AMERICAN ENGINEERING RECORD, DEPARTMENT OF THE INTERIOR.
- 8 TACOMA POLK DIRECTORIES. (1890-1900).
- 9 TACOMA DAILY LEDGER. (JUNE 5, 1900). "OPEN WHOLESAL HOUSE IN TACOMA."
- 10 TACOMA POLK DIRECTORIES (1900-1905).
- 11 TACOMA POLK DIRECTORIES. (1901-1942).
- 12 TACOMA DAILY LEDGER. (MARCH 26, 1905). "LOCAL REAL ESTATE MARKET EASILY HOLDS ITS STRENGTH."
- 13 TACOMA POLK DIRECTORIES. (1907-1910).
- 14 TACOMA POLK DIRECTORIES. (1922-1937).
- 15 TACOMA POLK DIRECTORIES. (1922-1923).
- 16 TACOMA POLK DIRECTORIES. (1923-1940).
- 17 INSPECTION RECORDS. (1927-1931).
- 18 TACOMA NEWS TRIBUNE. (JULY 20, 1944). "NEW CANDY FIRM HERE."
- 19 TACOMA NEWS TRIBUNE. (MARCH 20, 1989). "SAY GOODBYE TO WAREHOUSE, HELLO TO ARTISTS."
- 20 TACOMA NEWS TRIBUNE. (MARCH 13, 1990). "NOT YET OPEN BUT FILLING FAST."
- 21 TACOMA NEWS TRIBUNE. SOUNDLIFE. (JANUARY 27, 1991). "LOFTY AMBITIONS."
- 22 TACOMA DAILY INDEX. (AUGUST 10, 2006).

2.3 RUSSELL T. JOY BUILDING

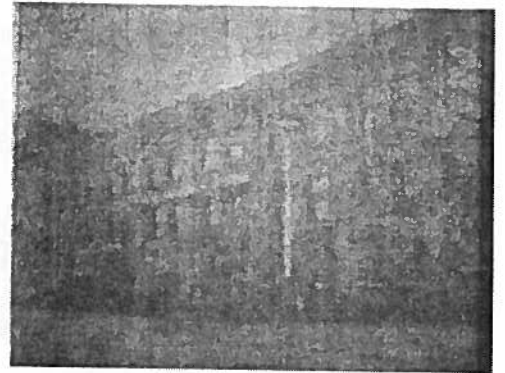
In 1892, Russell T. Joy hired architects Pickles & Sutton and contractor W. F. Heath to complete a building project at 1716–1730 Pacific Avenue: a 200-foot stretch of land situated between Pacific Avenue and the railroad spur along Commerce (formerly Hood) Street in Tacoma.

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.³ 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 \$5000.⁴ 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.⁷ 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.⁹

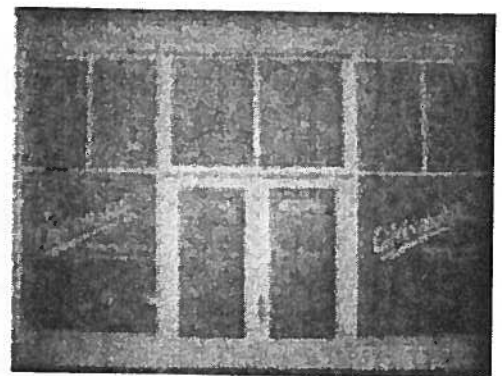
The flatiron building was completed with eight storefronts along Pacific



1905 VIEW OF THE EAST (FRONT) AND NORTH FACADES. THE STOREFRONTS AT 1720-1722 PACIFIC AVE. WERE DEEMED PART OF "TACOMA MANUFACTURERS' PERMANENT EXPOSITION." NOTICE THE ORIGINAL OUTDOOR ADVERTISEMENT ON THE NORTH FACADE OF THE BUILDING FOR POOLE'S SEED STORE (OCCUPIED THE 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.



CA. 1911 VIEW OF THE EAST (FRONT) FACADES OF THE WHOLESALE DISTRICT ALONG PACIFIC AVENUE. THE RUSSELL T. JOY BUILDING IS THIRD BUILDING FROM THE LEFT. SOURCE: TACOMA PUBLIC LIBRARY



1916 VIEW OF THE EAST (FRONT) FACADE STORE WINDOW. ONE OF THE SEVERAL AUTOMOBILE RELATED STOREFRONTS THAT OCCUPIED THE RUSSELL T. JOY BUILDING AS THE TIMES DEMANDED FOR SUCH INDUSTRIES. THIS OLDSMOBILE DISTRICT REPRESENTATIVE OCCUPIED THE 1720 PACIFIC AVE. STOREFRONT. SOURCE: TACOMA NEWS TRIBUNE, "HOME OF OLDSMOBILE AGENCY IN TACOMA," OCTOBER 22, 1916.



CA. 1922 VIEW OF THE EAST (FRONT) FACADE STORE WINDOW. ONE OF THE SEVERAL AUTOMOBILE RELATED STOREFRONTS THAT OCCUPIED THE RUSSELL T. JOY BUILDING AS THE TIMES DEMANDED FOR SUCH INDUSTRIES. SOURCE: TACOMA PUBLIC LIBRARY, BOLAND PHOTOGRAPH COLLECTION #B5696.



CA. 1940 VIEW OF THE EAST (FRONT) AND NORTH FACADES. LOOKING SOUTH DOWN PACIFIC AVENUE, THIS PHOTO DEPICTS OF A TIME LONG PAST, WHEN THE TRAIN ONCE STOPPED TRAFFIC COMPLETELY ON PACIFIC AVE. WITH A DIAGONAL TRACK LAID EAST-WEST ACROSS THE NORTH-SOUTH CORRIDOR. THE TRACK HAS SINCE BEEN REMOVED. SOURCE: TACOMA PUBLIC LIBRARY.



1948 VIEW OF THE EAST (FRONT) FACADE. A HAND DRAWN SKETCH OF THE ALTERATIONS DONE TO 1716 PACIFIC AVE. FOR THE NEW OCCUPANCY OF THE A. E. GRAFTON & CO. THIS WOULD BE THE FIRST MOVE IN 27 YEARS FOR THE COMPANY. SOURCE: TACOMA NEWS TRIBUNE, OCTOBER 10, 1948, PG. A2.

Avenue and a rear loading dock along the Hood Street railroad spur.¹⁰ 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.¹¹

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.¹²

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.¹³

The first new tenant after the fire was Tacoma Manufacturers' Permanent Exposition, which moved into the 1720–1722 Pacific Avenue storefronts in 1905.¹⁴

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.^{15 16}

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 symbol 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. Grafton & 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 completion 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.



CA. 1970 VIEW OF THE EAST (FRONT) FACADE. THE ALTERED AND MODIFIED STOREFRONTS APPEAR NEARLY VACANT. SOURCE: TACOMA PUBLIC LIBRARY, TACOMA ECONOMIC DEVELOPMENT DEPARTMENT PHOTOGRAPH COLLECTION.



AUGUST 2007 VIEW OF THE EAST (FRONT) FACADE. THE STOREFRONTS ARE ALMOST ENTIRELY BOARDED UP AS THE BUILDING SITS VACANT TODAY. SOURCE: ARTIFACTS CONSULTING, INC.



AUGUST 2007 VIEW OF THE EAST (FRONT) AND NORTH FACADES. NOTICE THE HEIDELBERG BREWERY OUTDOOR ADVERTISEMENT WHICH HAS ADORNED THE BUILDING SINCE THE 1930s. SOURCE: ARTIFACTS CONSULTING, INC.

(ENDNOTES)

- 1 TACOMA DAILY LEDGER. (MAY 14, 1892). "A \$70,000 PURCHASE."
- 2 TACOMA DAILY LEDGER. (OCTOBER 11, 1914). "HOTELS."
- 3 TACOMA POLK DIRECTORIES. (1891-1892).
- 4 TACOMA DAILY LEDGER. (MAY 22, 1892). "MANY BIG BUILDINGS."
- 5 TACOMA DAILY LEDGER. (JULY 4, 1892). "BUILDING A BIG CITY."
- 6 TACOMA DAILY LEDGER. (AUGUST 14, 1892). "BUILDING NOTES."
- 7 TACOMA NEWS TRIBUNE. (NOVEMBER 19, 1923). "HEART ATTACK IS FATAL TO ARCHITECT."
- 8 TACOMA DAILY LEDGER. (MAY 22, 1892). "MANY BIG BUILDINGS."
- 9 TACOMA DAILY LEDGER. (MAY 14, 1892). "A \$70,000 PURCHASE."
- 10 UNION STATION-WAREHOUSE HISTORIC DISTRICT WALKING TOUR. UNION STATION DISTRICT DEVELOPMENT ASSOCIATION, P. 2.
- 11 MILES, DON C. ET AL. (1988). "TRACKSIDE." P. 72
- 12 TACOMA DAILY LEDGER. (NOVEMBER 15, 1903). "BIG BLOCK IN FLAMES."
- 13 TACOMA DAILY LEDGER. (FEBRUARY 28, 1904). "BIG BRICK BLOCK WILL BE REBUILT."
- 14 TACOMA DAILY NEWS. (JUNE 29, 1905). "TACOMA MANUFACTURERS' PERMANENT EXPOSITION, 1720-1722 PACIFIC AVENUE."
- 15 TACOMA POLK DIRECTORIES. (1905-1930).



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.

- 16 TACOMA NEWS TRIBUNE. (OCTOBER 22, 1916). "HOME OF OLDSMOBILE AGENCY IN TACOMA."
- 17 TACOMA NEWS TRIBUNE. (MARCH 1, 1928). "PACIFIC AVE. FIRE SMORY, LITTLE LOSS."
- 18 UNION STATION-WAREHOUSE HISTORIC DISTRICT WALKING TOUR. UNION STATION DISTRICT DEVELOPMENT ASSOCIATION, P. 2.
- 19 TACOMA UNION DEPOT WAREHOUSE DISTRICT HAER INVENTORY. (1979). HISTORIC AMERICAN ENGINEERING RECORD, DEPARTMENT OF THE INTERIOR.
- 20 TACOMA NEWS TRIBUNE. (OCTOBER 10, 1948). "GRAFTON & CO. IN OWN HOME."

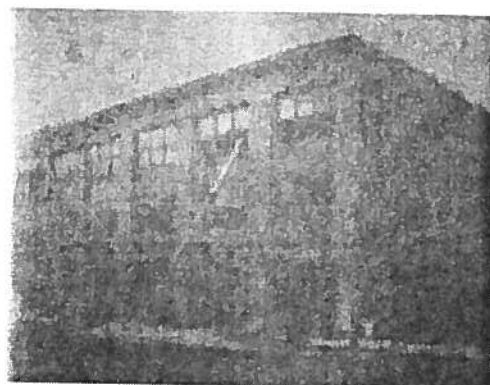
2.4 TACOMA BISCUIT AND CANDY COMPANY BUILDING

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.¹ 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.²

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.



1904 VIEW OF THE WEST (FRONT) AND SOUTH FACADES. SOURCE: TACOMA DAILY NEWS, JANUARY 16, 1905, PG. 22.



1904 VIEW OF THE SOUTH AND EAST (REAR) FACADES. SOURCE: TACOMA DAILY NEWS, JANUARY 16, 1905, PG. 22.



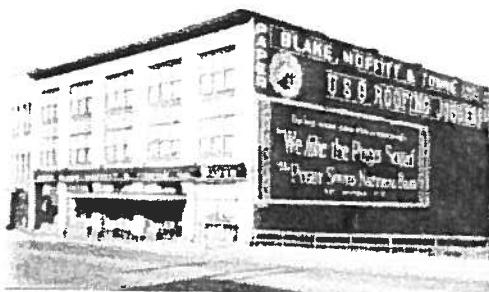
1905 VIEW OF THE WEST (FRONT) AND SOUTH FACADES. SOURCE: TACOMA DAILY NEWS, JUNE 29, 1905, PG. 9.



CA. LATE 1940S VIEW OF THE WEST (FRONT) AND SOUTH FACADES. OUTDOOR ADVERTISING FOR BLAKE, MOFFITT & TOWNE, INC. ADDITION OF FLAT ROOF CANOPY OVER TWO OF THE STOREFRONTS. SOURCE: TACOMA PUBLIC LIBRARY, RICHARDS STUDIO PHOTOGRAPHY COLLECTION.



CA. EARLY 1950S VIEW OF THE WEST (FRONT) FACADE. FLAT ROOF CANOPY NOW HAS ADVERTISING FOR BLAKE, MOFFITT & TOWNE, INC. ALONG THE WEST (FRONT) SIDE. SOUTHERN MOST WEST FACADE STOREFRONT HAS LETTERING ON THE WINDOW FOR BLAKE, MOFFITT & TOWNE, INC. SOURCE: TACOMA PUBLIC LIBRARY.



CA. 1950S VIEW OF THE WEST (FRONT) AND SOUTH FACADES. OUTDOOR ADVERTISING HAS BEEN UPDATED FOR BLAKE, MOFFITT & TOWNE, INC. ADVERTISEMENTS FOR USG ROOFING JOBBERS AND THE PUGET SOUND NATIONAL BANK OF TACOMA NOW ALSO FLANK THE SOUTH FACADE. THE SOUTH SIDE OF THE FLAT ROOF CANOPY READS "PAPER." SOURCE: TACOMA PUBLIC LIBRARY.

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 \$140,000.¹ 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.⁵

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.⁴ 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.¹ 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.¹ 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)

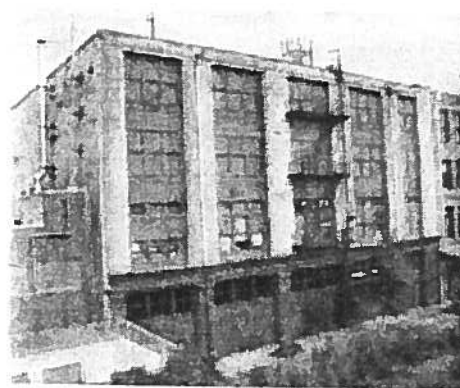
- 1 TACOMA DAILY LEDGER. (APRIL 24, 1984). "BIG REALTY DEALS PENDING KEEP LOCAL BROKERS IN GOOD HUMOR." UNION STATION-WAREHOUSE HISTORIC DISTRICT WALKING TOUR. UNION STATION DISTRICT DEVELOPMENT ASSOCIATION. P. 12.
- 2 TACOMA DAILY LEDGER. (MARCH 13, 1984). "BUILDING OF THE WEEK."
- 3 TACOMA DAILY LEDGER. (APRIL 24, 1984). "BIG REALTY DEALS PENDING KEEP LOCAL BROKERS IN GOOD HUMOR."
- 4 TACOMA DAILY LEDGER. (JANUARY 1, 1905). "BEST CRACKER PLANT UPON PACIFIC COAST."
- 5 TACOMA DAILY LEDGER. (MAY 20, 1906). "GOLD ON CENTER STREET AND JEFFERSON AVENUE."
- 6 TACOMA DAILY LEDGER. (AUGUST 18, 1907). "NEW SPICE FACTORY."
- 7 TACOMA POLK DIRECTORY. (1943).
- 8 TACOMA NEWS TRIBUNE. (JULY 18, 1971). "OLD SPAGHETTI FACTORY TO OPEN DOORS MONDAY."
- 9 TACOMA NEWS TRIBUNE. (OCTOBER 31, 1982). "TWO MORE HISTORIC BUILDINGS DUE NEW LIFE."



CA. 1970 VIEW OF THE WEST (FRONT) AND SOUTH FACADES. FLAT ROOF CANOPY HAS BEEN REMOVED. FIVE INDIVIDUAL CANOPIES OVER EACH STOREFRONT HAVE BEEN ADDED. WEST FACADE OVERHANG EXTENDING OUT FROM ROOF HAS BEEN REMOVED. BUILDING HAS RECEIVED A FRESH NEW PAINT JOB OF MUSTARD YELLOW. OUTDOOR ADVERTISING HAS BEEN PAINTED OVER, WITH A NEW ADVERTISEMENT FOR THE OLD SPAGHETTI FACTORY NOW ADORNING THE SOUTH FACADE. SOURCE: TACOMA PUBLIC LIBRARY. RICHARDS STUDIO PHOTOGRAPHY COLLECTION



AUGUST 2007 VIEW OF THE WEST (FRONT) FACADE. CANOPIES OVER STOREFRONTS HAVE BEEN UPDATED. BUILDING HAS BEEN PAINTED. SOURCE: ARTIFACTS CONSULTING, INC.



AUGUST 2007 VIEW OF THE SOUTH AND EAST (REAR) FACADES. SOURCE: ARTIFACTS CONSULTING, INC.

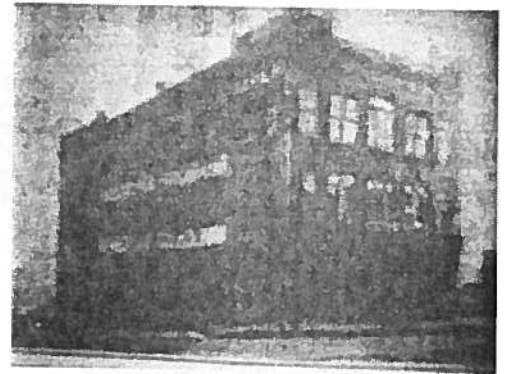
2.5 TIOGA BUILDING

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.¹ Phillip Savary was a local building contractor who lived and worked in Tacoma from 1890–1899.² 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.³

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 both 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.⁴

In 1891, the Richmond & Stoppenbach Co. became the first occupants at 1901 Jefferson Avenue. Later known 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 1894.⁵ 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.⁶

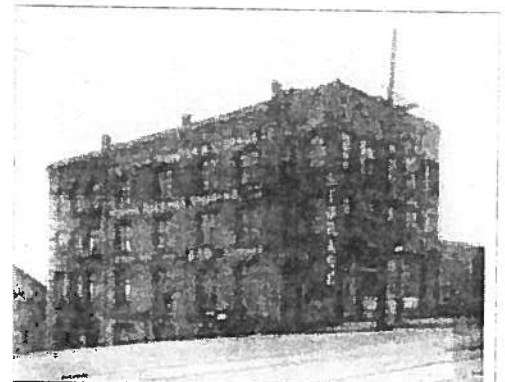
As the railroads vied for rights-of-way in Tacoma, land values skyrocketed around the warehouse district and sales were frequent.⁷ In the early



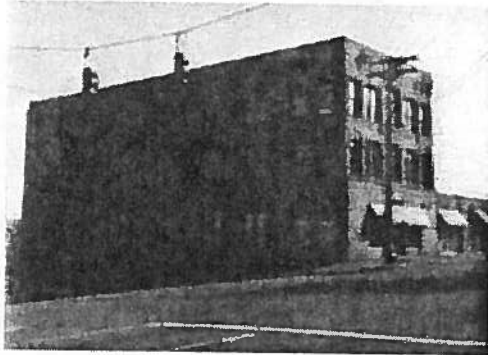
CA. 1892-1894 VIEW OF THE NORTH AND WEST FACADES. ORIGINAL PAINTED OUTDOOR ADVERTISING FOR RICHMOND & STOPPENBACH CO. (OCCUPIED TIOGA 1891-1896) AS WELL AS THE CLARK-BLATCHLY CO. (1892-1894). SOURCE: TACOMA NEWS TRIBUNE, AUGUST 15, 1922, PG. 4.



CA. 1920 VIEW OF THE NORTH AND WEST FACADES. SOURCE: TACOMA DAILY LEDGER, AUGUST 15, 1920, PG. C2.



CA. MID 1920S VIEW OF THE NORTH AND WEST FACADES. THE VIEW SHOWS THE ENTIRE OUTDOOR PAINTED ADVERTISING FOR THE WHITWORTH TRANSFER & STORAGE CO. (1920-1927). SOURCE: TACOMA PUBLIC LIBRARY, CHAPIN BOWEN PHOTOGRAPH COLLECTION #BU 10791.



CA. 1970 VIEW OF THE NORTH AND WEST FACADES. THE BRICK FACADE HAS BEEN ADDED TO WEST FACADE ALONG THE SECOND FLOOR STORE FRONT. SOURCE: TACOMA PUBLIC LIBRARY. TACOMA ECONOMIC DEVELOPMENT DEPARTMENT PHOTOGRAPH COLLECTION #BN 286.



SEPTEMBER 2007 VIEW OF THE NORTH AND WEST FACADES. SOURCE: ARTIFACTS CONSULTING INC.

