

Members

Kevin Bartoy, Chair
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Agenda

Landmarks Preservation Commission Planning and Development Services Department

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Assistant Historic Preservation Officer
BT Doan, Office Assistant

Date: August 28, 2019
Location: 747 Market, Tacoma Municipal Bldg, Conference Room 243
Time: 5:30 p.m.

1. **ACKNOWLEDGEMENT OF INDIGENOUS LANDS**
2. **ROLL CALL**
3. **CONSENT AGENDA**
 - A. Excusal of Absences
 - C. Administrative Review:
 - 1027 North Steele—porch repair
 - 2802 North Carr—deck replacement
4. **NOMINATIONS TO THE TACOMA REGISTER —PRELIMINARY REVIEW**


A.	423 North D Street, Charles Bebard and Franke Tobey Jones House	Katie Pratt, Northwest Vernacular	10 mins
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5. **BOARD BRIEFINGS**

A.	5 South G Street, Merrill Gardens <i>Interpretation & Project Introduction</i>	Katie Pratt, Northwest Vernacular	10 mins
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6. **PRESERVATION PLANNING/BOARD BUSINESS**

A.	Naming Policy Update	Staff	5 mins
B.	Events & Activities Update	Staff	5 mins
7. **CHAIR COMMENTS**

Next Regular Meeting: September 11, 2019, 747 Market Street, Tacoma Municipal Bldg., Rm. 243 5:30 p.m.

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STAFF REPORT

August 28, 2019

NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES – PRELIMINARY REVIEW

General Procedural Notes:

The property on today's agenda is nominated to the Tacoma Register of Historic Places.

Tacoma Register listing follows procedures defined in 13.07.050, and consists of a minimum of two separate Commission meetings. The initial meeting determines whether the property meets the threshold criteria in the ordinance for age and integrity. If the Commission finds that the age and integrity standards are met, then the Commission may move to have the nomination scheduled for a public hearing and comment period, at which the public may enter comments into the record for consideration. Following the comment period, the Commission may deliberate on the nomination for up to 45 days before recommending to City Council listing on the register, or denying the nomination.

The purpose of this review is to determine whether the nominated property meets the threshold criteria and should be scheduled for public testimony at a public hearing.

AGENDA ITEM 4A: 423 North D Street, Charles Hebard and Franke Tobey Jones House

Katie Pratt, Northwest Vernacular

BACKGROUND

The Franke Tobey Jones House is a contributing property in the National Register of Historic Places-listed Stadium-Seminary Historic District. In 1891, the home was design by the architectural firm Pickles & Sutton for the original owner, Frederick Watson. In 1907, Charles Hebard Jones, and his wife, Franke Tobey Jones, purchased the property. They hired the architectural firm Russell and Babcock for the renovations, which included the detached garage. The house is an early example of the Colonial Revival style in the neighborhood and is associated with the philanthropic life of Franke Tobey Jones, a prominent Tacoma citizen. Due to these associations and its retention of integrity, the property is eligible for listing in the Tacoma Register of Historic Places under criteria B and C. The garage is included in the nomination.

Charles was a founder of the St. Paul & Tacoma Lumber Company, which owned 80,000 acres, and the Northwestern Lumber Company. Also an owner of both lumber companies, Franke's most notable legacy was the establishment of the Franke Tobey Jones home for the elderly. While Franke and others in her social and financial circle had the means to be well cared for in their old age, others were not so fortunate. Senility could lead to incarceration and a lack of means and a support system could result in neglect and/or a lonely death. Franke and members of the P.E.O. C Chapter, including Virginia W. Mason, formed a company and called it "The Old People's Home of Tacoma." They leased the Danaher house at 424 North D Street—across the street from Franke's home—and worked to establish it as "Restholme." Restholme opened in 1923 as a nursing home for 14 elderly people. Franke announced in July 1923 that she wanted to donate a building site near Point Defiance Park, along with \$150,000, to develop a permanent retirement home for the elderly. The cornerstone for the new building was laid on July 16, 1924, on a five-acre site near Point Defiance. The home opened on March 4, 1965, with accommodations for 65 residents. The home was named the Franke Tobey Jones Home in honor of Franke's generosity. Franke also donated to an endowment fund for the home's operation.

The property is nominated under the following criteria:

B. Is associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the works of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

REQUESTED ACTION

Determination of whether the property nominated to the Tacoma Register of Historic Places appears to meet the threshold criteria for nomination, and if so, scheduling the nominations for public hearing. The commission may forward all or part of the nomination for future consideration.

EFFECTS OF NOMINATION

- Future changes to the exterior will require approval of the Landmarks Preservation Commission prior to those changes being made, to ensure historical and architectural appropriateness.
- Unnecessary demolition of properties listed on the Tacoma Register of Historic Places is strongly discouraged by the municipal code, and requires approval of the Landmarks Preservation Commission.
- Future renovations of listed on the Tacoma Register of Historic Places may qualify for the Special Tax Valuation property tax incentive.
- The property will become eligible for the Historic Conditional Use Permit.

STANDARDS

The threshold criteria for Tacoma Register listing are listed at 13.07.040B(1), and include:

1. Property is at least 50 years old at the time of nomination; and,
2. The property retains integrity of location, design, setting, materials, workmanship, feeling, and association such that it is able to convey its historical, cultural, or architectural significance.