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.⁸

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 1899–1905.⁹ A berry cups, crates, and fruit baskets producer moved its factory to the building in 1910.¹⁰ The Liberty Manufacturing Company—manufacturers of aprons and housedresses—occupied the four-story structure from 1914–1919.¹¹

Then in 1920, as automobile use increased across the nation, Whitworth Transfer and Storage Co. moved into the Tioga building.¹² A moving, packing, shipping, and distribution company, Whitworth capitalized on the growing availability of the automobile, just as railroad use began to decline.¹³ 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.¹⁴

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.¹⁵ 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 1962.¹⁶

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.^{17 18}

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.¹⁹

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.²⁰

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.²¹

(ENDNOTES)

- 1 TACOMA DAILY LEDGER. (JANUARY 1, 1898. P. 11).
- 2 TACOMA POLK CITY DIRECTORIES (1890-1899).
- 3 UNION STATION DISTRICT DEVELOPMENT ASSOCIATION. (UNDATED). "UNION STATION-WAREHOUSE HISTORIC DISTRICT WALKING TOUR." P. 11.
- 4 NATIONAL PARK SERVICE. UNITED STATES DEPARTMENT OF THE INTERIOR. (1979). "TACOMA: THE UNION DEPOT DISTRICT."
- 5 TACOMA POLK CITY DIRECTORIES (1891-1896).
- 6 TACOMA NEWS TRIBUNE. (AUGUST 15, 1922). "DO YOU REMEMBER?" P. 4.
- 7 TACOMA DAILY LEDGER. (MAY 20, 1904).
- 8 TACOMA NEWS TRIBUNE. (AUGUST 15, 1922). "DO YOU REMEMBER?" P. 4.
- 9 TACOMA POLK CITY DIRECTORIES (1899-1905).
- 10 TACOMA DAILY LEDGER. (MAY 15, 1910). "TACOMA GAINS NEW INDUSTRY." P. 4.
- 11 TACOMA POLK CITY DIRECTORIES (1914-1919).
- 12 TACOMA POLK CITY DIRECTORIES (1920-1927).
- 13 NATIONAL PARK SERVICE. UNITED STATES DEPARTMENT OF THE INTERIOR. (1979). "TACOMA: THE UNION DEPOT DISTRICT."
- 14 CHAPIN BOWEN PHOTOGRAPH COLLECTION #BU 10791. TACOMA PUBLIC LIBRARY NORTHWEST ROOM SPECIAL COLLECTION.
- 15 TACOMA POLK CITY DIRECTORIES (1928-1935).
- 16 TACOMA POLK CITY DIRECTORIES (1936-1962).
- 17 TACOMA POLK CITY DIRECTORIES (1962-1971).
- 18 TACOMA POLK CITY DIRECTORIES (1962-2000).
- 19 TACOMA POLK CITY DIRECTORIES (2000-2007).
- 20 BOYLE, SANDY. "TIOGA BUILDING" FROM UNIVERSITY OF WASHINGTON, TACOMA INSIDE TRACK; ADMINISTRATIVE SNAPSHOT JUNE 2004. ACCESSED SEPTEMBER 11, 2007. [HTTP://WWW.TACOMA.WASHINGTON.EDU/NEWS/ENews/JUNE04/ADMIN_SNAPSHOT.HTML](http://www.tacoma.washington.edu/news/enews/june04/admin_snapshot.html)
- 21 TACOMA NEWS TRIBUNE. (AUGUST 24, 2007). "ART AND BUSINESS MIX IN NEW VENTURE."

3.0

PHYSICAL INFORMATION

0.0

CONTAINED IN...

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.

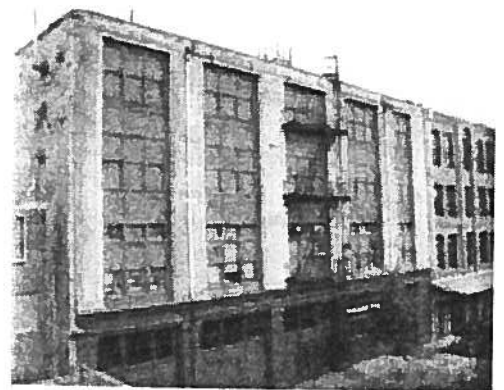
The vast collection of character-defining features falls into two main groupings: 1) those individually contributing to a building's character, and 2) those collectively contributing to a building's character. Examples of the first category include such features as decorative sheet-metal cornices, exterior 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-



McDONALD SMITH BUILDING'S FRONT, EAST FACADE ALONG PACIFIC AVENUE. SOURCE: ARTIFACTS CONSULTING, INC.



RUSSELL T. JOY BUILDING'S FRONT, EAST FACADE ALONG PACIFIC AVENUE. SOURCE: ARTIFACTS CONSULTING, INC.



TACOMA BISCUIT AND CANDY COMPANY BUILDING'S REAR, EAST FACADE ALONG COMMERCE STREET. SOURCE: ARTIFACTS CONSULTING, INC.




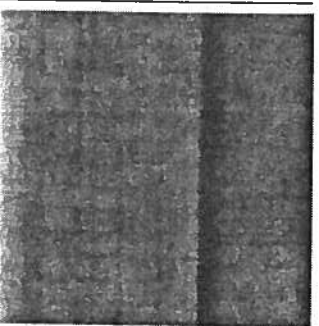
TOOGA BUILDING'S NORTH AND WEST FACADES. SOURCE: ARTIFACTS CONSULTING, INC.

egory include such elements as wood flooring and joists, painted interior finishes, and utilitarian-quality brick employed in masonry wall cores.


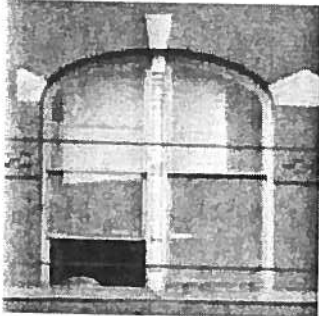
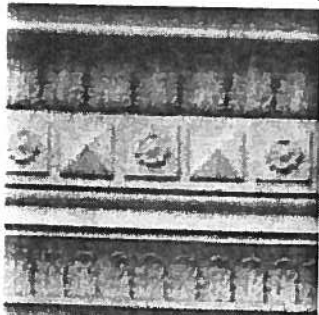

The levels of architectural significance ascribed to elements within the catalog correlate directly with these two groupings. Elements within the first grouping typically rank as primary. Elements within the second grouping typically rank as primary-to-secondary, depending upon their level of contribution.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



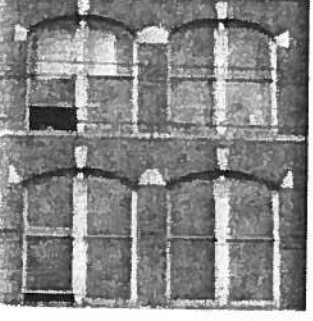
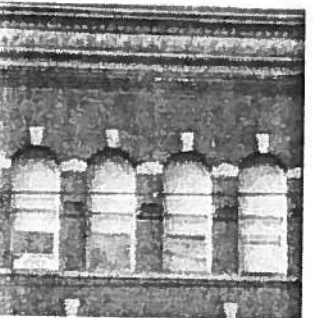
3.1.1 McDONALD SMITH BUILDING

EXTERIOR (McDONALD SMITH BUILDING)					
FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE	
FOUNDATION	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.	<ul style="list-style-type: none"> No known alterations. 	Primary		
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 1/4-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.	<ul style="list-style-type: none"> Signs painted over some brick, see Signage. Holes for fasteners and other attachments through the brick face and mortar joints. 	Primary		
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.	<ul style="list-style-type: none"> Signs painted over some brick, see Signage. Holes for fasteners and other attachments through the brick face and mortar joints. 	Primary		


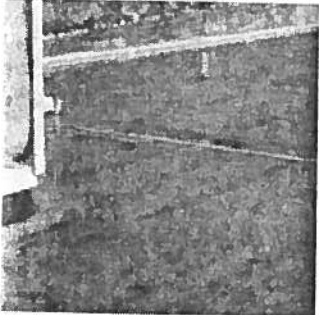
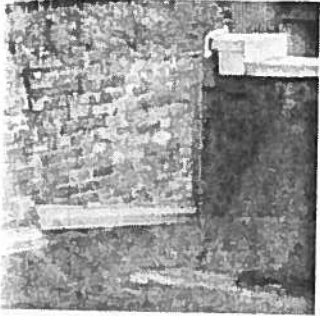
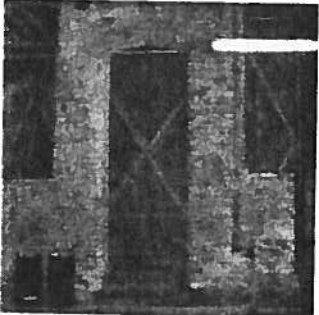
EXTERIOR (MCDONALD SMITH BUILDING)

FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
WALLS, BRICK, CORE	<p>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 1/4-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.</p>	<ul style="list-style-type: none"> • 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	
WALLS, SANDSTONE DETAILING	<p>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.</p>	<ul style="list-style-type: none"> • No known alterations. 	Primary	
WALLS, SHEET METAL	<p>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.</p>	<ul style="list-style-type: none"> • Repainting. 	Primary	
FRAMING, BEAMS	<p>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.</p>	<ul style="list-style-type: none"> • Multiple paint coatings. • Holes from previous fasteners and attachments. • Cutting beams in the south bay to allow insertion of the stairwell. 	Primary	



EXTERIOR (McDONALD SMITH BUILDING)


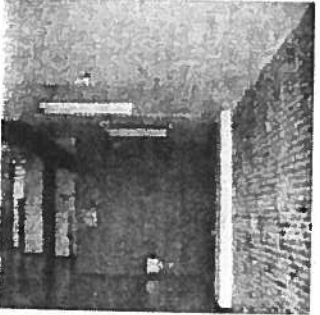


FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
FRAMING, COLUMNS	Douglas fir columns carry floor loads. Columns differ according to load capacity needs. A row of east/west columns is centered within each bay. The first-floor columns stand on sandstone bases, rising above the surrounding concrete slab.	<ul style="list-style-type: none"> • 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	
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.	<ul style="list-style-type: none"> • 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	
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.	<ul style="list-style-type: none"> • 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	
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.	<ul style="list-style-type: none"> • 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	

EXTERIOR (MCDONALD SMITH BUILDING)



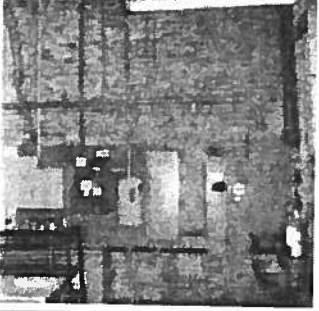
FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
WINDOWS, TYPE 3	<p>One-over-one lites in a double-hung wood sash characterize this window type. Original sash feature stile extensions on the upper sash, which extend beyond the meeting rail. Type 3 windows exist along all four stories on the west facade. The 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.</p>	<ul style="list-style-type: none"> • 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	<p>Contemporary rolled asphalt roofing clads the roof structure and rooftop elevator elements.</p>	<ul style="list-style-type: none"> • Successive roofing renewals. • Addition of shed roof penthouse units along the east edge of the roof. These three units are set back from the east parapet. Each unit features windows along the west side. • Addition of skylights to provide additional day lighting to the fourth-floor residential spaces. • Addition of rooftop mechanical equipment. 	None	
ROOF, FLASHING	<p>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.</p>	<ul style="list-style-type: none"> • Replacement of original flashing with contemporary flashing. 	None	
ENTRANCES, AREAWAY	<p>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.</p>	<ul style="list-style-type: none"> • No known alterations. 	Secondary	

EXTERIOR (McDONALD SMITH BUILDING)




FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
ENTRANCES, COMMERCE	<p>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.</p>	<ul style="list-style-type: none"> • 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	
ENTRANCES, PACIFIC	<p>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.</p>	<ul style="list-style-type: none"> • Restoration of the storefront done during the 1980s utilizes fiberglass replicas of iron detailing from adjacent buildings. 	Primary	

INTERIOR (McDONALD SMITH BUILDING)				
FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
FLOOR PLAN	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.	<ul style="list-style-type: none"> • 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. • Addition of the elevator in 1931. 	Primary	
FLOORING	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.	<ul style="list-style-type: none"> • Holes cut for the added stairways and the elevator. • Paint layers added. • Concrete slab poured throughout the first floor and on the upper floors. Upper-floor work done as part of the 1980s rehabilitation. 	Secondary	
WALL AND CEILING FINISHES	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.	<ul style="list-style-type: none"> • Paint and whitewash added over brick in various spaces, dependent upon past tenant needs. • Added doorways cut into the walls. 	Secondary	
DOORWAYS	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.	<ul style="list-style-type: none"> • Cutting additional doorways. • Infilling former doorways. 	Secondary	
STAIRWAYS	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.	<ul style="list-style-type: none"> • The addition of a main stairway in the central portion of the building's south bay. 	Minimal	



INTERIOR (McDONALD SMITH BUILDING)

FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
ELEVATOR	The building did not originally feature an elevator.	<ul style="list-style-type: none"> 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. 	Minimal	
ELECTRIC LIGHTING FIXTURES	Extent of original light fixtures unknown.	<ul style="list-style-type: none"> Replacement of original fixtures with existing, contemporary fixtures. 	None	
MECHANICAL EQUIPMENT	Extent of original mechanical equipment unknown.	<ul style="list-style-type: none"> The installation of a roof top mechanical system. 	None	

SITE (McDONALD SMITH BUILDING)

FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
AREAWAY	An areaway extends beneath the sidewalk along Commerce Street.	<ul style="list-style-type: none"> • Addition of partitions between this space and the first floor. 	Secondary	
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.	<ul style="list-style-type: none"> • Replacement of several grates with solid reinforced concrete panels. • Covering of lenses with mastic waterproofing. 	Secondary	
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.	<ul style="list-style-type: none"> • No known alterations. 	Primary	

3.1.2 RUSSELL T. JOY BUILDING

EXTERIOR (RUSSELL T. JOY BUILDING)				
FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
FOUNDATION	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.	<ul style="list-style-type: none"> No known alterations. 	Primary	
WALLS, BRICK	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 1/4-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.	<ul style="list-style-type: none"> Third story addition. Holes for fasteners and other attachments through the brick face and mortar joints. 	Primary	
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 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 1/4-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.	<ul style="list-style-type: none"> 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. 	Secondary	

UNIVERSITY OF WASHINGTON
MEDICAL CENTER
UW Medicine

March 5, 2008

TO: Joel Matulys Box 352205
Project Manager
Capital Projects Office

FROM: Paul Ishizuka *fall* Box 356151
Associate Executive Director/CFO

Helen Shawcroft *HMS* Box 356151
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:	<u>\$3,580,000</u>
New Balance:	\$7,580,000

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

cc: Ken Johnson Box 359105
CPO Accounting Box 352205
Kathleen Schaefer Box 356151
Marty Francois Box 356151
Chris Johnson Box 356151
Eric Smith Box 352205

UNIVERSITY OF WASHINGTON
MEDICAL CENTER
UW Medicine

March 5, 2008

TO: Joel Matulys Box 352205
Project Manager
Capital Projects Office

FROM: Paul Ishizuka  Box 356151
Associate Executive Director/CFO

Helen Shawcroft  Box 356151
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:	<u>\$ 80,000</u>
New Balance:	\$220,000

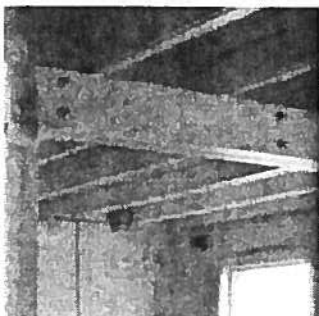
If you have any questions regarding this transfer, please contact Pearlie Batingan, 598-6549.

cc: Ken Johnson Box 359105
Eric Smith Box 352205
Kathleen Schaefer Box 356151
Marty Francois Box 356151
Chris Johnson Box 356151

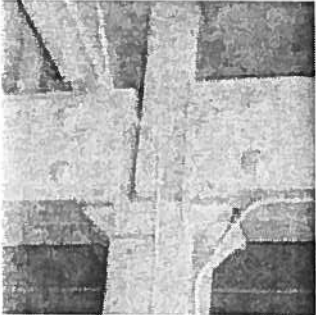

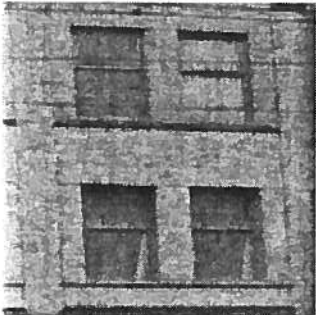
EXTERIOR (RUSSELL T. JOY BUILDING)

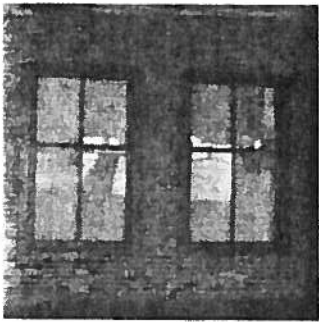

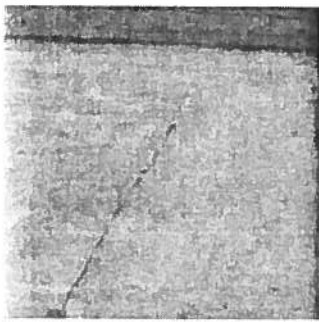
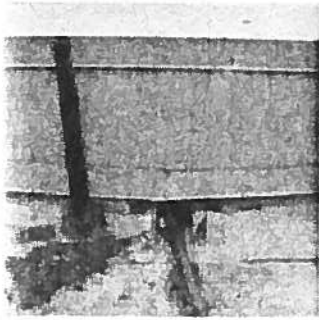
FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
WALLS, BRICK VENEER	<p>Two brick types clad the Pacific (east) facade. The veneer is one wythe thick. The first two stories, pilasters between the third story windows, and cornice (between pilasters) feature a dense, hard-fired Roman brick with crisp arrises 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.</p>	<ul style="list-style-type: none"> • Third story addition. • Holes for fasteners and other attachments through the brick face and mortar joints. 	Primary	
WALLS, SANDSTONE	<p>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.</p>	<ul style="list-style-type: none"> • No known alterations. 	Primary	
WALLS, TERRA COTTA	<p>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.</p>	<ul style="list-style-type: none"> • No known alterations. 	Primary	

EXTERIOR (RUSSELL T. JOY BUILDING)




FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
FRAMING, BEAMS	<p>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.</p> <p>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.</p> <p>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. Band saw marks run along the bottom of the type 2 and type 3 beams.</p>	<ul style="list-style-type: none"> • Diagonal braces added beneath the type 3 beams on the south bay of the first floor. • Multiple paint coatings. • Holes from previous fasteners and attachments. • Columns added beneath split beams. (See Framing, Columns.) 	Primary	

EXTERIOR (RUSSELL T. JOY BUILDING)


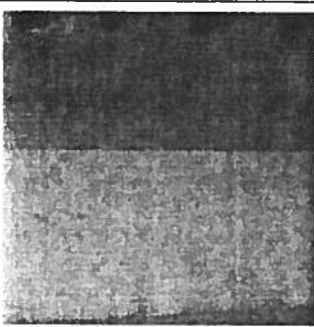
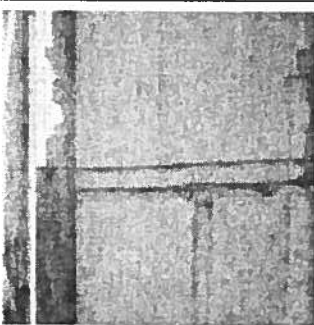
FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
FRAMING, COLUMNS	<p>Three types of Douglas fir columns carry floor loads. Columns differ according to load capacity needs. Type 1 columns, occurring on the third floor, are 7-1/4 inches square. Type 2 columns are found in the northern two bays of the second 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.</p> <p>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.</p>	<ul style="list-style-type: none"> • 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. 	Primary	
FRAMING, JOISTS	<p>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.</p>	<ul style="list-style-type: none"> • Multiple paint coatings. • Holes from previous fasteners and attachments. 	Secondary	
WINDOWS, TYPE I	<p>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.</p>	<ul style="list-style-type: none"> • Holes from previous fasteners and attachments. • Temporary plywood coverings at openings with failed sash and/or glazing. 	Primary	

EXTERIOR (RUSSELL T. JOY BUILDING)				
FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
WINDOWS, TYPE 2	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.	<ul style="list-style-type: none"> Holes from previous fasteners and attachments. Temporary plywood coverings at openings. 	Primary	
WINDOWS, TYPE 3	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.	<ul style="list-style-type: none"> Holes from previous fasteners and attachments. Temporary plywood coverings at openings. 	Primary	
ROOF, CLADDING	Contemporary rolled asphalt roofing clads the roof structure and rooftop elevator elements.	<ul style="list-style-type: none"> Successive roofing renewals. 	None	
ROOF, FLASHING	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.	<ul style="list-style-type: none"> Replacement of original flashing with contemporary flashing. 	None	

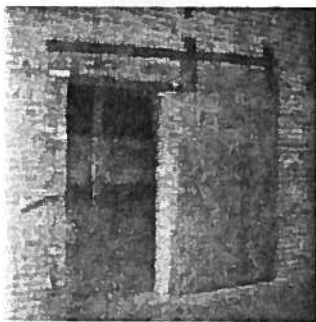
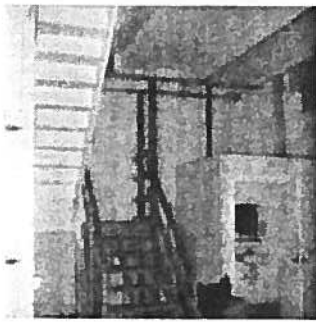

EXTERIOR (RUSSELL T. JOY BUILDING)

FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
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 day lighting 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 day lighting. 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.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • Replacement of the original storefronts 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.	<ul style="list-style-type: none"> • Removal of interior metal flues between spaces. • Closing off many chimney openings at each floor. 	Minimal	

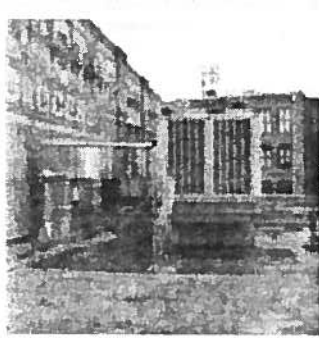
INTERIOR (RUSSELL T. JOY BUILDING)


FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
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.	<ul style="list-style-type: none"> • 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 joists within each bay of the second through fourth floors. The first floor features a poured-in-place concrete slab.	<ul style="list-style-type: none"> • Holes cut for added stairways and the elevator additions. • Paint layers added. • Concrete slab poured throughout the first floor. 	Secondary	
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.	<ul style="list-style-type: none"> • 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	
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.	<ul style="list-style-type: none"> • No known alterations. 	Minimal	

INTERIOR (RUSSELL T. JOY BUILDING)

FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
DOORWAYS	<p>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.</p>	<ul style="list-style-type: none"> • Cutting of additional doorways. • Removal of metal-clad sliding doors from some doorways. 	Minimal	
STAIRWAYS	<p>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.</p>	<ul style="list-style-type: none"> • 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. 	Minimal	
ELEVATORS	<p>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.</p>	<ul style="list-style-type: none"> • Closing off the northernmost elevator shaft at the second floor. 	Secondary	
ELECTRIC LIGHTING FIXTURES	<p>Extent of original light fixtures unknown.</p>	<ul style="list-style-type: none"> • The replacement of original fixtures with existing, contemporary fixtures. 	None	

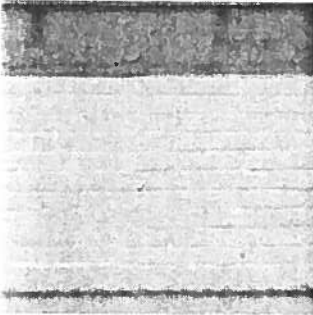

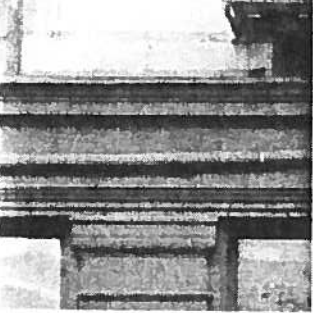
INTERIOR (RUSSELL T. JOY BUILDING)

FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
MECHANICAL EQUIPMENT	Extent of original mechanical equipment unknown.	<ul style="list-style-type: none">• The installation of a rooftop mechanical system and vertical duct along the south portion of the building.	None	

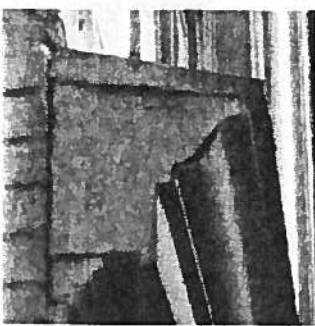

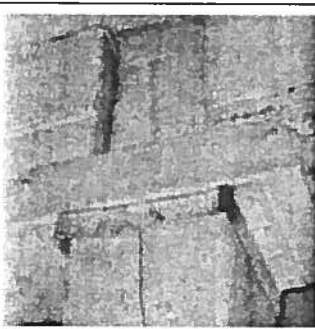

SITE (RUSSELL T. JOY BUILDING)				
FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
AREAWAY	An areaway extends beneath the sidewalk along Commerce Street.	<ul style="list-style-type: none"> • Addition of partitions between this space and the first floor. 	Secondary	
SIGNAGE	The building's north facade features 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.	<ul style="list-style-type: none"> • No known alterations. 	Primary	

3.1.3 TACOMA BISCUIT AND CANDY CO. BUILDING

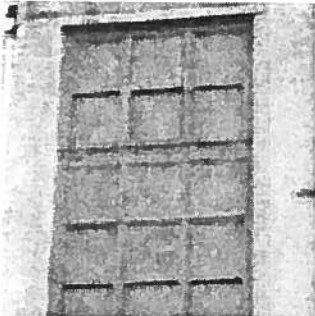
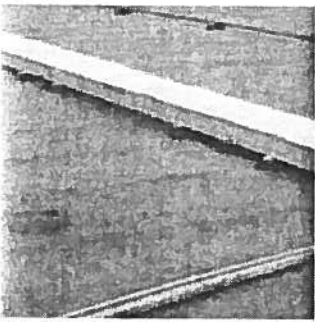
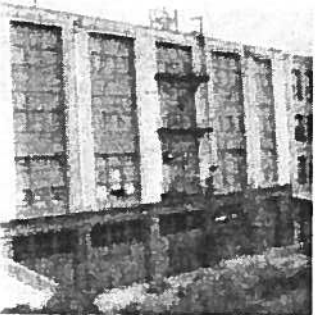
EXTERIOR (TACOMA BISCUIT AND CANDY CO. BUILDING)

FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
FOUNDATION	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.	<ul style="list-style-type: none"> No known alterations. 	Primary	
WALLS, BRICK	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 1/4-inch to 3/8-inch in width. Raised brick bands accent the pilasters and upper portion of each facade.	<ul style="list-style-type: none"> Brick on all facades painted with multiple coats. Holes for fasteners and other attachments through the brick face and mortar joints. 	Primary	
WALLS, BRICK, CORE	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 1/4-inch to 3/8-inch in width. Mortar is soft and light gray in color.	<ul style="list-style-type: none"> 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. 	Secondary	
WALLS, SANDSTONE	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.	<ul style="list-style-type: none"> Multiple coats of paint covering the sandstone. 	Primary	


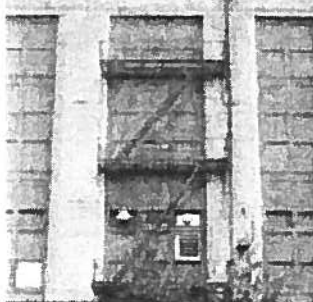
EXTERIOR (TACOMA BISCUIT AND CANDY CO. BUILDING)

FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
WALLS, SHEET METAL	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.	<ul style="list-style-type: none"> Repainting. 	Primary	
FRAMING, BEAMS	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.	<ul style="list-style-type: none"> Multiple paint coatings. Holes from previous fasteners and attachments. Cutting beams in the south bay to allow insertion of the stairwell. Adding metal beams to provide additional reinforcement. 	Primary	
FRAMING, COLUMNS	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.	<ul style="list-style-type: none"> Multiple paint coatings. Holes from previous fasteners and attachments. 	Primary	
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. 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.	<ul style="list-style-type: none"> Multiple paint coatings. Holes from previous fasteners and attachments. 	Secondary	


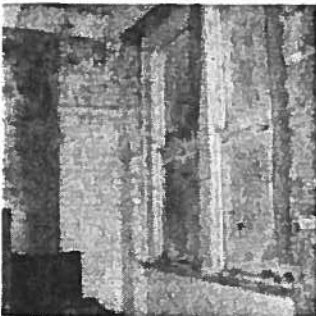

EXTERIOR (TACOMA BISCUIT AND CANDY CO. BUILDING)

FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
WINDOWS, TYPE I	<p>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.</p>	<ul style="list-style-type: none"> • Holes from previous fasteners and attachments. • Selective boarding over sash with broken panes. • Multiple paint coats. 	Primary	
ROOF, CLADDING	<p>Contemporary rolled asphalt roofing clads the roof structure.</p>	<ul style="list-style-type: none"> • Successive roofing renewals. • Addition of cell tower and mechanical elements on the roof. 	None	
ROOF, FLASHING	<p>Contemporary metal flashing caps the parapets. Metal flashing protects the interface between the contemporary roofing and mechanical elements.</p>	<ul style="list-style-type: none"> • Replacement of original flashing with contemporary flashing. 	None	
ENTRANCES, COMMERCE	<p>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.</p>	<ul style="list-style-type: none"> • Selective replacement of lower storefront assemblies and doors. • Repainting of the storefronts. 	Secondary	


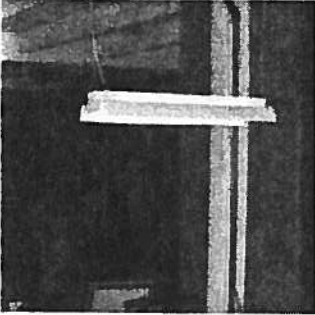

EXTERIOR (TACOMA BISCUIT AND CANDY CO. BUILDING)

FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
ENTRANCES, JEFFERSON	<p>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.</p>	<ul style="list-style-type: none"> • Addition of cloth awnings at each bay. 	Primary	
FIRE ESCAPE	<p>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.</p>	<ul style="list-style-type: none"> • No known alterations. 	Minimal	

INTERIOR (TACOMA BISCUIT AND CANDY CO. BUILDING)

FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
FLOOR PLAN	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.	<ul style="list-style-type: none"> • Conversion of the second floor into restaurant space involved the addition of multiple partitions throughout the floor. • Addition of partitions in the first floor. 	Secondary	
FLOORING	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.	<ul style="list-style-type: none"> • Holes cut for the added stairways. • Paint layers added. 	Secondary	
WALL AND CEILING FINISHES	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.	<ul style="list-style-type: none"> • Paint and whitewash added over brick in various spaces dependent upon past tenant needs. • Added doorways cut into the walls. 	Secondary	
STAIRWAYS	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.	<ul style="list-style-type: none"> • Removal of the stairway between the second and third floors. 	Minimal	


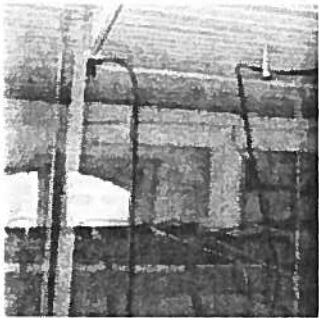

INTERIOR (TACOMA BISCUIT AND CANDY CO. BUILDING)


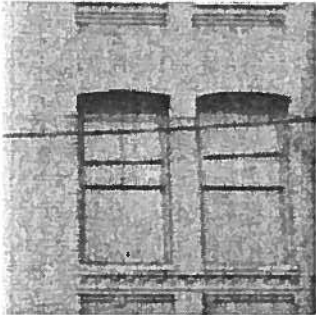
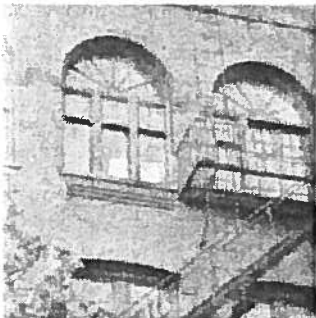
FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
ELEVATOR	A wood frame enclosure on each floor provides access to the elevator shaft. A freight elevator operates within the shaft servicing each floor.	<ul style="list-style-type: none"> No known alterations. 	Minimal	
ELECTRIC LIGHTING FIXTURES	Extent of original light fixtures unknown.	<ul style="list-style-type: none"> Replacement of original fixtures with existing contemporary fixtures. Addition of exterior wall sconces to either side of the main doorway on the west facade. 	None	
MECHANICAL EQUIPMENT	Extent of original mechanical equipment unknown.	<ul style="list-style-type: none"> Installation of rooftop mechanical equipment. 	None	

SITE (TACOMA BISCUIT AND CANDY CO. BUILDING)

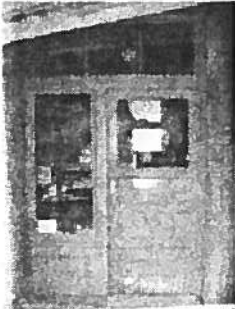
FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
AREAWAY	An areaway extends beneath the sidewalk along Jefferson Street.	• No known alterations.	Secondary	

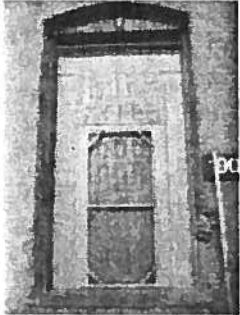
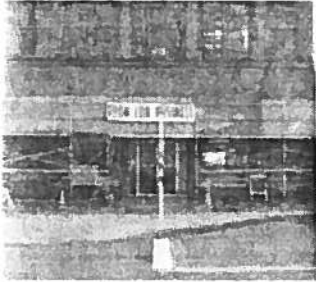
3.1.5 TIOGA BUILDING

EXTERIOR (TIOGA BUILDING)				
FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
FOUNDATION	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.	<ul style="list-style-type: none"> No known alterations. 	Primary	
WALLS, BRICK	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.	<ul style="list-style-type: none"> Multiple coats of paint cover the exterior brick on all facades. Holes for fasteners and other attachments through the brick face and mortar joints. Removal of the former cornice along the north, east, and west facades. 	Primary	
FRAMING, BEAMS	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.	<ul style="list-style-type: none"> Multiple paint coatings. Holes from previous fasteners and attachments. 	Primary	
FRAMING, COLUMNS	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.	<ul style="list-style-type: none"> Multiple paint coatings. Holes from previous fasteners and attachments. 	Primary	

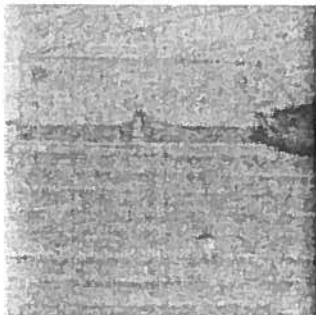

FEATURE	DESCRIPTION	EXTERIOR (TIOGA BUILDING)		IMAGE
		ALTERATIONS	LEVEL	
FRAMING, JOISTS	Joists carry the roof and each floor. All joists run north/south, spanning between the masonry walls and the central beam within each floor.	<ul style="list-style-type: none"> Multiple paint coatings. Holes from previous fasteners and attachments. 	Secondary	
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. This window type exists singly and in pairs. Variations on this type include windows with single-lite transoms above. Type 1 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.	<ul style="list-style-type: none"> Holes from previous fasteners and attachments. Addition of contemporary built-up wood sills and poured-in-place concrete sills. 	Primary	
WINDOWS, 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.	<ul style="list-style-type: none"> Holes from previous fasteners and attachments. 	Primary	
WINDOWS, 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.	<ul style="list-style-type: none"> Holes from previous fasteners and attachments. 	Primary	

EXTERIOR (TIOGA BUILDING)


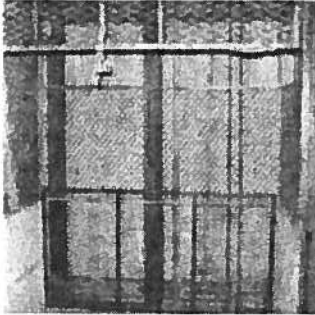

FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
WINDOWS, TYPE 4	Single-lite wood sash with a fixed transom above characterize this window type. The large upper sash features a half-round upper portion with straight sides. This window type exists as a pair at the second story on the north facade's west end.	<ul style="list-style-type: none"> • Holes from previous fasteners and attachments. 	Primary	
ROOF, CLADDING	Contemporary roofing clads the roof structure.	<ul style="list-style-type: none"> • Successive roofing renewals. • Addition of rooftop mechanical equipment. 	None	
ROOF, FLASHING	Contemporary metal flashing caps the parapets. Metal flashing protects the interface between the contemporary roofing and the adjacent building and mechanical elements.	<ul style="list-style-type: none"> • Replacement of original flashing with contemporary flashing. 	None	
ENTRANCES, NORTH	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.	<ul style="list-style-type: none"> • Repainting wood surfaces and an added metal threshold beneath the doorway. 	Primary	

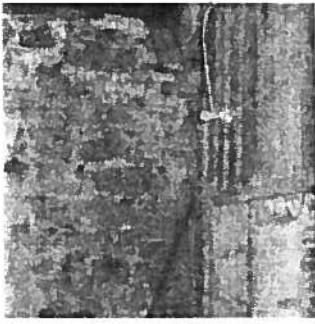
EXTERIOR (TIOGA BUILDING)				
FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
ENTRANCES, EAST	The east facade fronts the former railroad spur. Two service doors, one in each bay, provide access to the first floor. Both doorways are elevated above grade to correspond with the height of rail cars and a former loading dock. The northernmost doorway features a cast-iron threshold.	<ul style="list-style-type: none"> Replacement of original doors with contemporary assemblies. 	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.	<ul style="list-style-type: none"> Removal of original storefronts and covering of the original walls with the existing brick veneer and concrete header. 	None	

INTERIOR (TIOGA BUILDING)

FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
FLOOR PLAN	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.	<ul style="list-style-type: none"> • Addition of contemporary partitions on all floors. 	Secondary	
FLOORING	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.	<ul style="list-style-type: none"> • Paint layers and contemporary coverings added. • Added metal ties connecting the floor diaphragm to the masonry walls. 	Secondary	
WALL AND CEILING FINISHES	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.	<ul style="list-style-type: none"> • Paint and other contemporary coverings added over brick in various spaces, dependent upon past tenant needs. • Added doorways cut into the south wall for fire escape egress. • Holes added through ceiling finishes for mechanical access. • Drop ceilings added at office and hallway spaces. 	Minimal	
STAIRWAYS	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.	<ul style="list-style-type: none"> • Addition of contemporary doors and finishes. 	Minimal	

INTERIOR (TIOGA BUILDING)

FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
DOORWAYS	Doorways between interior spaces consist of contemporary openings in contemporary partitions. Door openings range in width.	<ul style="list-style-type: none"> Ongoing changing of partitions and door configurations according to tenant needs. 	None	
ELEVATOR	The building did not originally feature an elevator.	<ul style="list-style-type: none"> 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. 	Secondary	
ELECTRIC LIGHT FIXTURES	Extent of original light fixtures unknown.	<ul style="list-style-type: none"> Replacement of original fixtures with existing, contemporary fixtures. 	None	
MECHANICAL EQUIPMENT	Extent of original mechanical equipment unknown.	<ul style="list-style-type: none"> Installation of a rooftop mechanical system. 	None	

SITE (TIOGA BUILDING)				
FEATURE	DESCRIPTION	ALTERATIONS	LEVEL	IMAGE
AREAWAY	An areaway extends beneath the sidewalk west of the building.	<ul style="list-style-type: none"> No known alterations. 	Secondary	