ANALYSIS

1. At 128 years-old the property meets the age threshold criterion.
2. This property retains a high degree of overall integrity; in 1907 the property was expanded by two additional lots to the south to accommodate an addition to the library, a new carriage porch, and construction of a detached garage. It is likely that an original 1-story wraparound platform or porch was modified to create a centered, partial-width portico on the main façade. An extension was also added to the north façade during this time. Between 1912-1977 the portico on the main façade is removed and the porch floor is altered to become a poured concrete stoop.

RECOMMENDATION

Recommended language for scheduling a public hearing:

*I move that the Landmarks Preservation Commission adopt the analysis as findings and schedule **423 North D Street, Charles Hebard and Franke Tobey Jones House**, nomination for a public hearing and future consideration at the meeting of September 25, 2019.*

Recommended language for declining to schedule a public hearing for one or more components of the nomination:

*I move that the Landmarks Preservation Commission find that [cite specific elements or properties that should be excluded] do not meet the threshold criteria (describe) and deny the nomination for **423 North D Street, Charles Hebard and Franke Tobey Jones House**.*

Recommended language for deferral:

*I move that the Landmarks Preservation Commission defer consideration of the nomination for **423 North D Street, Charles Hebard and Franke Tobey Jones House**, [cite specific elements or properties for which additional information is needed] so that additional information (specify) can be presented for consideration to the Commission.*

BOARD BRIEFINGS**AGENDA ITEM 5A: 5 South G Street, Merrill Gardens***Katie Pratt, Northwest Vernacular***BACKGROUND**

This briefing is for new construction of an assisted living facility at the site of the former Scottish Rite Temple, which was demolished in 2017. The building was eligible, but not listed on any historic register. The site is within the Downtown Subarea Plan, which requires a Cultural Resource Management Plan to identify historic adverse impacts and a mitigation plan. The attached architectural design package relates to condition seven (7) and the interpretive panels and panel text relate to condition three (3) of the 2017 Cultural Resource Management Plan Report and Decision (included in the packet). The proposal includes the architectural design, interpretive panels, and panel text concepts for initial discussion to identify any key concerns or questions prior to developing a design review package for submittal and formal review.

ACTION REQUESTED

This is a briefing for Commission comments. No action is requested.

PRESERVATION PLANNING/BOARD BUSINESS**AGENDA ITEM 6A: Naming Policy Update***Staff***BACKGROUND**

Staff will provide a brief update on the recently adopted revised Policy on Place Names and Name Changes.

AGENDA ITEM 6B: Events & Activities Update*Staff***2019 Events**

1. Remodeling Vintage Homes Workshop Recap
2. North Slope Walking Tour (11am @ Parkway Tavern, September 7th)
3. Trivia Night (6pm @ The Swiss, September 18th)
4. Lecture Series:
 - I. Architect Claudia Kiyama: Diversity in Historic Preservation (5:30pm @ UPS Murray Board Room, September 26th)
 - II. Professor Kathryn Rogers Merlino: Sustainability in Historic Preservation (5:30pm @ Honey at Alma Mater, October 10th)
 - III. Professor Andrew Gomez: Tacoma's Latino Oral History (5:30pm @ Honey at Alma Mater, November 14th)
5. 6th Annual Holiday Heritage Swing Dance (6-9pm @ McMenamins Elks Temple, November 8th)

Narrative Continuation

TACOMA REGISTER OF HISTORIC PLACES NOMINATION FORM

This form is required to nominate properties to the Tacoma Register of Historic Places per Tacoma Municipal Code 13.07.050. Type all entries and complete all applicable sections. Contact the Historic Preservation Office with any questions at 253-591-5254.

PART 1: PROPERTY INFORMATION (for 'HELP' press the F1 key)

Property Name

Historic Name Charles Hebard and Franke Tobey Jones House Common Name _____

Location

Street Address 423 N D Street Zip 98403

Parcel No(s).
2034070010

Legal Description and Plat or Addition:

Lots 1, 2, 3 and 4 in Block 3407 of Map of New Tacoma, Washington Territory, according to the plat thereof filed for record February 3, 1875 in the office of the County Auditor in Tacoma, Pierce County, Washington;

Together with the southwesterly 10 feet of the alley abutting thereon, vacated by ordinance no. 1632 of the City of Tacoma;

Situate in the City of Tacoma, County of Pierce, State of Washington.

Nominated Elements

Please indicate below significant elements of the property that are included in the nomination by checking the appropriate box(es) below. These elements should be described specifically in the narrative section of this form.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Principal Structure | <input type="checkbox"/> Site |
| <input type="checkbox"/> Historic Additions | <input type="checkbox"/> Historic Landscaping, Fencing, Walkways, etc. |
| <input checked="" type="checkbox"/> Accessory Buildings/Outbuildings | <input type="checkbox"/> Interior Spaces/Other (inventory in narrative) |

04/2017

Narrative Continuation

Owner of Property

Name Chris and Niki Amsden

Address 423 North D Street City Tacoma State WA Zip 98403

Is the owner the sponsor of this nomination? If not, please provide evidence that the owner has been contacted.