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

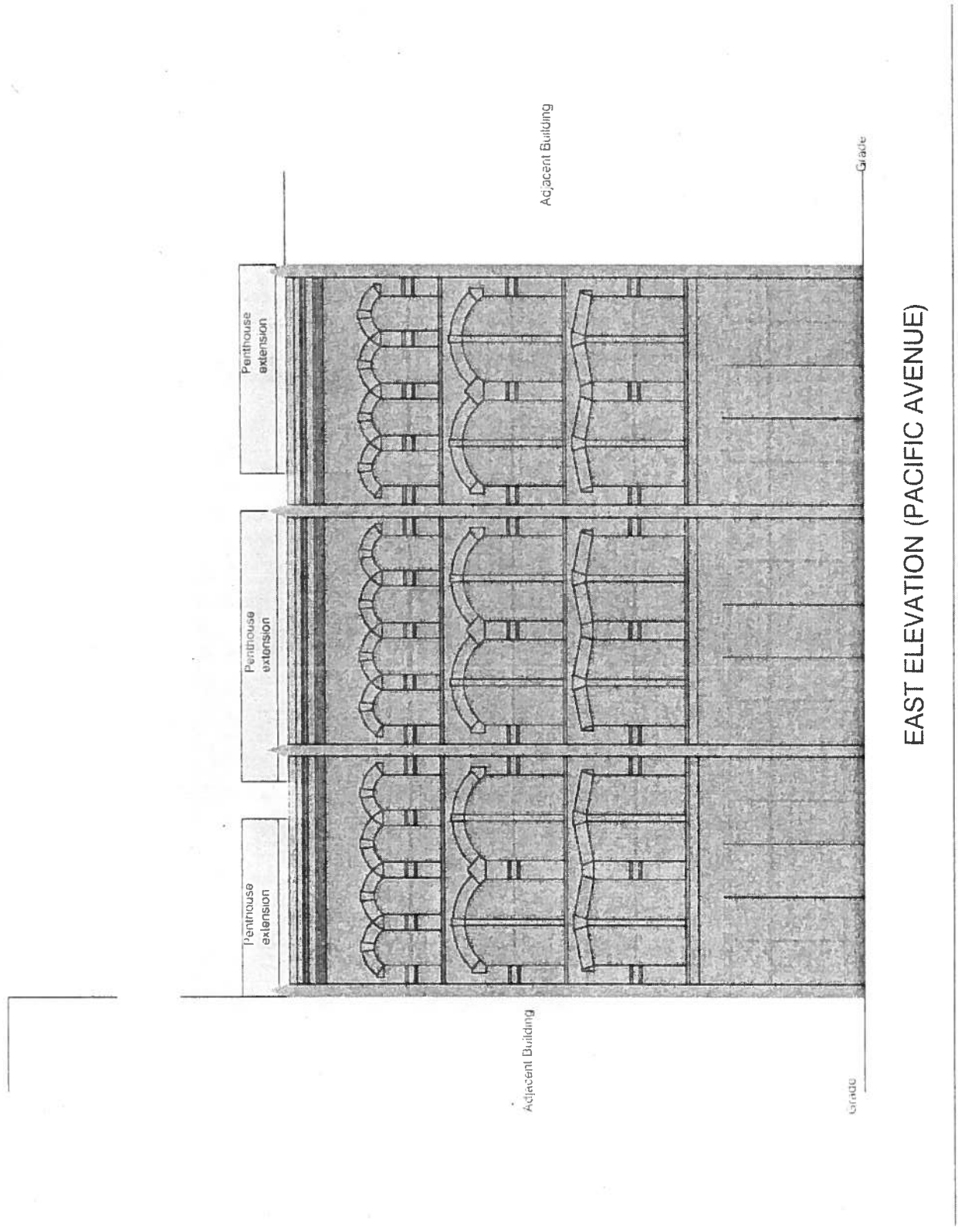


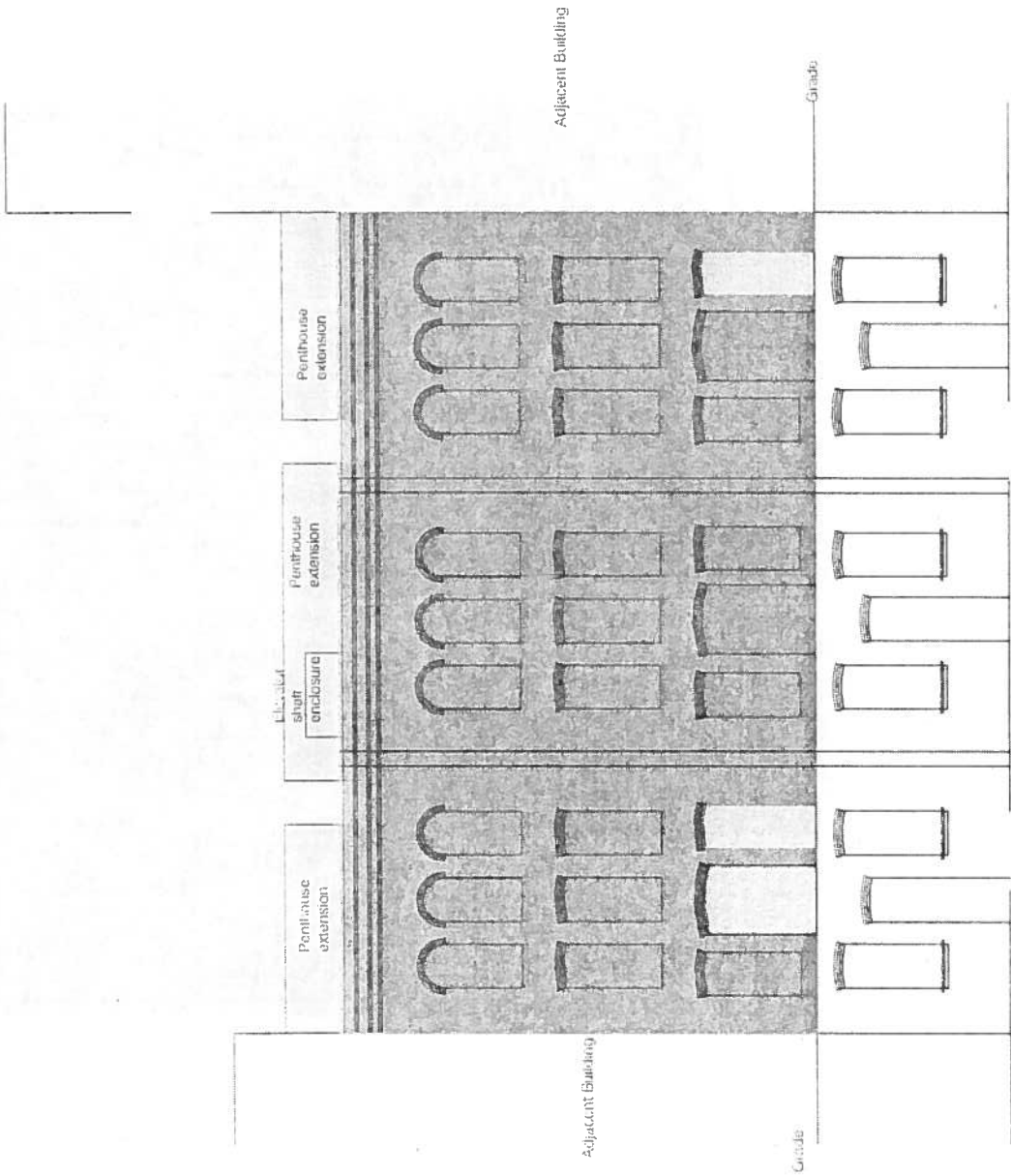
Minimal



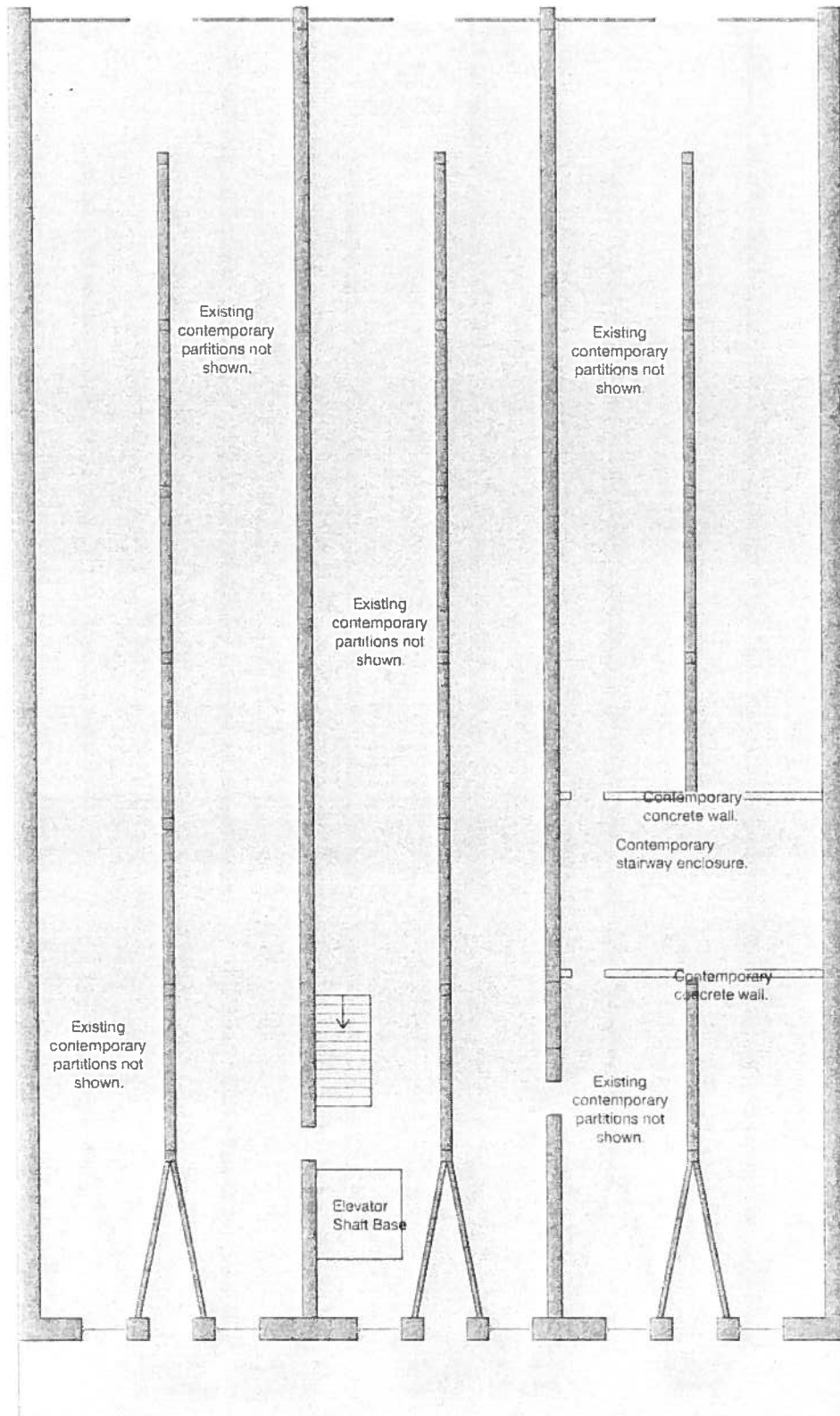
None

4.1.2 McDONALD
SMITH BUILDING

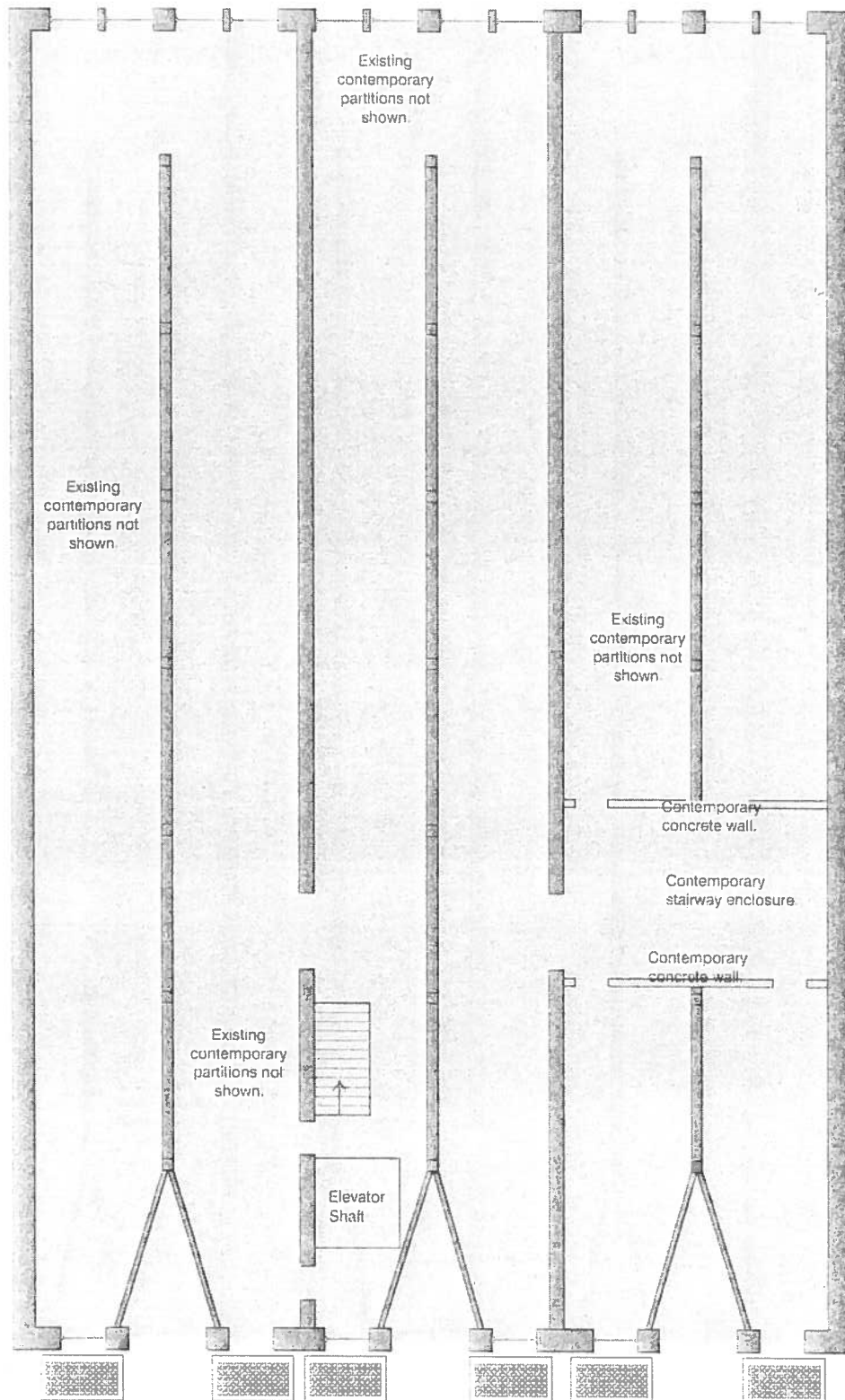




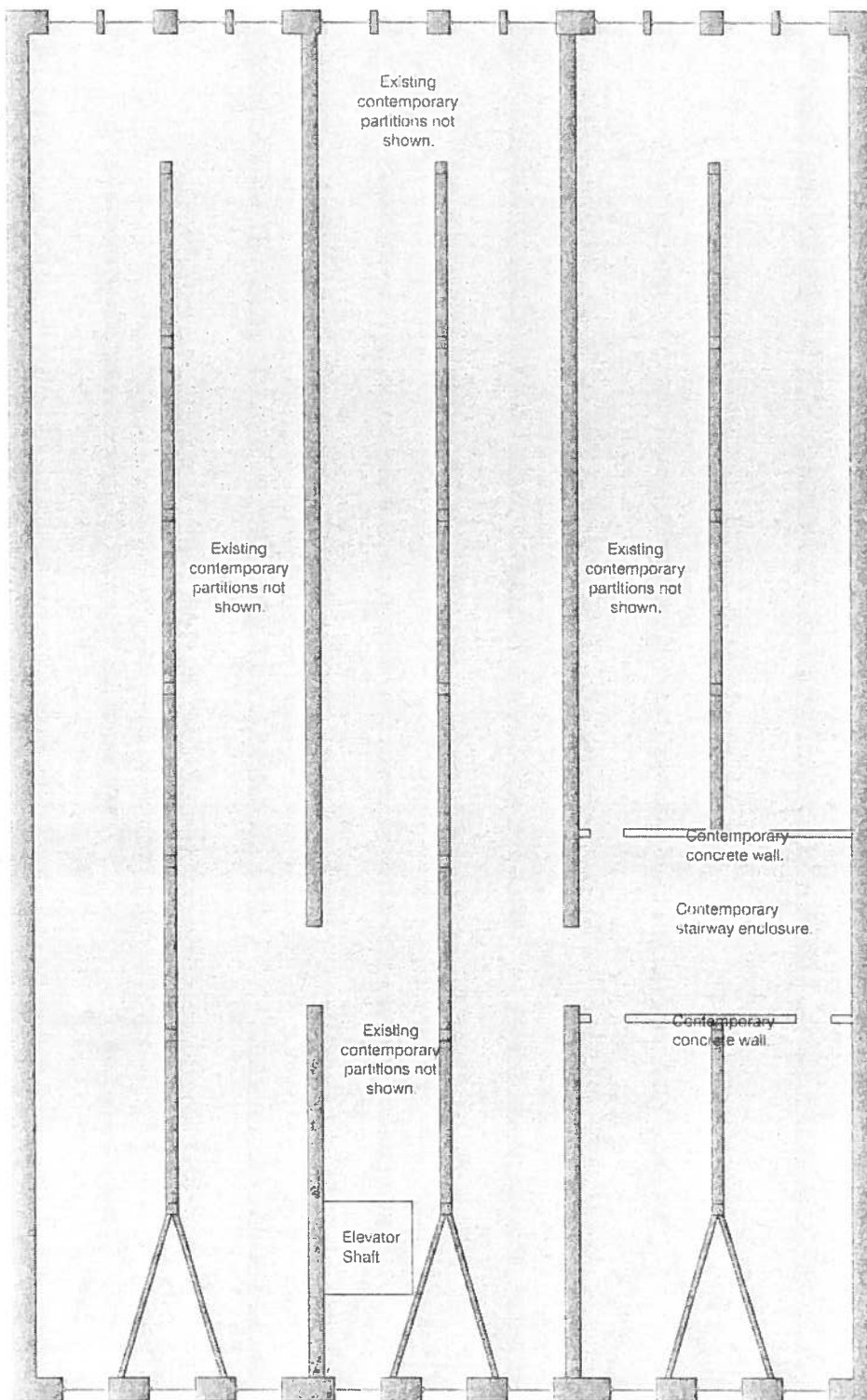
WEST ELEVATION (COMMERCE STREET)