Yes No

Owner Signature, if possible:

Form Preparer

Name/Title Katie Pratt, Co-founder & Architectural Historian Company/Organization Northwest Vernacular

Address 3377 Bethel Rd SE Suite 107 #318 City Port Orchard State WA Zip 98366

Phone 360-813-0772 Email katie@nwvhp.com

Nomination Checklist—Attachments

- \$100 Filing Fee (payable to City Treasurer)
- Site Map (REQUIRED)
- Photographs (REQUIRED): *please label or caption photographs and include a photography index*
- Last Deed of Title (REQUIRED): *this document can usually be obtained for little or no cost from a titling company*
- Continuation Sheets
- Historical Plans
- Other (please indicate): _____

FOR OFFICE USE

Date Received _____

Fee Paid _____

Narrative (continued)

PART 2: PHYSICAL DESCRIPTION

Extent of Changes

Please summarize the changes that have been made to the original plan, exterior, materials, cladding, windows, interior, and other significant elements by selecting the choices below. If the property has been previously documented, these may be indicated on the Washington State Historic Property Inventory Form. These changes should be described specifically in the narrative section of this form.

	Original Materials Intact			Original Materials Intact	
Plan (i.e.: no additions to footprint , relocation of walls, or roof plan)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Interior (woodwork, finishes, flooring, fixtures)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Original cladding/exterior materials	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Other elements	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Windows (no replacement windows or replacement sashes)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			

Physical Description Narrative

Describe in detail the original (if known) and present physical appearance, condition and architectural characteristics of the site (context, location), exterior (all four walls), and interior. Please include a list of known alterations and their dates (use additional sheets if necessary).

See Continuation Sheet: Physical Description (beginning on page 5)

PART 3: HISTORICAL OR CULTURAL SIGNIFICANCE

Criteria for Designation

Tacoma Municipal Code recognizes six criteria of eligibility for inclusion on the Tacoma Register of Historic Places. Please select any that apply to this property, for which there is documented evidence included in this nomination form.

- A Is associated with events that have made a significant contribution to the broad patterns of our history; or
- B Is associated with the lives of persons significant in our past; or
- C Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D Has yielded or may be likely to yield, information important in prehistory or history; or
- E Abuts a property that is already listed on the Tacoma Register of Historic Places and was constructed within the period of significance of the adjacent structure; or
- F Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

Historical Data (if known)

Date(s) of Construction	<u>1891</u>	Other Date(s) of Significance	<u>1907 (renovation)</u>
	<u>Pickles & Sutton (original)</u>		
	<u>Russell & Babcock</u>		
Architect(s)	<u>(renovations)</u>	Builder	<u>unknown</u>
Architectural		Engineer	<u>unknown</u>
Style(s)	<u>Colonial Revival</u>	Material(s)	<u>wood, stone</u>

Statement of Significance

Describe in detail the chronological history of the property and how it meets the criteria for the Register of Historic Places. Please provide a summary in the first paragraph that lists the relevant criteria (use additional sheets if necessary). This section should include a thorough narrative of the property's history, context, occupants, and uses. If using a Multiple Property Nomination that is already on record, or another historical context narrative, please reference it by name and source.

See Continuation Sheet: Statement of Significance (beginning on page 11).

Narrative Continuation

Physical Description

The Charles H. and Franke Tobey Jones house at 423 North D Street is a contributing property within the National Register of Historic Places designated Stadium-Seminary Historic District. The two-and-a-half story Colonial Revival house is situated on a large lot at the northeast corner of the intersection of North D Street and North 5th Street. The lot slopes down from south to north. The house's main west facade fronts North 5th Street. Sidewalks run along the south and west sides of the lot. A one-story garage stands at the northeast corner of the lot. A driveway with a curb cut on North D Street curves to the west from the sidewalk and then to a circular drive just south of the garage. An alley runs along the north edge of the lot.

Site

The house is located in the southwest corner of the lot and the single-story garage is located at the northeast corner. Lawn wraps around the house with planting beds adjacent the house on the south and west. A short concrete sidewalk links the front entrance with the sidewalk south of the house. A driveway extends north from North D Street and curves through the porte cochere along the east facade of the house and continues north and east to form a circular drive between the house and garage. A circular lawn with a single azalea is centered within the circular drive. Lawn stretches from the circular drive and garage to the fence line to the west. Lawn and plantings stretch from the circular drive to the fence line to the south. **See Figure 29.**

Exterior

The Colonial Revival, two-and-a-half story residence with a daylight basement stands on a stone foundation. The wood-frame house has a largely rectangular plan with a small ell projecting from the south end of the east facade and another ell on the east end of the north facade. Additional projections on the house include a large porte cochere on the east and a deck on the north. A hipped roof shelters the house's interior. Two brick chimneys with decorative corbeling project from the roof. Asphalt composition shingles clad the roof.

The house is clad in wood V-notch drop siding. Wood corner boards with a recessed panel highlight the building's corners. A wood water table encircles the building, providing a transition between the stone foundation and the wood cladding. Boxed eaves with simple wood dentils and a wood frieze form a cornice for the house and highlight the roofline. Six flared hipped dormers with boxed eaves and dentils punctuate the hipped roof, two on the west slope, two on the south slope, and one each on the north and east slopes. According to an undated historic photograph, it appears at least the west-facing and south-facing dormers were originally gabled rather than hipped and had a more "colonial" pediment appearance (**see Figure 5**).