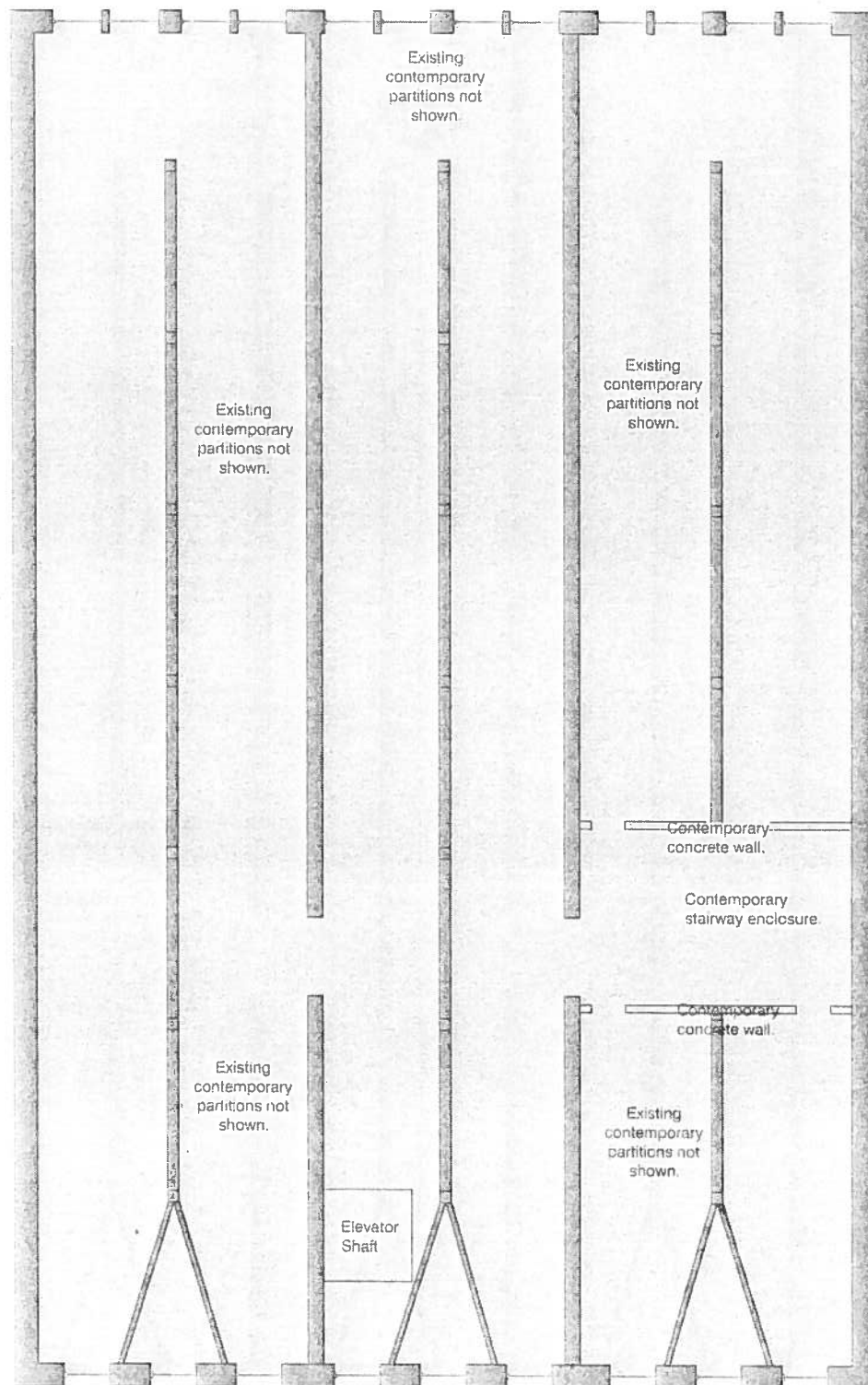
FIRST FLOOR



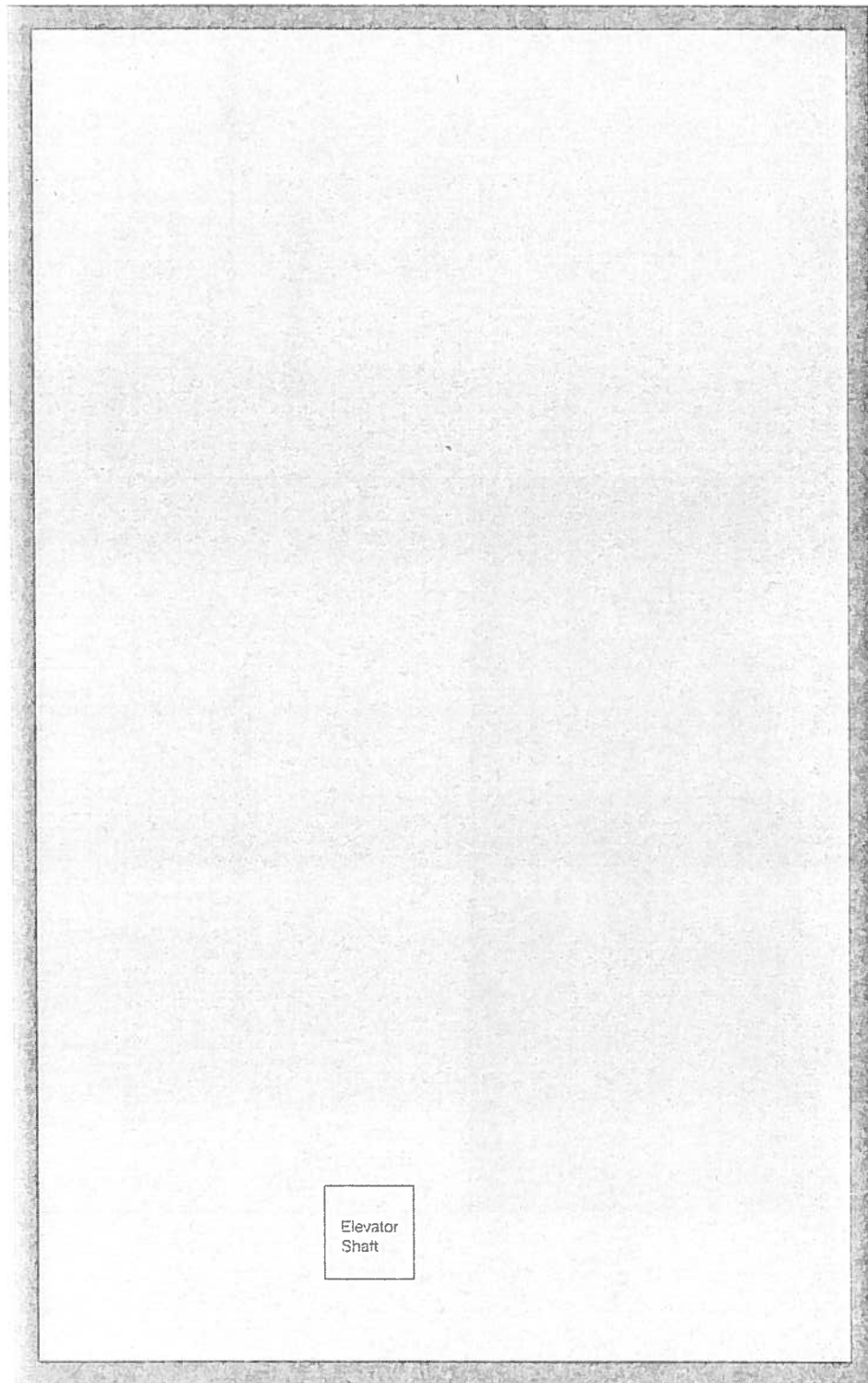
SECOND FLOOR



THIRD FLOOR

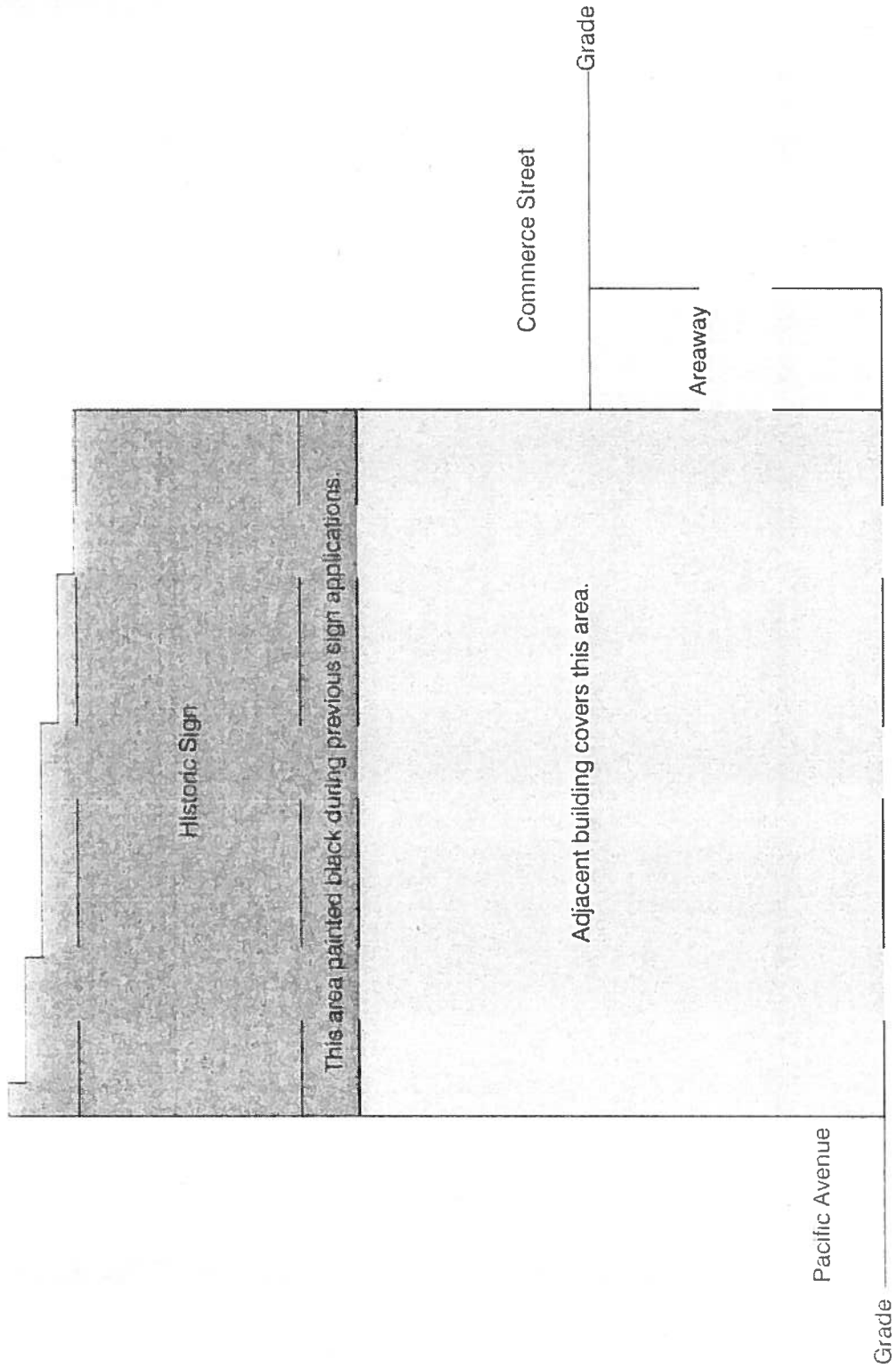


FOURTH FLOOR

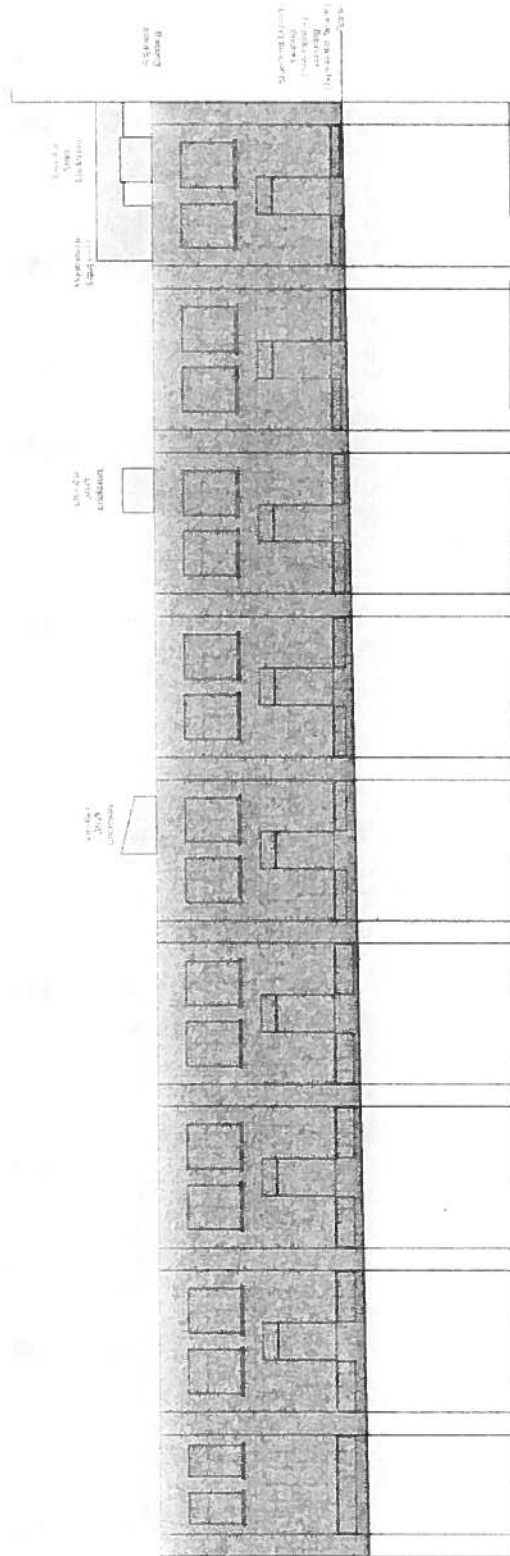


ROOF PLAN

4.1.2 RUSSELL T. JOY
BUILDING

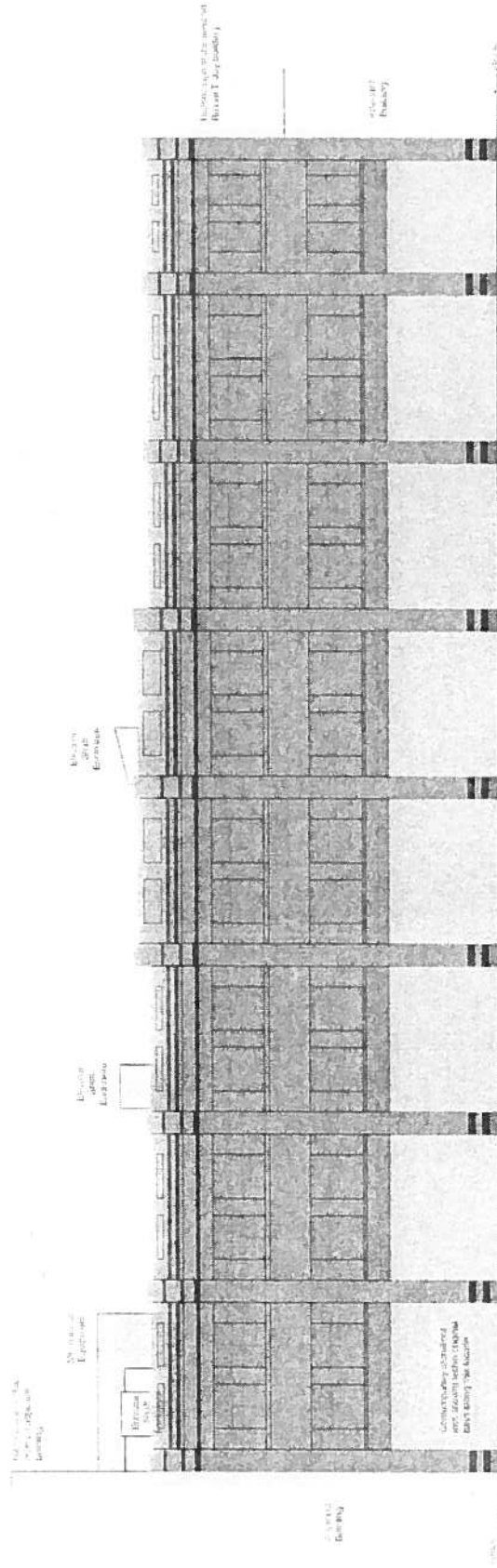


NORTH ELEVATION

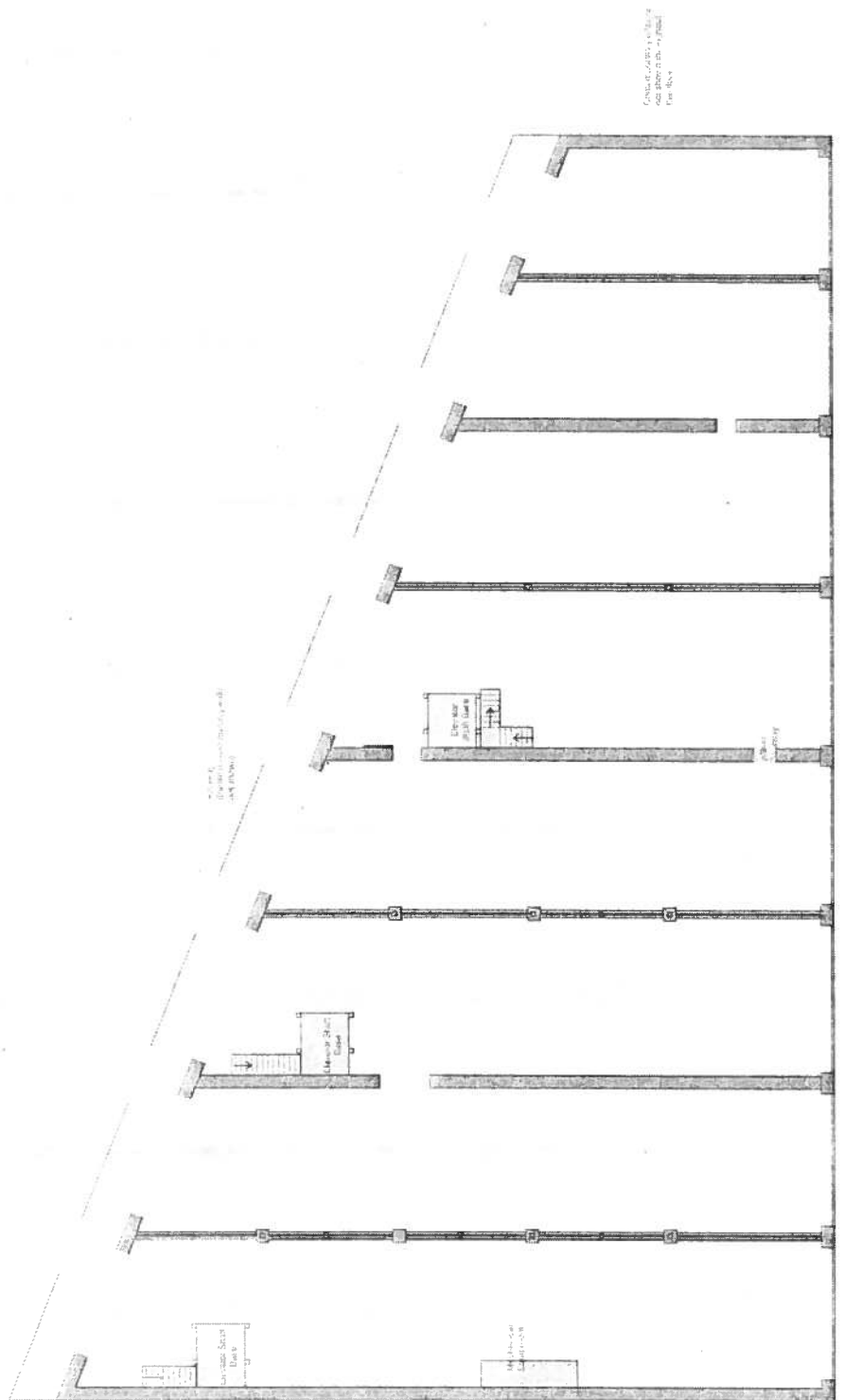


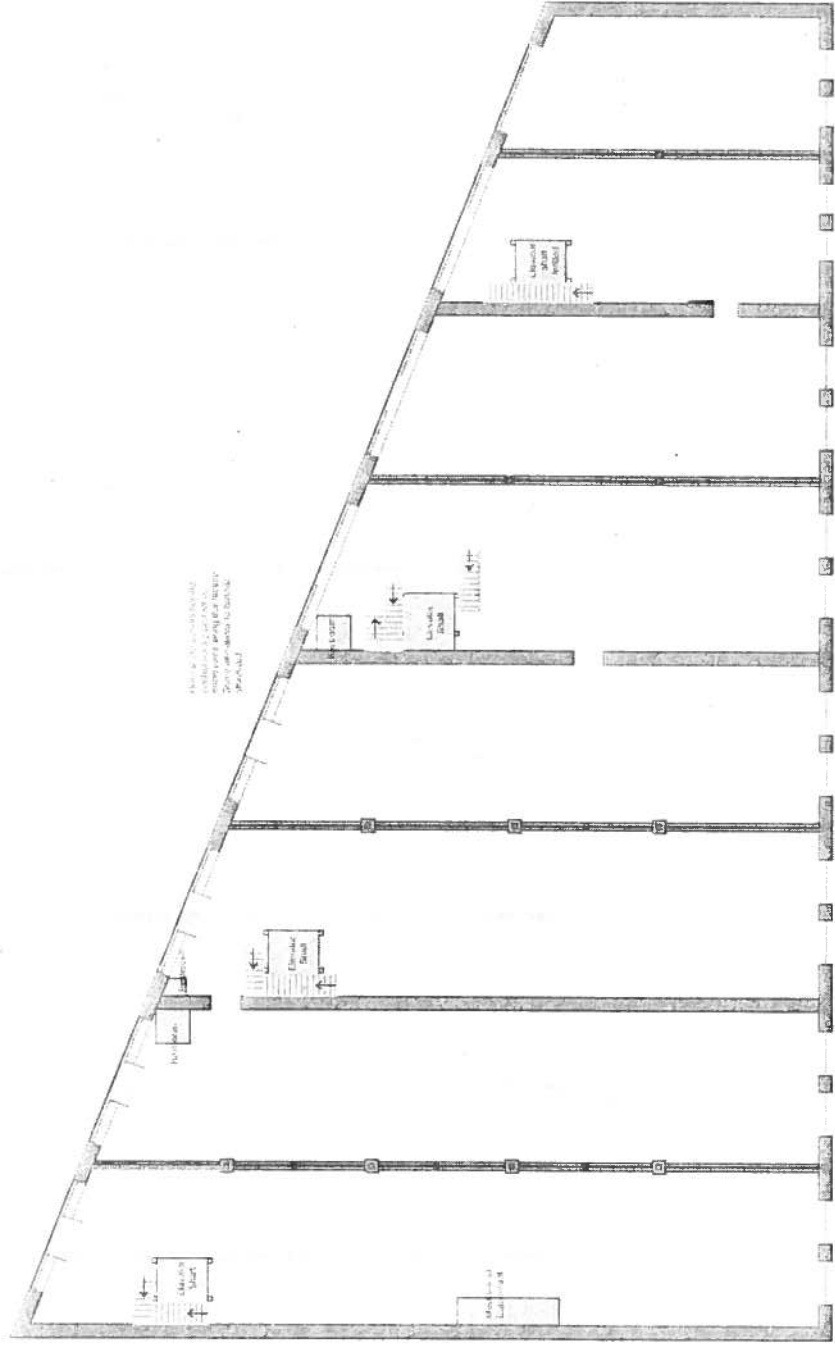
WEST ELEVATION (COMMERCE STREET)

ARCHITECTURE
 UNIVERSITY OF WASHINGTON
 1910 UNIVERSITY AVENUE
 SEATTLE, WASHINGTON
 98195-5000
 TEL: 206/543-3100
 FAX: 206/543-3101
 WWW: WWW.UW.EDU

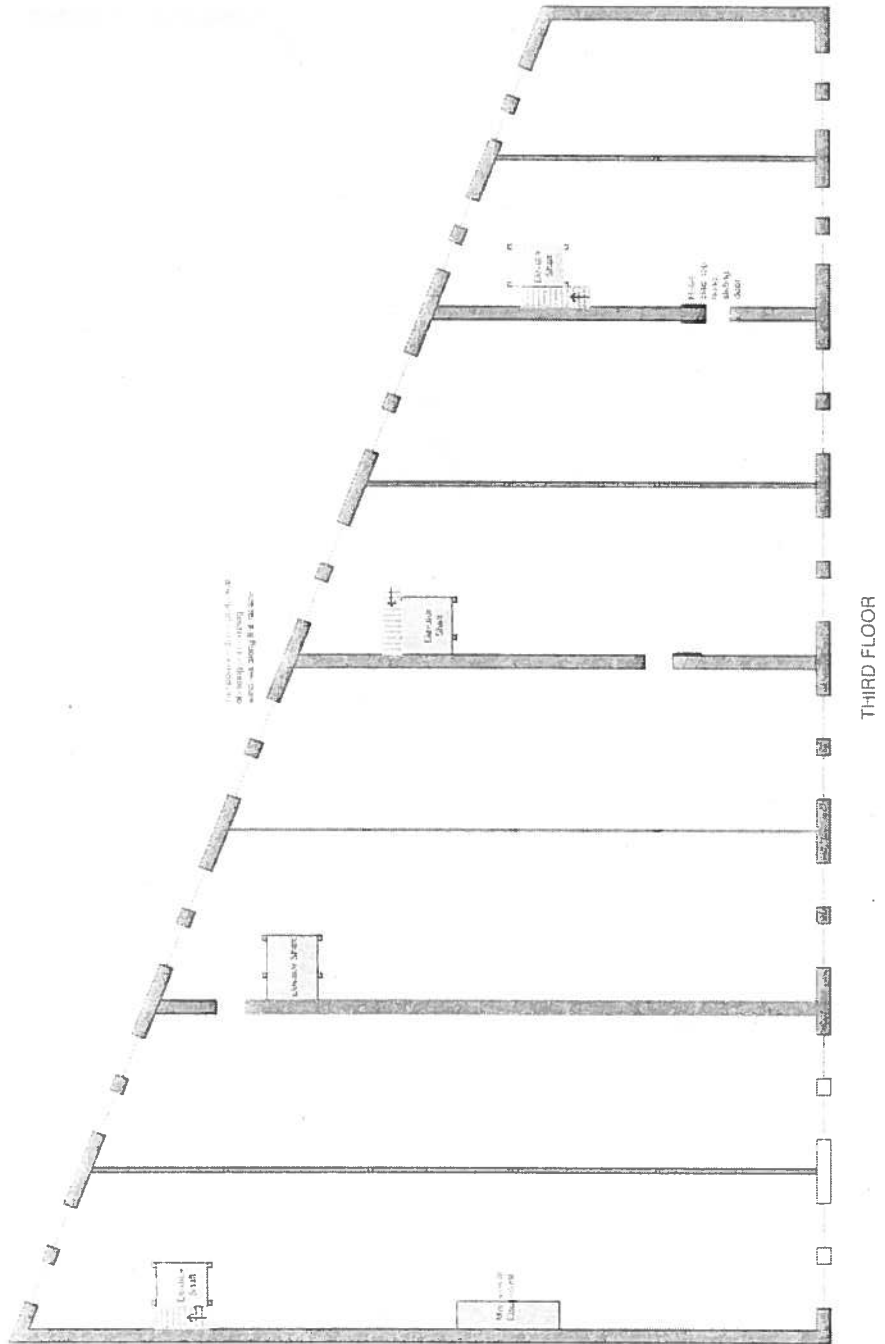


EAST ELEVATION (PACIFIC AVENUE)

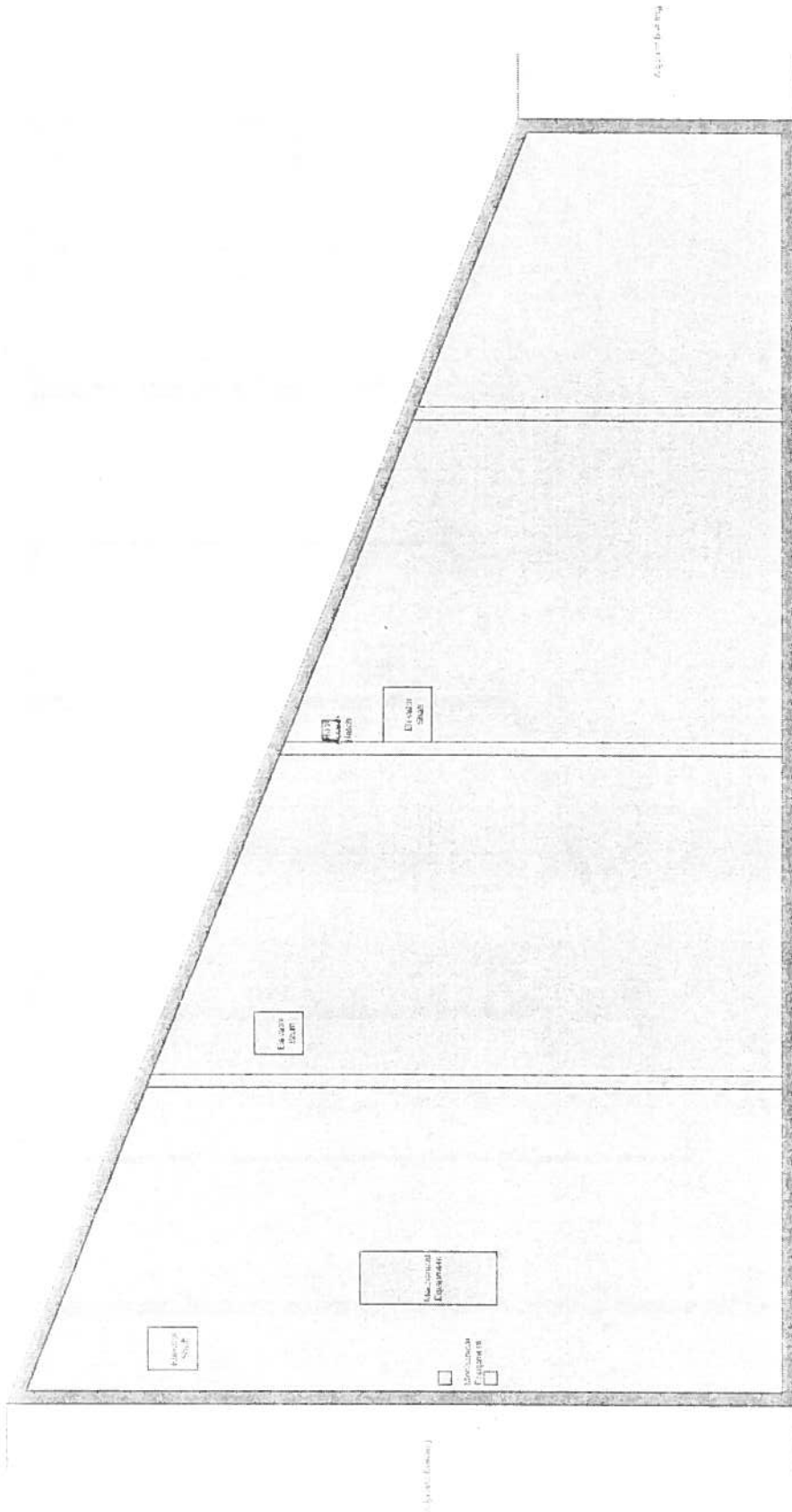




SECOND FLOOR

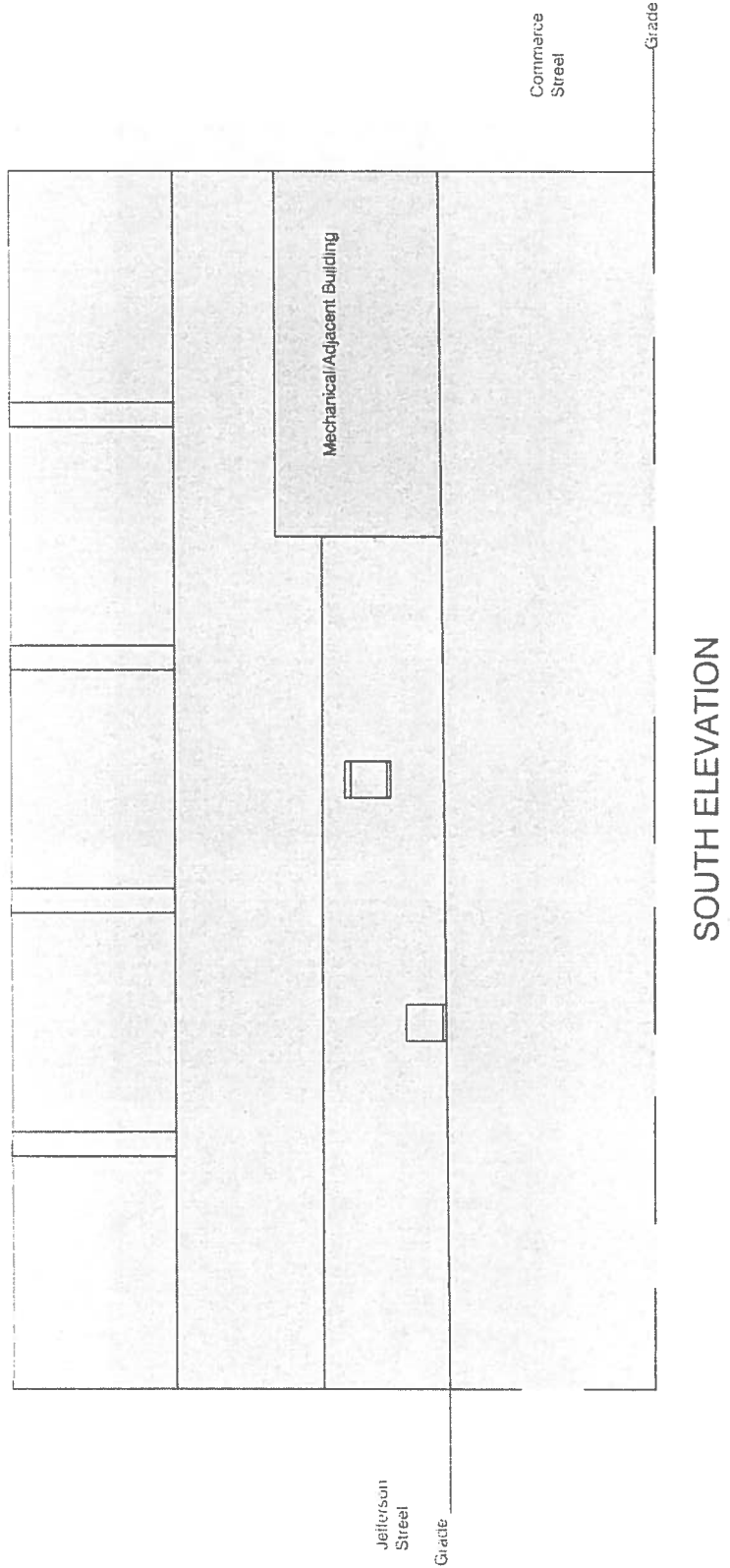


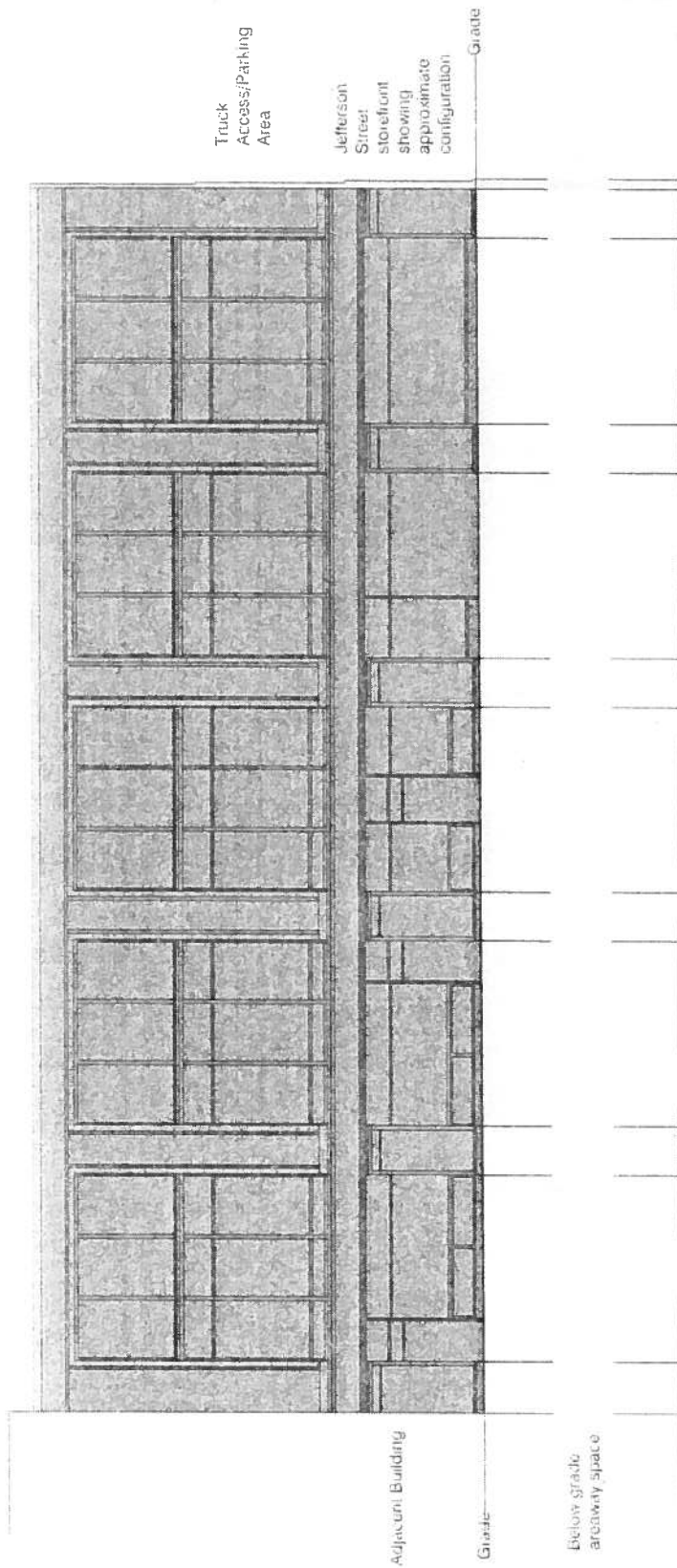
THIRD FLOOR



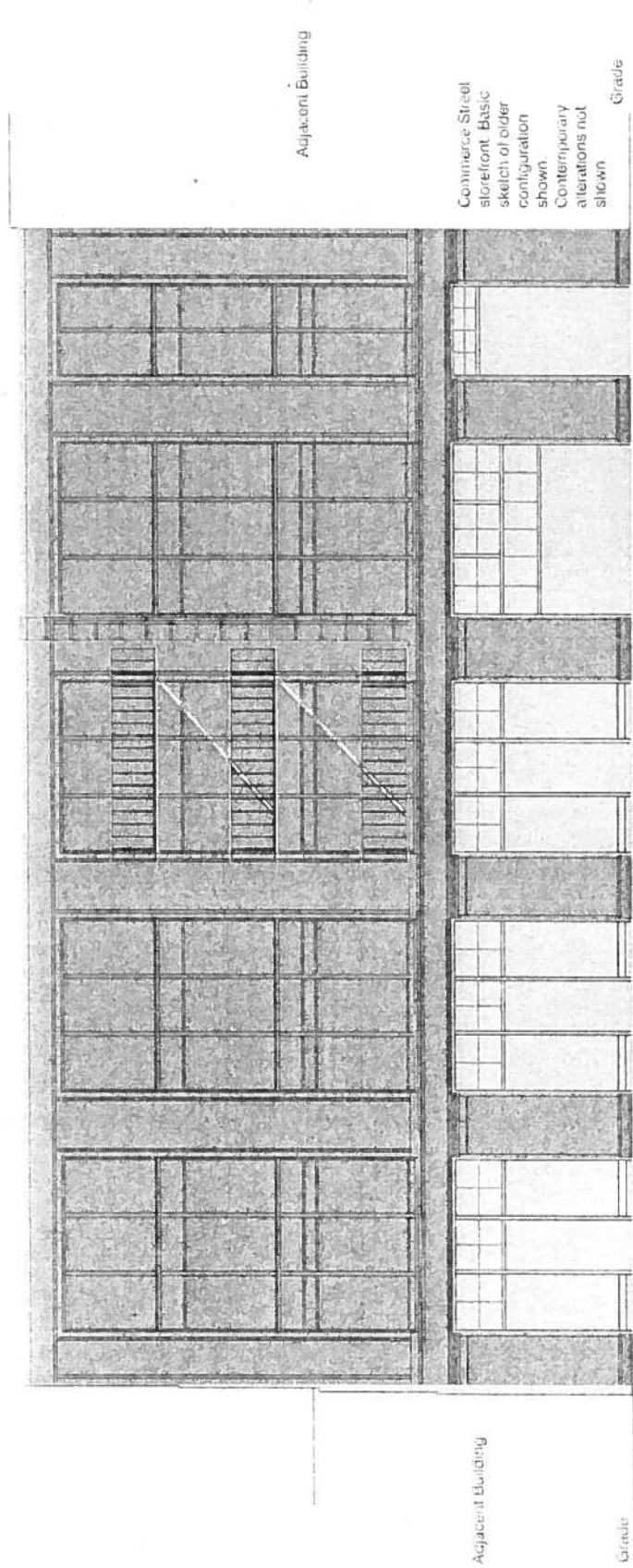
ROOF PLAN

4.1.3 TACOMA BISCUIT
AND CANDY CO.
BUILDING

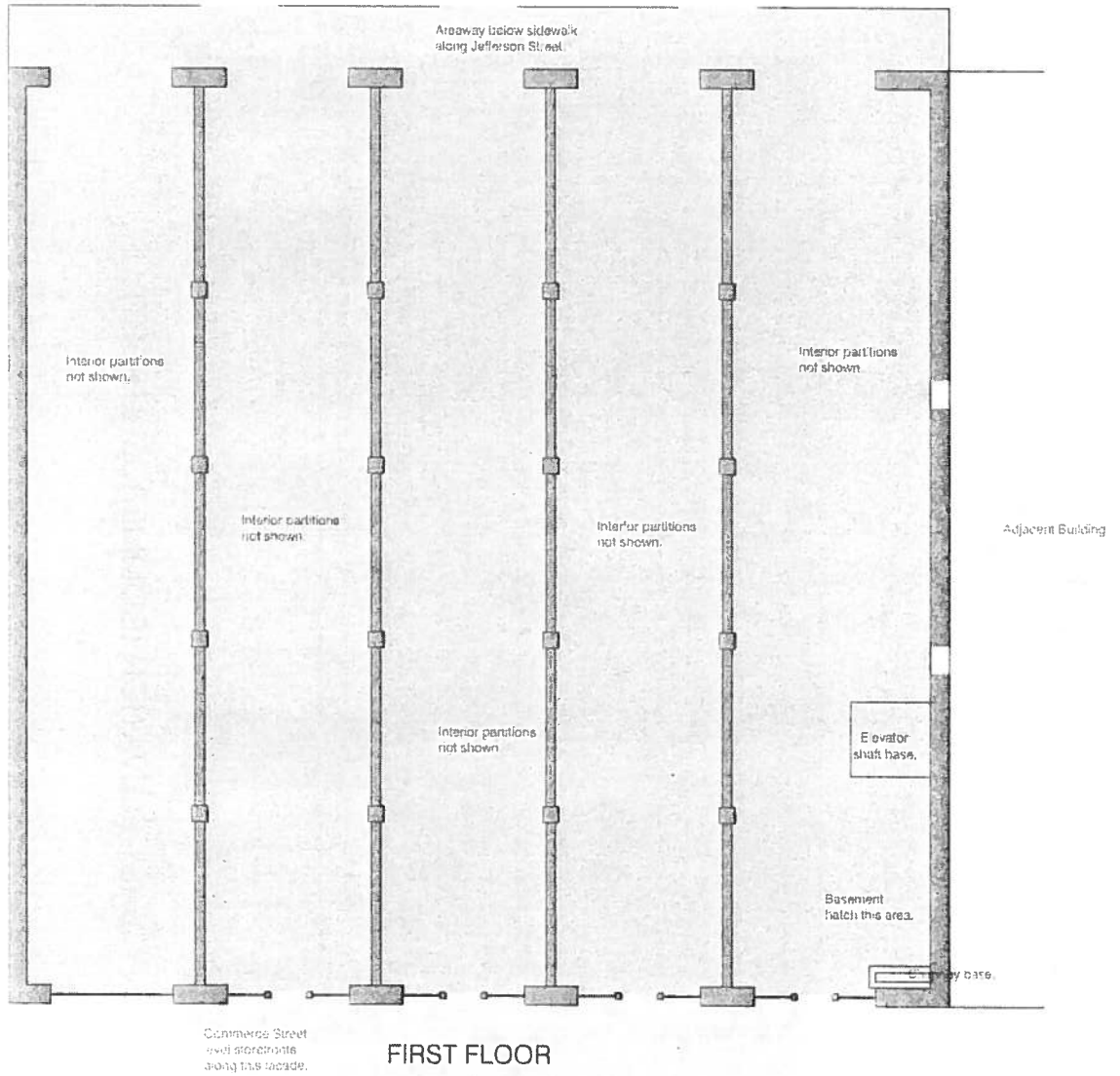


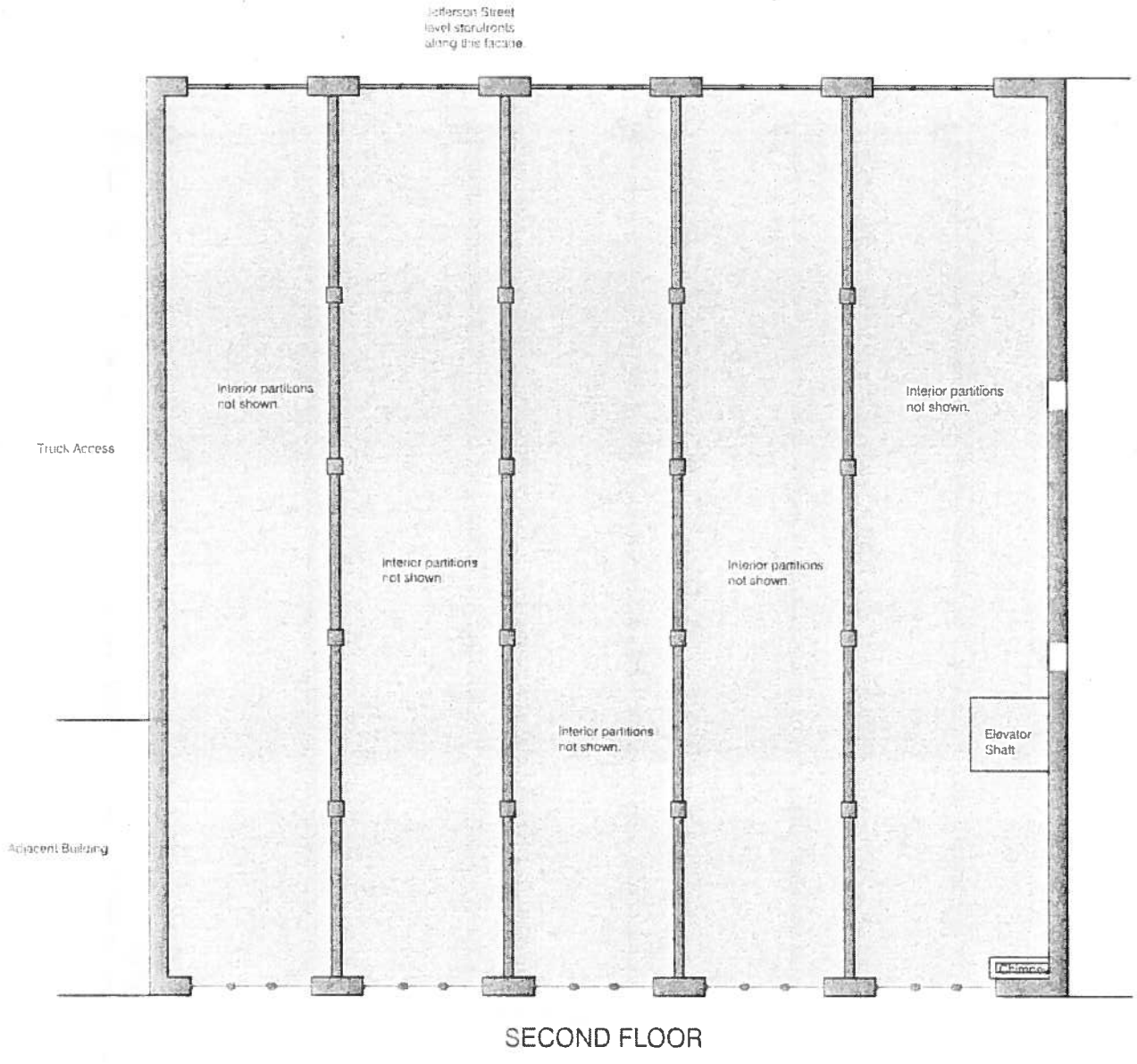


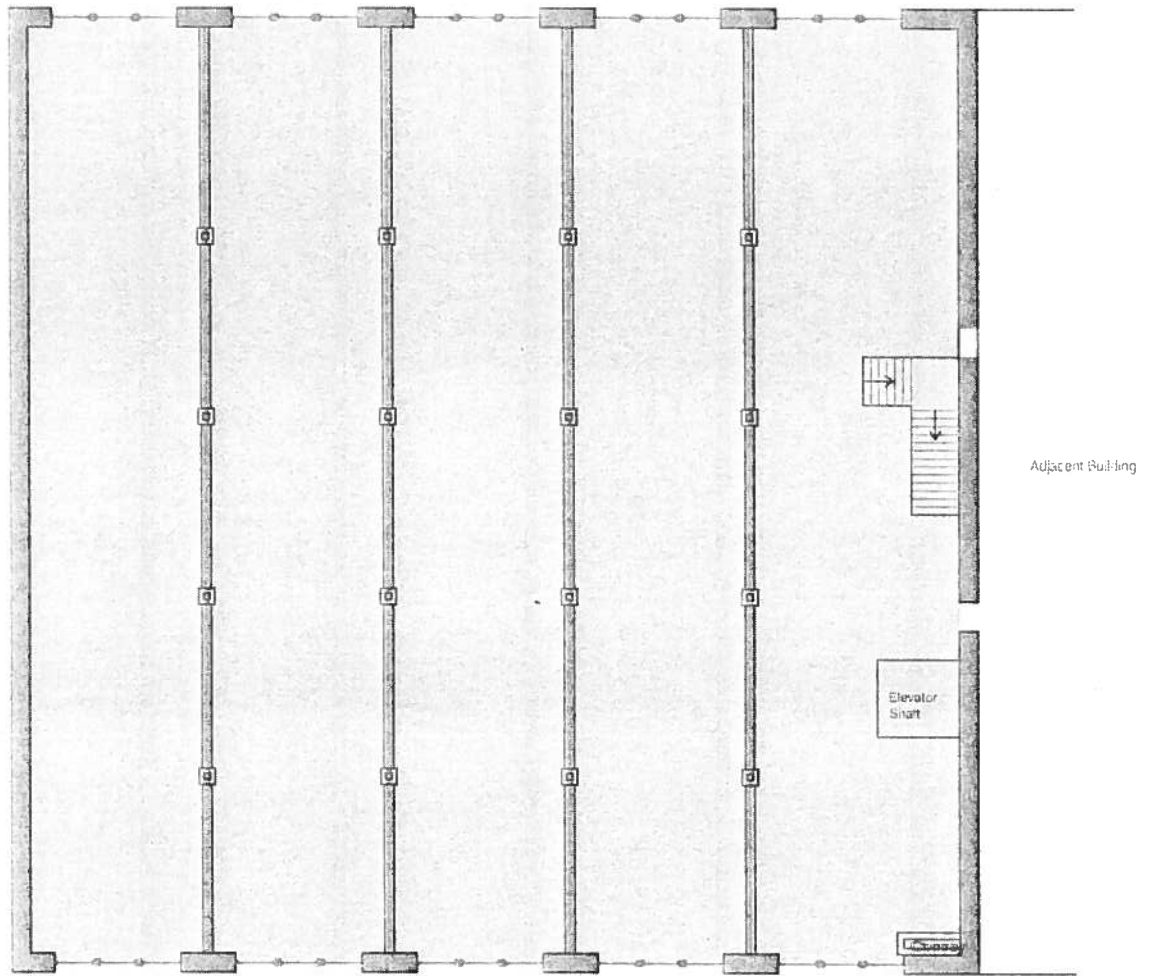
WEST ELEVATION (JEFFERSON STREET)