The house appears to retain the majority of its original wood windows. The windows are primarily paired one-over-one double-hung sash. The windows pairs are trimmed in simple wood trim with a mullion separating the paired sashes. The first story windows are capped with a prominent window header and

Narrative Continuation

cornice. The header for the second story windows is formed by the frieze below the roofline cornice. The windows in the dormers are all paired single light wood casements. Basement windows are single light wood windows. Three windows in the ell on the north facade are fixed wood windows, likely replacements, but retain the original window opening and trim.

The main (west) facade is symmetrical and has three bays. The front entrance is centered and recessed on this facade. A pediment with engaged columns frames the entrance. Beneath the pediment, is a prominent lintel with scroll cut details spanning the entrance, and supported by pilasters on either side and two square pillars. The lintel has an ogee curve from the pillars to its center. The engaged columns, pilasters, and pillars all have Tuscan capitals. A low, paneled half wall connects the pillars and pilasters and frames in two built-in benches recessed within the entry. The front door is centered within the entryway and flanked by windows consisting of one-over-one double hung sash. The door is wood with a large light over recessed panels; a single light transom is present above the door. The windows and door are trimmed out to form a single unit. A large Palladian window is centered on the main facade directly above the entry pediment. A decorative wood keystone connects the top of the half round portion of the Palladian window with the frieze above it. A sidewalk runs parallel to the house's west facade and leads to two poured concrete steps and a large porch stoop. The stoop is enclosed by a wrought iron handrail and is slightly wider than the framed entryway. **See Figures 20, 21, and 26.**

The south facade, while not the primary facade, is highly visible and prominent due to the house's placement on a corner lot. The south facade has a one-story bay window on the west end. The bay window is capped by a wood balustrade. The bay window features three large one-over-one double hung sash. The rest of this facade features three pairs of one-over-one double-hung windows, two pairs on the second story and a third pair to the east of the bay window. **See Figure 22.**

The east facade, a side facade, is dominated by a large porte cochere. Due to the lot's slope, this facade exposes the daylight basement. The porte cochere is not original to the house, but was added during renovations completed in 1907. The porte cochere has an L-shaped footprint; the covered driveway structure extends from both the primary east facade and the ell that projects off that facade. Pairs of columns support the southeast and northeast corners of the porte cochere. Pilasters support the porte cochere at its southwest and northwest corners, where the porte cochere abuts the main structure. All the columns and pilasters feature Tuscan capitals and decorative modillions and stand on paneled piers. An additional column supports the porte cochere a third of the way between the northwest pilaster and northeast column. A half wall extends between this column and the pilaster and shelters the landing of the stairway that leads from the driveway up to the back door. This back stairway leads to a partial-width covered porch—not original to the porte cochere addition (**see Figures 23 and 24**). This elevated porch is enclosed by a simple wood balustrade on the north and a curving paneled half wall on the east. The roof of the porte cochere is enclosed by a wood balustrade with square balusters; the roof is a deck, accessible from the landing of the house's main staircase. The stairs that lead from the porte cochere run parallel with the house; a single step leads from the porte cochere to a landing, then the run of stairs. Two entrances are present on the east facade: one that leads from the porte cochere into the basement

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and one that leads into the butler's pantry of the first floor. This facade features a mixed of paired and single one-over-one double-hung windows. An oval window with a keystone is present on the north facade of the ell projection at the second floor.

The north facade (a side/rear facade) has a large deck addition tucked into the ell created by the north kitchen projection. According to the 1896 Sanborn Fire Insurance map, the house was originally a rectangle and there were one-story projections on the north facade. It appears one of those projections, at the east end, was enclosed by 1912 to enlarge the kitchen. A door leads out from the kitchen onto a deck addition. The deck addition, which extends beyond the footprint of the house to the west and north, is enclosed by a wood balustrade with square balusters, similar to those on the porte cochere. A pergola shelters the west portion of the deck. A flight of wood stairs leads from the east end of the deck down to the yard. A concrete retaining wall supports the structure of the deck. The windows on the north projection (kitchen) are a trio of fixed windows, likely replacements. Below the windows, at the basement level, is a five-panel wood door providing access into the basement. The roof of the kitchen projection is also enclosed by a wood balustrade with square balusters and is another deck, accessed from a door on the second story. The remaining windows on this facade are a mix of paired and single one-over-one double-hung sash. **See Figure 25.**

Interior

The house is two-and-one-half stories with a full daylight basement.

Basement

The basement is mostly unfinished, with the exposed stone and concrete foundations and wood posts on stone and concrete piers. Walls within the basement are primarily clad in wood sheathing and the floors are broad wood planking. According to the 1896 Sanborn Fire Insurance map, the basement was originally used for auto/carriage storage. The basement contains storage and utility spaces (laundry, mechanical). **See Figures 46-47.**

First Floor

The first floor contains a foyer, main stairwell, parlor, dining room, library, butler's pantry, and kitchen. Finishes include oak hardwood floors (mostly original, but refinished), plaster walls and ceilings, and painted wood baseboards and trim. Few, if any, original light fixtures remain. **See Figures 30-36.**

The front door opens into a foyer, which is then the access point to the parlor, dining room, main stairwell, and a half bathroom under the stairs. Directly ahead (east) of the front door is a wide opening providing access to the stairwell and a hallway to the back entrance/porte cochere and study. The opening is framed by a wood header supported by fluted engaged columns on paneled piers on either side. A centered fluted column on a paneled pier divides the opening into the hallway on the south and the staircase on the north. The column serves as the newel post for the stairs. The columns feature decorative flared capitals with acanthus leaves. The full-turn staircase has painted risers with clear-

Narrative Continuation

coated treads. A carpet runner protects the treads. The banister has delicately turned spindles and a heavy rail. Curves highlight the sides of the stairs. Drop newels and newel posts along the staircase further accentuate the stairs. A small half bathroom with a porcelain pedestal sink and toilet is located under the stairs. A step and a doorway lead from the stairwell landing out onto the porte cochere roof deck.

The parlor is accessed through a wide cased opening, to the south (right) of the foyer. A large fireplace dominates the east wall of the parlor. The fireplace projects slightly from the wall and has a wood mantel. Recessed panels, egg and dart molding, and dentils highlight the surround. A short over-mantel has a built-in mirror flanked by two-over-three recessed panels, framed by trim matching the mantel. Mottled sage and tan square tiles with taupe grout frame the firebox. Sage square tiles with an inset serpentine pattern comprise the hearth. Shelving frames the fireplace, but it appears the shelving is an alteration and not original. A historic photograph and the original baseboards indicate the openings may have originally had enclosed shelving (**see Figures 16 and 32**).

The dining room is accessed through a wide cased opening, to the north (left) of the foyer. A fireplace is angled on the northeast wall of the dining room. The fireplace has a painted wood surround and mantel. The fireplace legs are fluted and the over-mantel has seven recessed panels flanked by fluted trim. Yellow rectangle tiles frame the firebox and form the hearth. A swinging five-panel wood door leads from the dining room to the butler's pantry to the east. Built-in cabinetry wraps the butler's pantry on its west and north walls. A secondary staircase with a simple wood balustrade runs along the south wall of the pantry; the staircase leads to a door which opens to the landing of the main stairwell.

The kitchen is accessed through a doorway with a transom opening, to the north of the butler's pantry. The kitchen features non-historic cabinetry, counters, lighting, and appliances. Cabinetry and appliances wrap the east, south, and west walls of the kitchen. A built-in island is centered within the room. A door leads out from the kitchen to the deck on the northwest of the house.

The library is located off the first floor stairwell hallway, to the south. The library has painted wood wainscoting; the wainscoting covers the lower two-thirds of the wall surface. Coffered ceilings highlight the room. The clear-coated wood beams frame the tongue and groove ceiling. A fireplace is located on the west wall of the room. The fireplace has a clear-coated wood mantel and surround. The fireplace legs are fluted and the mantel is highlighted by dentil molding. The fireplace surround and hearth tiles have been painted, obscuring their original finish. Painted wood built-in bookcases with leaded glass doors are present in the southwest corner of the room, next to the south side of the fireplace. Another built-in bookcase with leaded glass doors is present on the north end of the east wall.

Second Floor

The second floor features a long north—south running hallway. The hallway provides access to the four bedrooms, study, main bathroom, and linen closet on the second floor. Finishes include oak hardwood

Narrative Continuation

floors (mostly original, but refinished), plaster walls and ceilings, and painted wood baseboards and trim. Few, if any, original light fixtures remain. **See Figures 37-41.**

Immediately north of the stairwell is a full bathroom, accessible from the hallway. The bathroom features a replacement vanity, a bathtub with added shower components, and toilet. Hexagonal tiles cover the floor. The door plinths within the bathroom are marble.

The northeast bedroom is adjacent to the full bathroom and located at the north end of the hallway. The bedroom features a door on its north wall which leads out onto an exterior deck.

The northwest bedroom is across the hall (to the west) from the full bathroom. The bedroom features a corner fireplace with a wood mantel and surround with tiles on the hearth and framing the firebox. A quarter bathroom is located within this room, likely a later addition located inside a former closet. The bathroom features a corner wall-mount sink and mirror.

The west bedroom is centered on the western half of the second floor. The trim, casings, and bedroom-side of the doors have their clear-coat finish rather than paint. The bedroom also accesses the study to the south. The house's Palladian window is located in this room.

The study is located in the southwest corner of the second floor. The trim, casings, and interior-side of the doors have their clear-coat finish rather than paint. A fireplace dominates the east wall of the study. The fireplace features a wood mantel, surround, and over-mantel; the fireplace is recessed within the outer surround. The over-mantel has a segmental arch curve and is highlighted by an inset mirror and decorative carvings. Scroll modillions support the mantel which has a dentil molding accent. The firebox is framed by gradient turquoise-colored tiles set in the running bond pattern. The tiles are carried down to the hearth. The hearth is framed by a patterned tile frame; narrow rectangular brown tiles encircle triangular brown and light blue tiles set in a diamond pattern. **See Figure 40.**

The southeast bedroom is located across the hall (to the east) from the study. The house's bay window is present in this bedroom. A partition wall extends north from the south wall three-quarters of the way into the room. The partition extends up to just below the picture rail. Additional closet space is located behind the partition. A full bathroom is accessed through this bedroom. The bathroom features a bathtub/shower, toilet, and sink. The sink is a corner wall-mount sink with a tall curved backsplash. Blue, non-original but historic, tiles cover the lower two-thirds of the wall and extend into the bathtub surround.