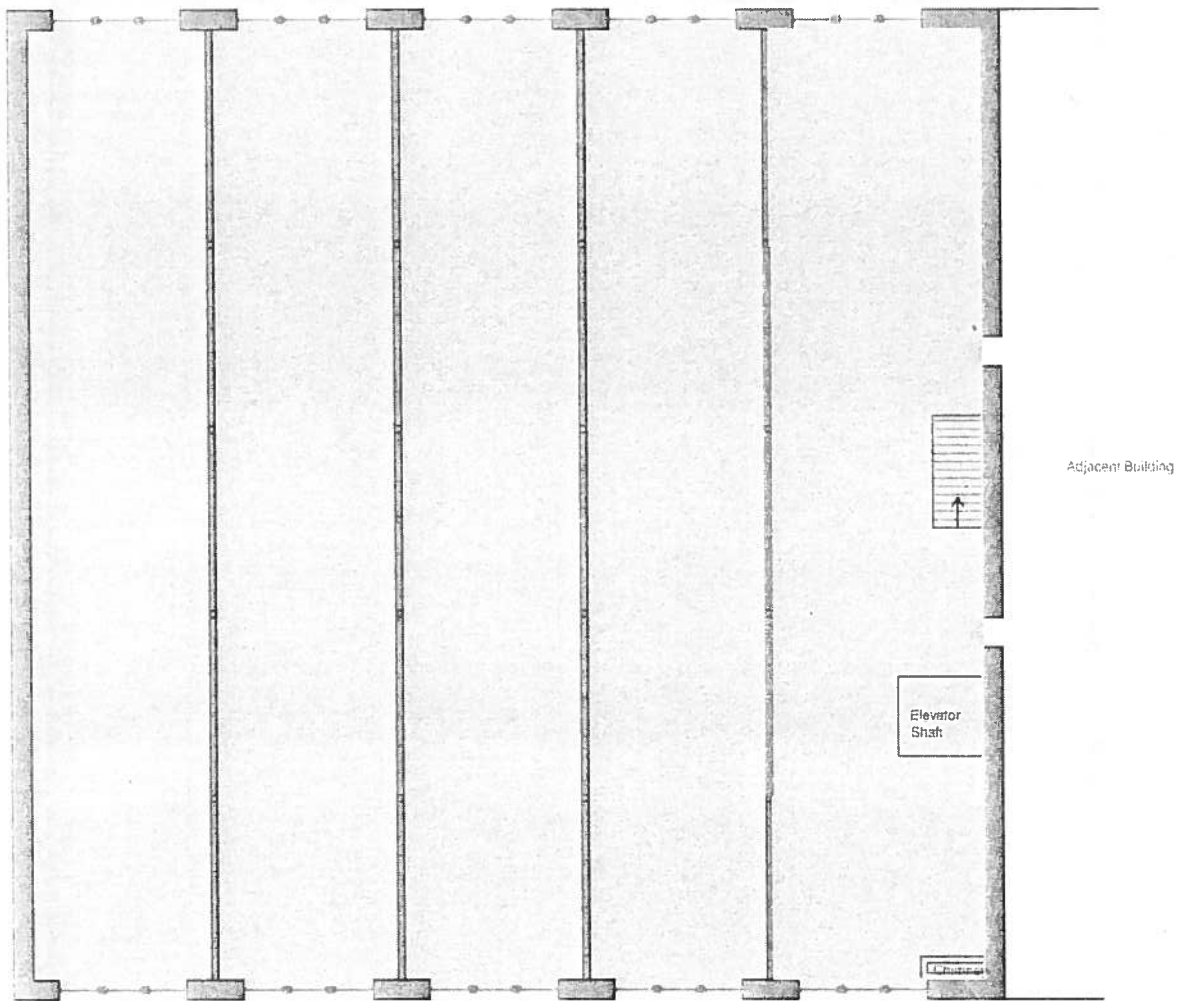
EAST ELEVATION (COMMERCE STREET)



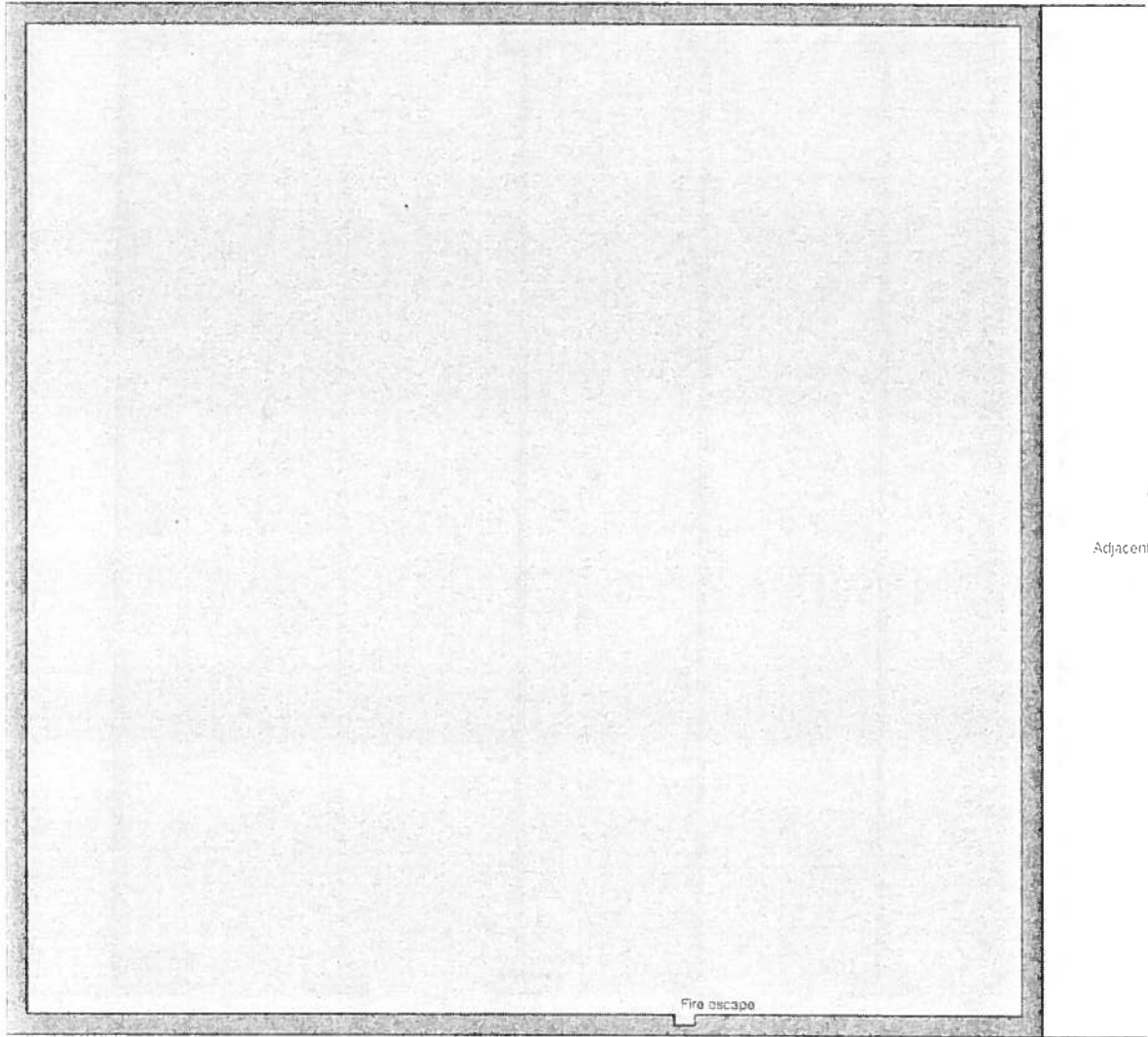




THIRD FLOOR

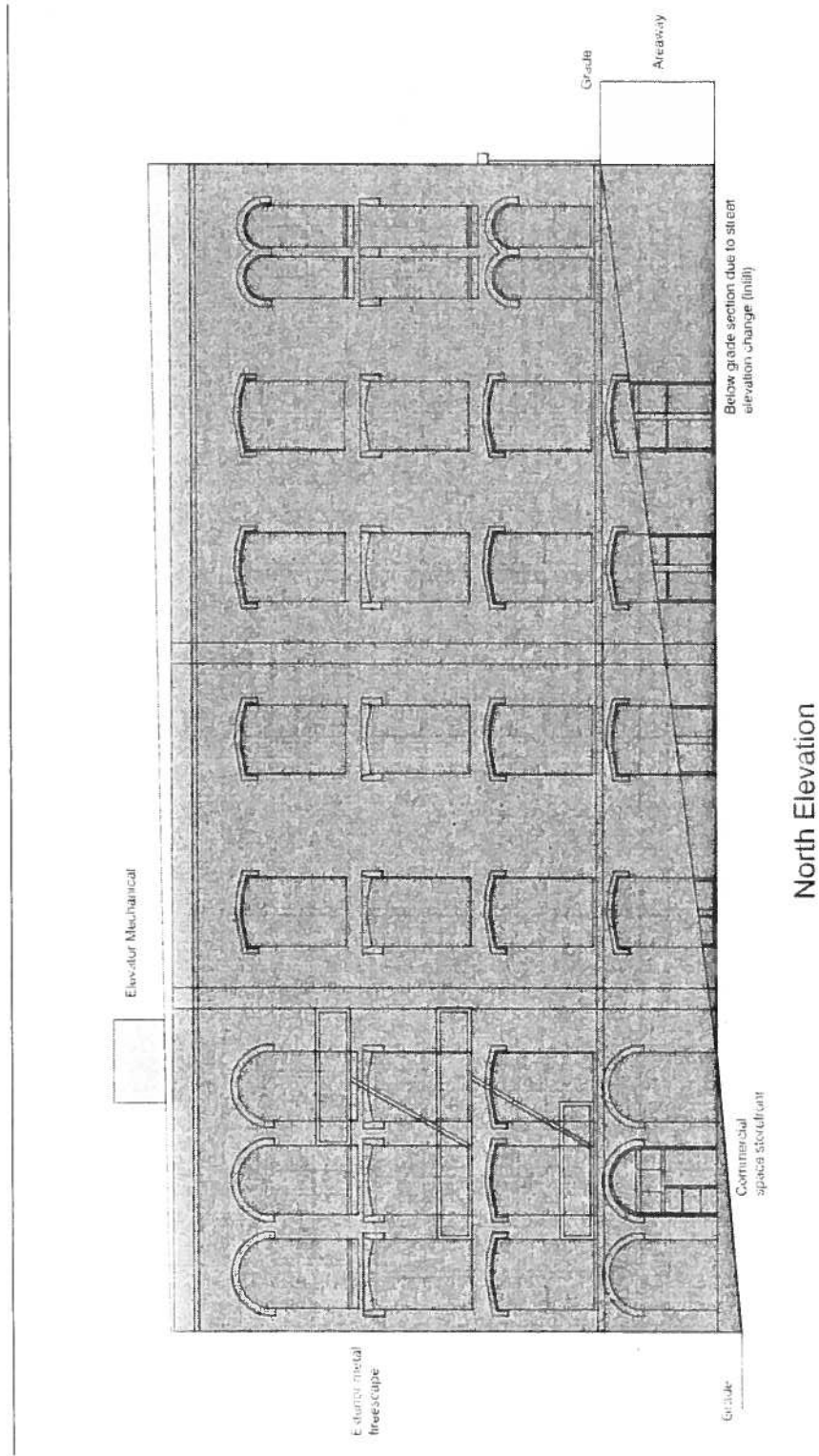


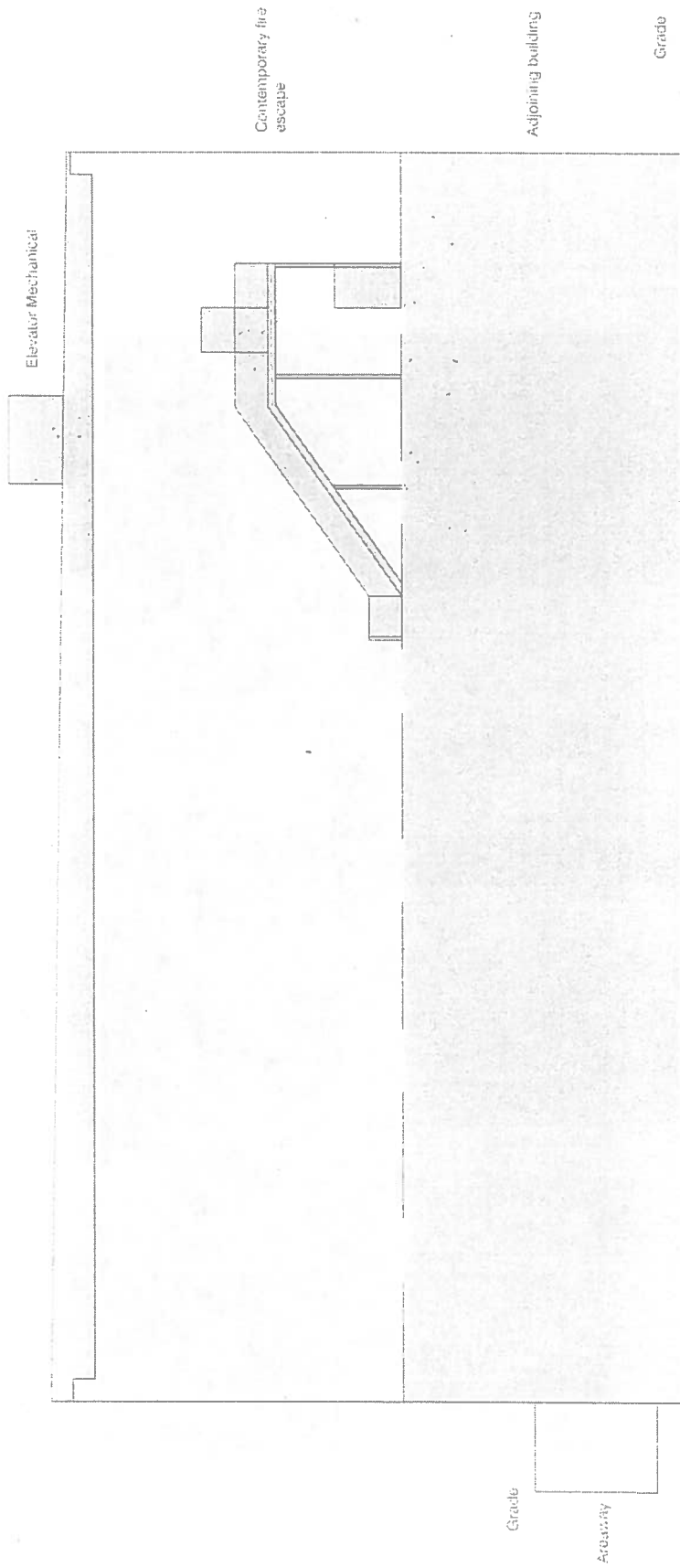
FOURTH FLOOR



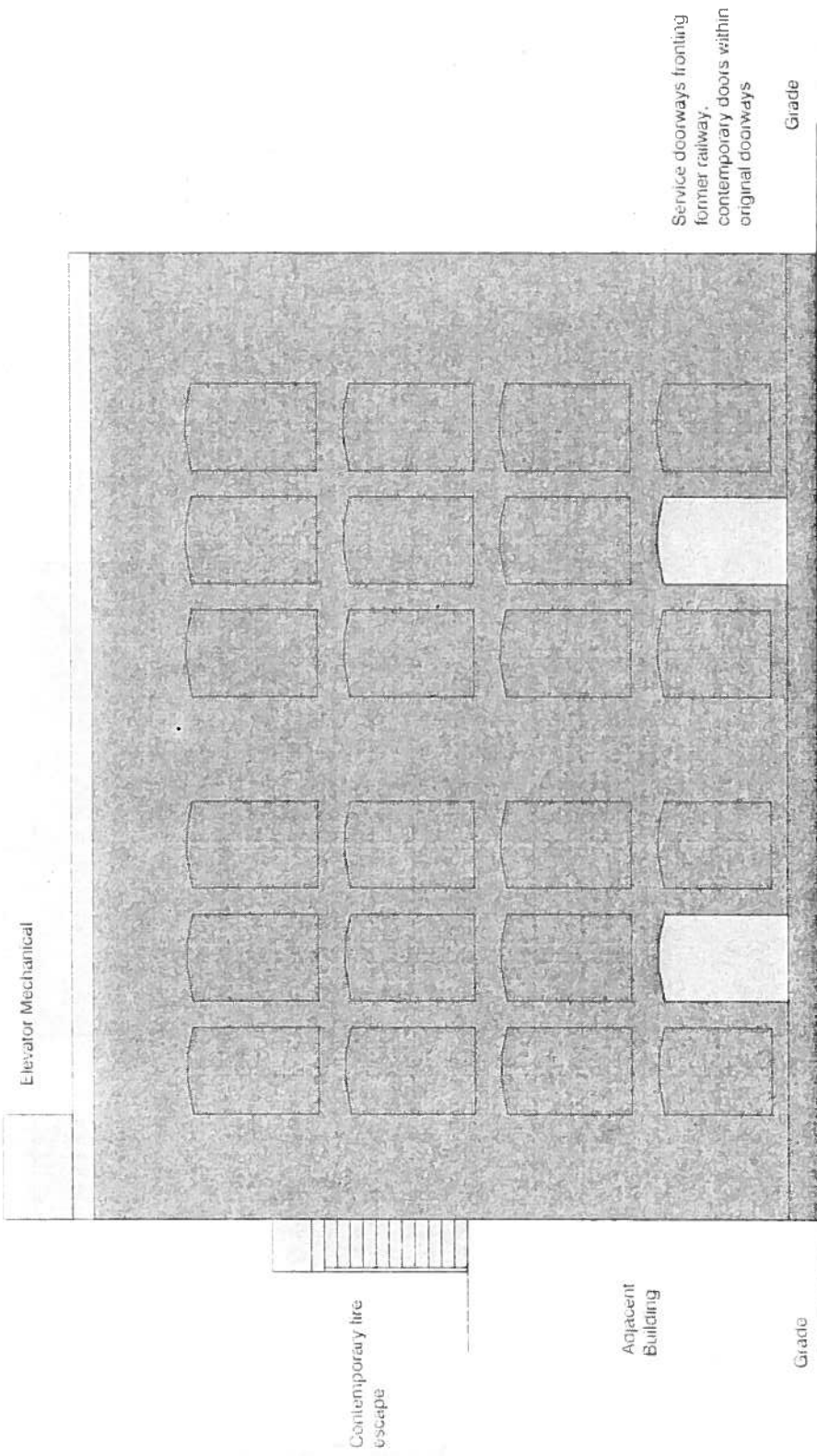
ROOF PLAN

4.1.4 TIoga BUILDING

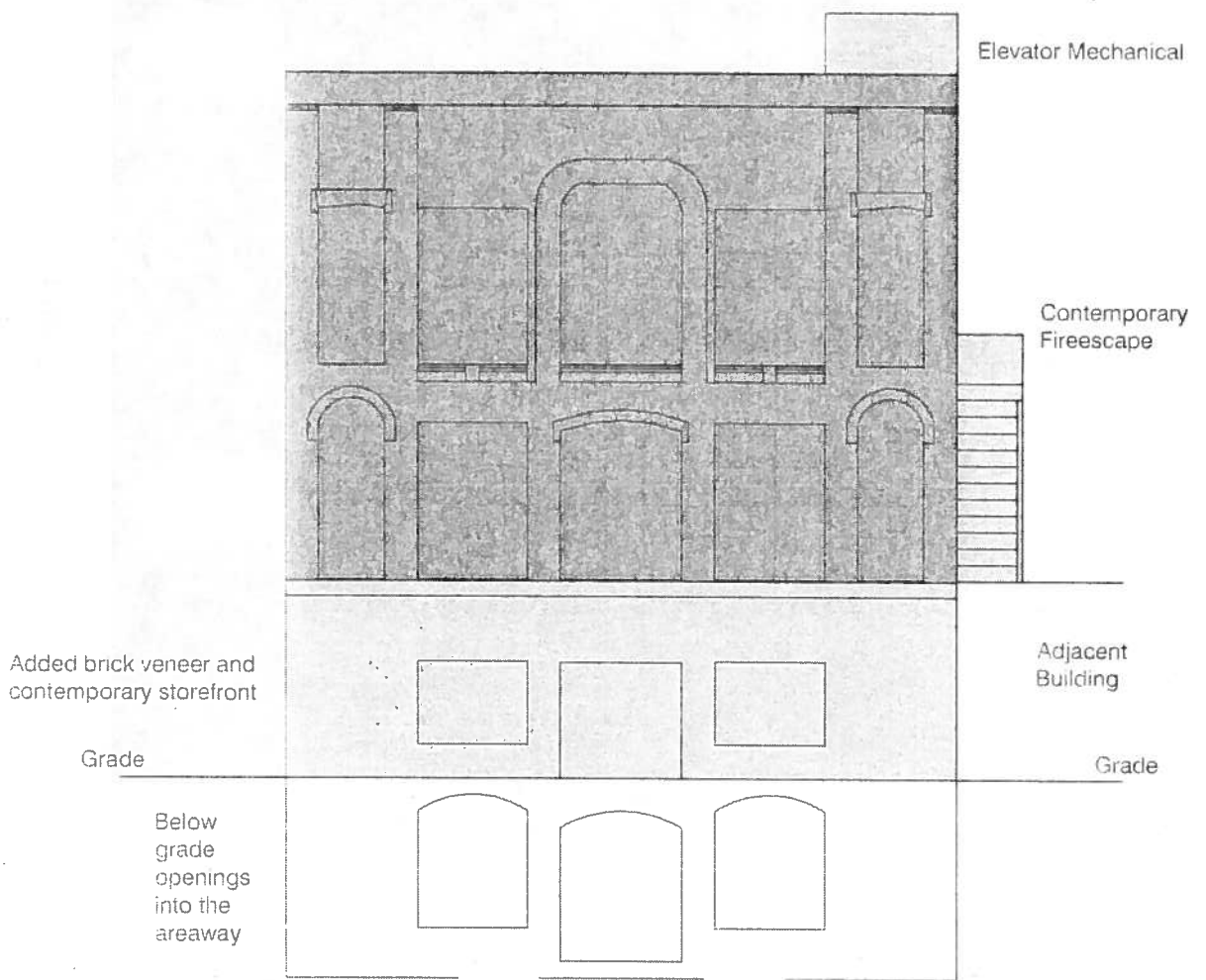




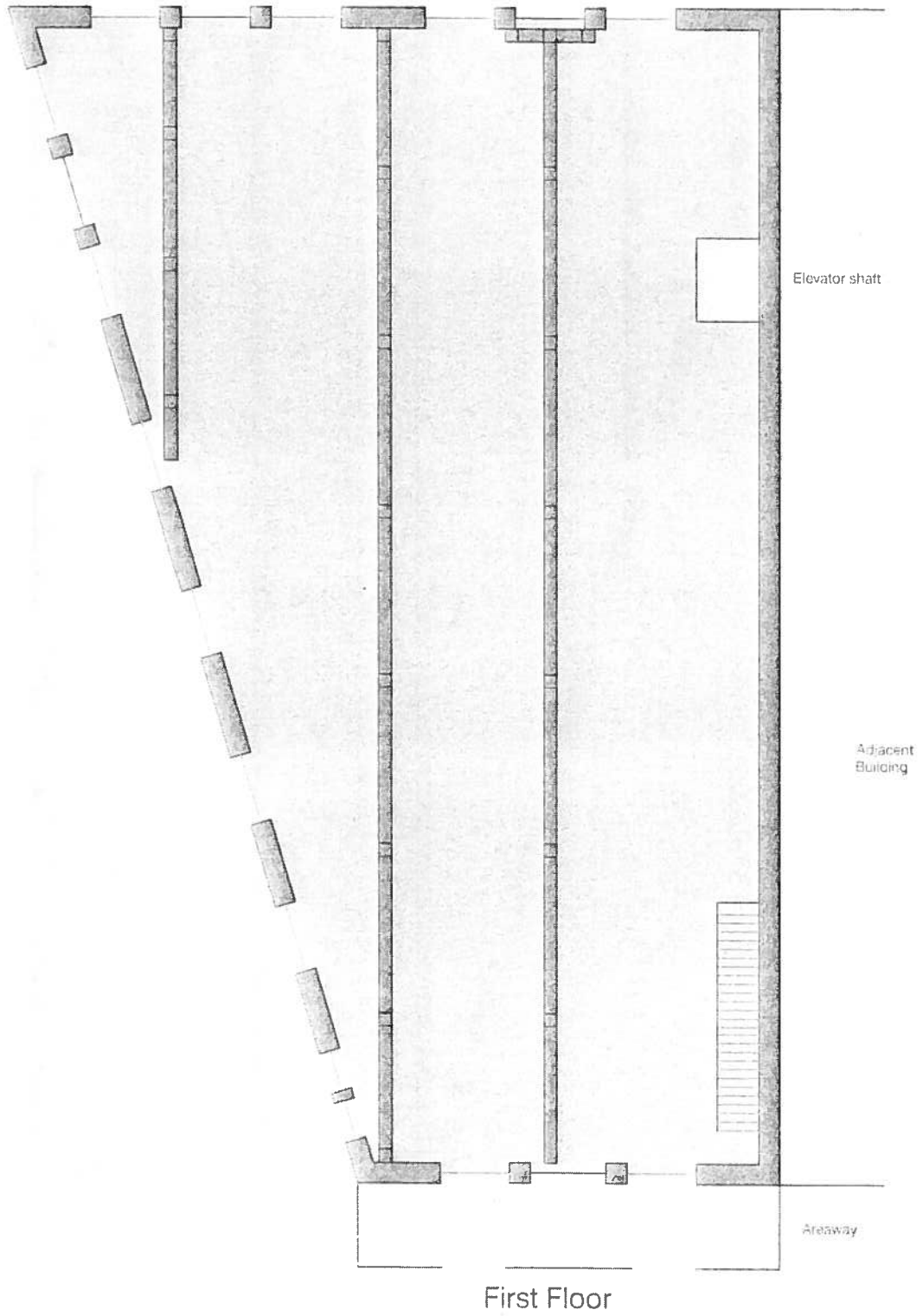
South Elevation

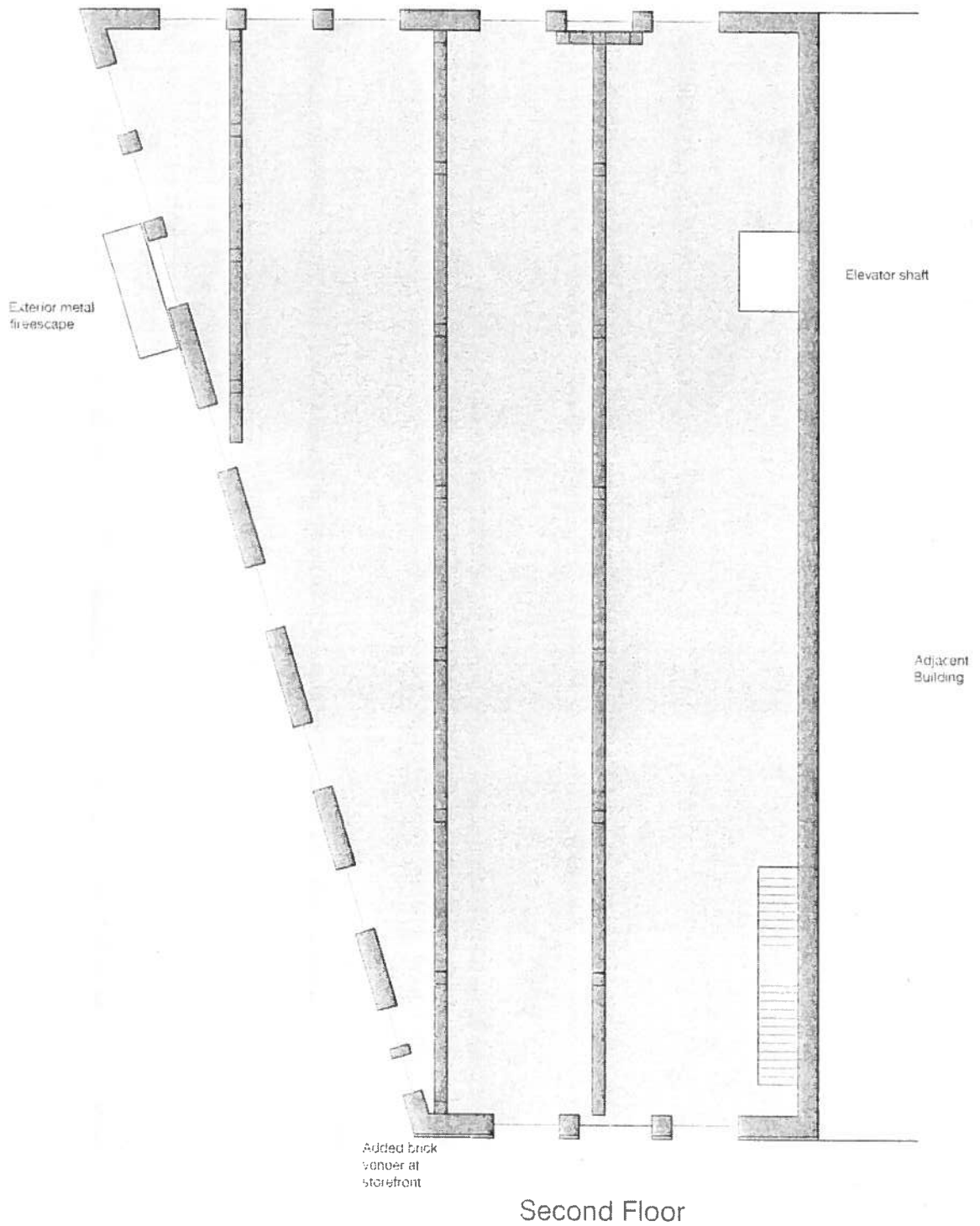


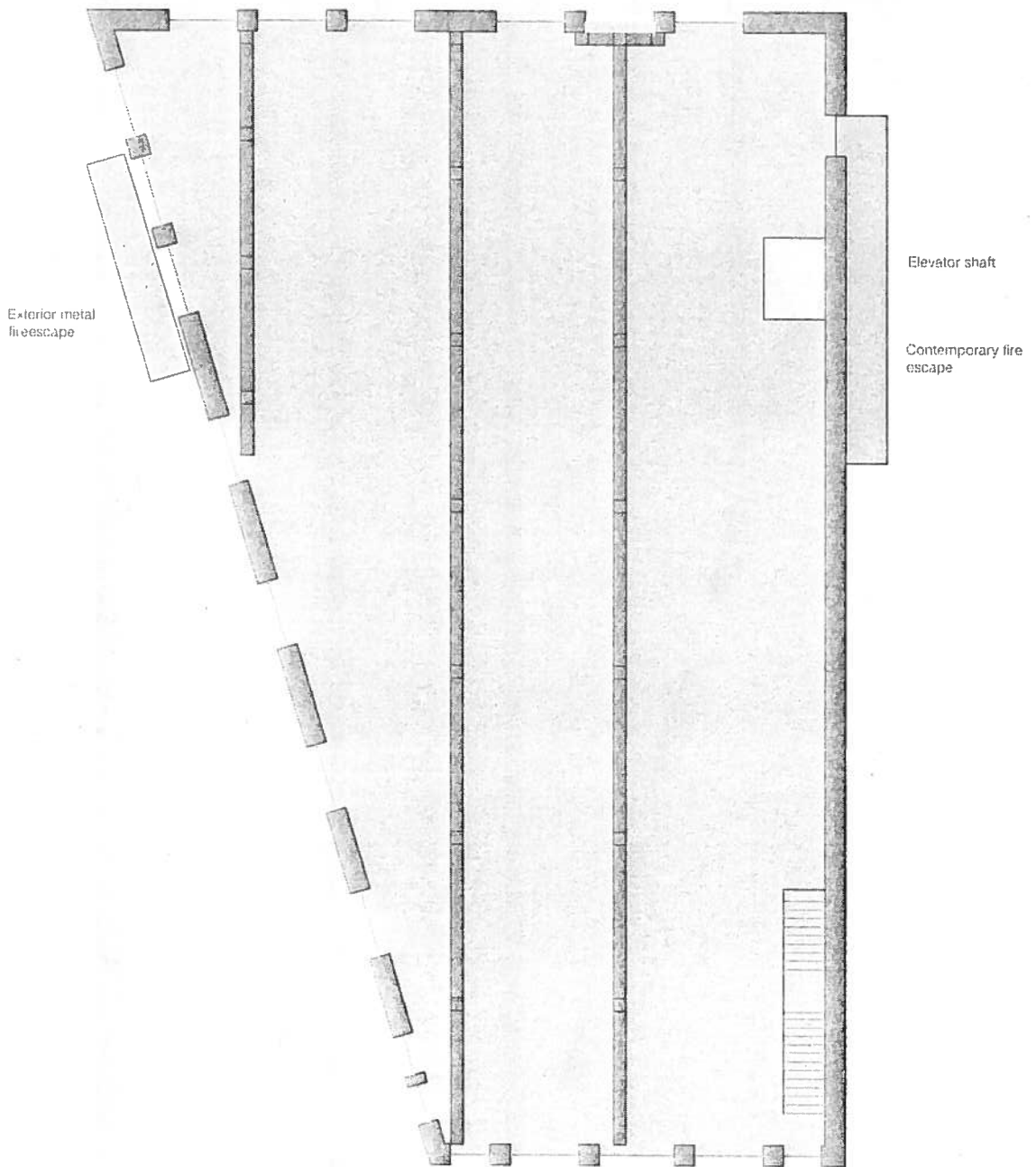
East Elevation



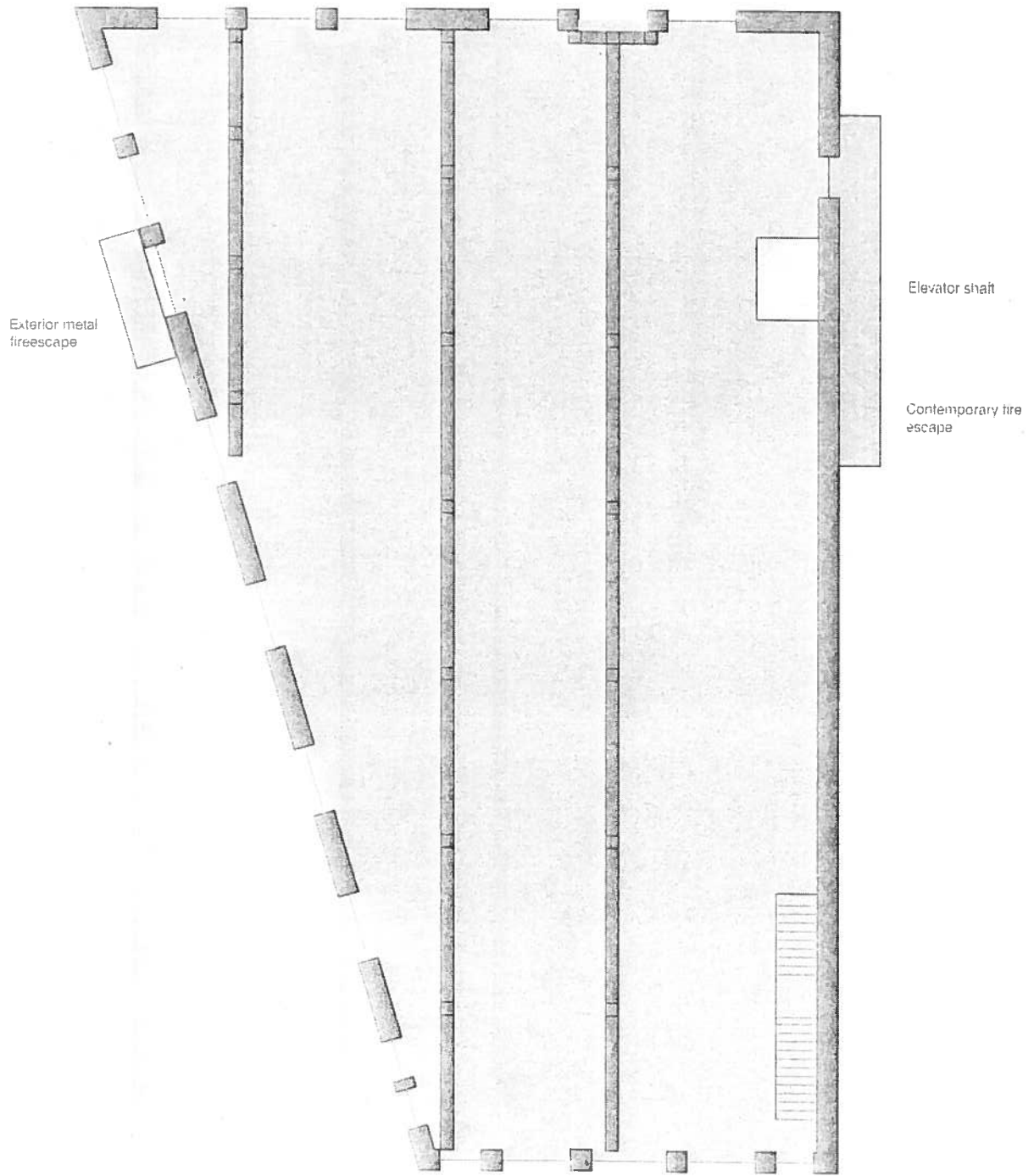
West Elevation



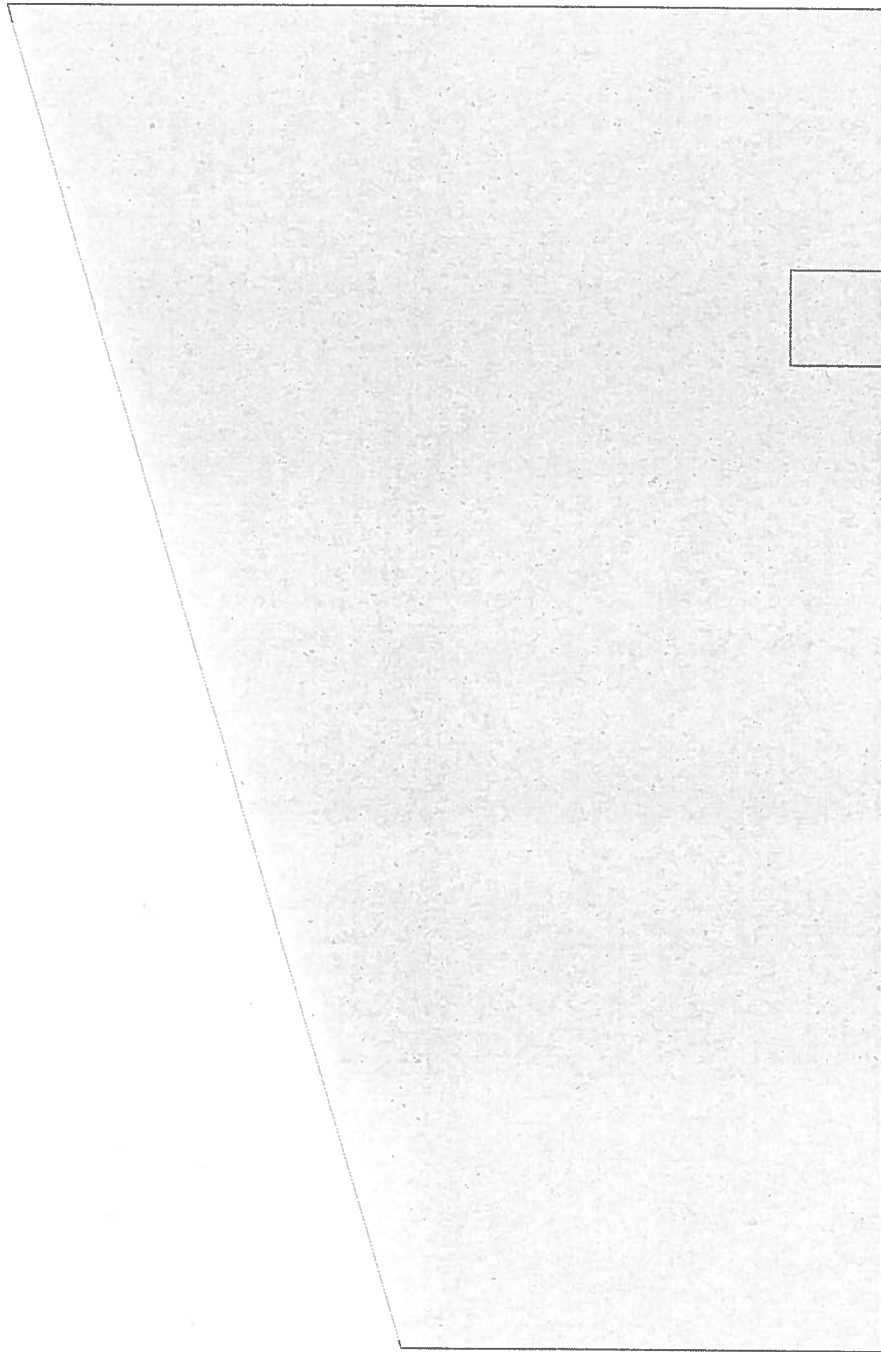




Third Floor



Fourth Floor



Elevator Mechanical

Roof Plan