Third Floor – Attic

The attic space was likely originally the living quarters for the house's live-in staff. The attic features a north—south running hallway. The hallway accesses an unfinished storage room and three bedrooms. Finishes include carpet, plaster walls and ceilings, and a mix of clear-coated and painted wood baseboards and trim. Few, if any, original light fixtures remain. The stairwell to the attic is narrower and

Narrative Continuation

features less detailing on its banister than the main staircase. Dormers punctuate the ceiling in each bedroom providing additional headroom and housing the windows. The windows are wood casements. **See Figures 42-45.**

Garage

The one-story garage complements the Colonial Revival house. The garage stands on a poured concrete foundation. The wood-frame garage has a square plan. A hipped roof with asphalt composition shingles shelters the garage's interior. Decorative rafter tails project from beneath the eaves of the roof. The garage is clad in wood clapboards. The garage door is centered on the main (south) facade and consists of pair of wood doors. Each door features four recessed panels comprised of diagonal paneling set in a diamond pattern. The doors are set on tracks and slide to the side to open. A single wood sash window with wood trim and a cornice hood is present on either side of the garage door. Other windows in the building are all wood sash. The garage interior is a predominately open volume with wood tongue-and-groove paneling cover the ceiling and walls. **See Figures 28-29 and 48-49.**

Alterations

The following section provides a summary of alterations to the house over the years in chronological order. If it is unclear when the alterations occurred, a date range or approximation is provided when possible.

- **1907:** Property is expanded by two additional lots to the south to accommodate an addition to the library (to the south), a new carriage porch (porte cochere), and construction of a detached garage. Other minor improvements were completed on the interior, but it is unknown the details on those. It is likely that an original 1-story wraparound platform or porch (wrapping along the entire west facade around to the north) was modified to create a centered, partial-width portico on the main facade. An extension was also added onto the north facade during this time. **See Figures 4 and 5.**
- **Between 1912 and 1977:** The portico on the main facade is removed and the porch floor is altered to become a poured concrete stoop.
- **Unknown:** Kitchen windows swapped out for fixed sash.

Narrative Continuation

Statement of Significance

The Franke Tobey Jones House, constructed in 1898, is located and identified as a contributing property in the National Register of Historic Places-listed Stadium-Seminary Historic District. The house is an early and well-executed example of the Colonial Revival style in the neighborhood and is associated with the philanthropic life of Franke Tobey Jones, a prominent Tacoma citizen. Due to these associations and its retention of integrity, the property is eligible for listing in the Tacoma Register of Historic Places under criteria B and C.

Neighborhood Context – Tacoma and Stadium-Seminary District¹

The Stadium-Seminary Historic District is a Tacoma residential neighborhood that largely developed between 1888 and 1930. The district's name comes from two key institutions that flank the residential neighborhood—Stadium High School and the Annie Wright Seminary.

The land upon which Tacoma exists has been home to the Puyallup people since time immemorial. The area's wealth of resources supported the Puyallup people, but also enticed Euro-Americans to move into the region to exploit those resources, claim land, and establish settlements. Job Carr (1813-1887), a Union Army veteran, settled on Commencement Bay in 1864. Morton McCarver arrived in the area in 1868 and purchased much of Carr's land claim. McCarver then platted a townsite, "Tacoma City" and began to promote his growing community, particularly to the Northern Pacific Railroad as they sought a western terminus for their transcontinental railroad. In 1873 the Northern Pacific did select Commencement Bay as their western terminus, but not the Tacoma City townsite. The railroad established their own townsite, New Tacoma, two miles south of McCarver's town. The Tacoma Land Company, a subsidiary of the Northern Pacific, platted the new community. New Tacoma was slow to grow at first as the initial railroad connection to Tacoma (the Prairie Line branch) arrived in December 1873 but piggy-backed off of other lines until they could complete a more direct line. The direct transcontinental link, over Stampede Pass, arrived in 1883 and New Tacoma and (Old) Tacoma were united by the legislature in 1884.

With the direct railroad line complete, Tacoma's economy and population boomed. Between 1880 and 1890, the city's population mushroomed from just over 1,000 to over 36,000. Residential neighborhoods, like the Stadium-Seminary and North Slope, grew to the north of downtown. The first wave of construction in the Stadium-Seminary district coincided with Tacoma's fast-paced growth following the completion of the Northern Pacific's direct line. Between 1887 and 1893, when economic depression hit the nation, the first houses were constructed in the neighborhood, predominately in the Queen Anne architectural style. The first listings of homes being in this neighborhood begins in the 1888 city

1. Unless otherwise specifically cited, this section is summarized from the Stadium-Seminary Historic District National Register of Historic Places nomination and David Wilma and Walt Crowley's HistoryLink.org article on Tacoma.

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Narrative Continuation

directory.² During this period, Annie Wright Seminary was established near Wright Park at Tacoma Avenue N and Division Avenue in 1884.³ The school began with 46 students and 10 faculty members, but quickly grew. A second wave of development occurred in the neighborhood between 1900 and 1915 as Tacoma recovered from the 1893 depression along with the rest of the nation. Many more houses were constructed in the neighborhood reflecting popular architectural styles of the period—Colonial Revival, Mission Revival, and Tudor Revival. The neighborhood was a mix of affluent and middle class residents, with properties ranging from large mansions with views of the bay to apartment buildings and smaller single-family dwellings.⁴

During this second wave of development, two additional institutions were established within the neighborhood—Stadium High School and a headquarters for the Ferry Museum and Washington State Historical Society. Prior to the 1893 panic, the property on which Stadium High School now stands was intended to house a tourist hotel. In the midst of construction, the Panic of 1893 hit, halting construction. The unfinished building was then used as a warehouse until an 1896 destroyed the structure. The Tacoma School District purchased the site and remnant structure in 1903 and selected architect Frederick Heath to design a public high school along with a stadium. Tacoma High School (now Stadium High School) opened to students in fall 1906 and the stadium, Tacoma Stadium (Stadium Bowl) opened on July 10, 1910.⁵ The museum and historical society headquarters were constructed in 1911; George W. Bullard and Co. served as the project architects.⁶

The neighborhood continued to develop with a nearby commercial district solidified in the 1920s and 1930s along Tacoma Avenue North between Division Avenue and North 1st Street. Businesses within the district included restaurants like Scotty's Café, Davis & Hollingsworth Furniture, and Prendergast's Flowers. Numerous streetcar lines ran through or near the neighborhood, including the Tacoma Avenue Line, the Old Town Line, Point Defiance Line, and the Steilacoom & American Lake Line. The Old Town Line, in particular, offered prime public transit for the neighborhood running along the south edge of the Stadium-Seminary neighborhood on Tacoma Avenue North. The original streetcar era ended in the mid-1930s as bus transit prevailed.

2. W. Burton Eidsmoe, *The Keystone of Tacoma: A Guide to Selected Homes and Prominent Buildings in the Stadium-Annie Wright Historical District, 1897-1906* (1985-88), 3.

3. Description associated with "Annie Wright Seminary," Photograph, created by Edward H. Foster, ca. 1884, Catalog ID Number: 2015.0.347, Washington State Historical Society.

4. Eidsmoe, *The Keystone of Tacoma: A Guide*, 3.

5. David Wilma, "Tacoma's Stadium Bowl Opens on July 10, 1910," *HistoryLink.org the Free Online Encyclopedia of Washington State History*, January 18, 2003, <https://historylink.org/File/5070> (accessed June 13, 2019); Priscilla Long, "Tacoma High School Opens on September 10, 1906," *HistoryLink.org the Free Online Encyclopedia of Washington State History*, January 18, 2003, <https://historylink.org/File/5069> (accessed June 13, 2019).

6. Fred Poyner IV, "History of the Research Center Building," *Washington State Historical Society*, http://www.washingtonhistory.org/files/library/research-facility-history_001.pdf (accessed June 13, 2019).

Narrative Continuation

Construction and Occupants of 423 N D Street

Frederick Watson purchased lots 1-4 from James H. Parker in 1890. Construction on a house on the property commenced in October 1890 for a cost of \$9,800. The house, located on a corner lot, was originally known as 322 North 5th Street. Architectural firm Pickles & Sutton designed the house for Watson. Watson and his family moved onto the property by 1892 and continued to own it until 1907.

Frederick and Elizabeth Watson, 1891—1907

Frederick Watson was born in New York in January 1844. His wife, Elizabeth, was born in Massachusetts in February 1852. They were married circa 1890 and had one child, Elizabeth, who was born in May 1891 in Washington. Frederick worked in mortgage loans, real estate, and insurance. He had offices in 506 Fidelity Building (1892-1894), 319 Berlin Building (1895), 401 Vanderbilt Building (1896-1899), and 401-2 Berlin Building (1900-1901) in downtown Tacoma. The Watsons had live-in domestic staff during their occupancy of the residence, including Jure Jensen (1890), Julia Helseth (1892), Nellie Johnson (1892), Johanna Balden (1893-1894), nurse Dora Westergaard (1893-1894), Mrs. Mary J. Blair (1895), Sarah Peterson (1897-1898), Julie Jansen/Jensen (1900-1901), cook Christine Hanson (1903), Josephine Hoes (1903), Sophie Sather (1904-1907), and Lena Sather (1905-1906).⁷

During the Watsons' ownership of the house, they had additional residents living in the residence with them, outside of their immediate family. These residents included Thomas J. Handforth, a lumber salesman for St. Paul & Tacoma Lumber Co. (1893-1894), J. Stuart Auchincloss (1896), and S.Z. Mitchell, general manager of Puget Sound Power Co. and Columbia Improvement Co. (1903).

Charles and Franke Tobey Jones, 1907—1931

Charles Hebard Jones (1845-1922) and his wife, Franke Tobey Jones (1845-1931), purchased the property in 1907 and commenced renovations on their new residence. They hired local architecture firm Russell and Babcock to design the alterations, which included an addition to the library on the first floor and the construction of a detached garage.

Charles Hebard Jones was born in East Randolph, Vermont, on April 13, 1845, to parents Daniel and Clarissa (Hebard) Jones.⁸ The family relocated to Wisconsin in 1851, where Daniel Jones was employed at a mill. Charles served as a first corporal in Company D, 41st Wisconsin Infantry during the Civil War. After completing his service, Charles briefly attended Ripon College. After quitting school due to poor health, Charles sought full-time employment. He moved to Menominee, Michigan, working in a sawmill and then in logging. He started his first business in 1870, in partnership with a Mr. Fay. During this time, he met Miss Frances "Franke" Martha Tobey, a schoolteacher and the daughter of G.G.F. and Harriet (French)

7. W. Burton Eidsmoe, *The Keystone of Tacoma: A Guide to Selected Homes and Prominent Buildings in the Stadium-Annie Wright Historical District, 1897-1906* (1985-88).

8. Charles Jones biographical history summarized from the entry on him in Herbert Hunt's *Tacoma: Its History and its Builders, a Half-Century of Activity*, Vol. 3, 41-45.

Narrative Continuation

Tobey.⁹ Franke was born in Jay, New York on May 22, 1845. Charles and Franke married on June 25, 1872, in Jay, New York.¹⁰ The couple spent their early married live together in Menominee, Michigan. They had one child, Bertha Jones, born on September 14, 1878. It is unclear if Bertha was the Jones' biological or adopted daughter.¹¹

Charles lost his business with the panic of 1873, but steadily worked to rebuild his capital to form a new business with his brother-in-law, Henry Hewitt, Jr. They rehabilitated a water-power mill in Menasha. Charles, along with Henry, traveled to the Pacific Northwest for the first time in 1887 to buy timber and consider plans to establish a mill. Charles and Henry met with Colonel Chauncey W. Griggs at the Tacoma Hotel. Together, the three men (along with Griggs' partner Addison G. Foster) collaborated to establish one large company, the St. Paul & Tacoma Lumber Company. The company purchased 80,000 acres of timberland in Pierce County from the Norther Pacific Railroad's land grant and then incorporated on June 4, 1888.¹² Charles, in charge of all lumber and mining operations, selected a site on the Tacoma tide flats for their mill and construction was complete on their mill by 1889. Charles and Franke relocated to Tacoma in 1888 along with their daughter, Bertha. Bertha contracted tuberculosis and died at 16 on May 21, 1895, while they family was in Appleton, Wisconsin.¹³

The Joneses quickly became involved in the local community, joining the First Congregational Church and associating with several civic and social organizations. Charles was a member of the Commercial Club and Country Club. He also attained the 32nd degree of the Scottish Rite (the Ancient & Accepted Scottish Rite of Freemasonry) and belonged to the Mystic Shine. Franke was a member of the Order of the Eastern Star at Menominee and received an outstanding citizen award from the Tacoma Chamber of Commerce fin December 1930 for her distinguished service to the community.¹⁴ In 1908, with their fortunes expanding due to the success of the St. Paul & Tacoma Lumber Company, the Joneses purchased the Northwestern Lumber Company mill in Hoquiam, Washington.

Charles passed away at the age of 77 on November 28, 1922. After Charles' death, Franke continued to live in the house at 423 North D Street and remained active in local affairs. She also maintained her quarter share in the St. Paul & Tacoma Lumber Company and retained full ownership of the mill in

9. The "e" in Franke is silent.

10. William Pierce Bonney, *History of Pierce County, Washington*, Vol 3 (Pioneer Historical Publishing Company, 1927) 39.

11. Darlyne Reiter, "Franke Tobey Jones was a Lady... And One We Should Remember," *Tacoma Historical Society City of Destiny Newsletter*, Vol. 1 (Fall 2013), 3-6. In Reiter's research on Franke Tobey Jones, the Michigan State Department of Community Health was unable to find a birth record for Bertha Jones to confirm her biological parents.

12. Priscilla Long, "St. Paul & Tacoma Lumber Company Incorporates on June 4, 1888," *HistoryLink.org the Free Online Encyclopedia of Washington State History*, January 18, 2003, <https://historylink.org/File/5066> (accessed May 29, 2019).

13. Reiter, 6.

14. "Widely Known Tacoma Woman Dies Suddenly," *The Tacoma Sunday Ledger*, April 29, 1931: 1-A and 2-A.

Narrative Continuation

Hoquiam.¹⁵ The Joneses were significant patrons of the College of Puget Sound in Tacoma (now University of Puget Sound), with Charles pledging \$25,000 to the building of the new campus. After Charles's death, Franke increased the pledge to \$200,000. Jones Hall on the campus was named in honor of Charles.

Franke's most notable legacy was the establishment of the Franke Tobey Jones home for the elderly. While Franke and others in her social and financial circle had the means to be well cared for in their old age, others were not so fortunate. Senility could lead to incarceration and a lack of means and a support system could result in neglect and/or a lonely death.¹⁶ Franke and members of the P.E.O. C Chapter, including Virginia W. Mason, formed a company and called it "The Old People's Home of Tacoma." They leased the Danaher house at 424 North D Street—across the street from Franke's home—and worked to establish it as "Restholme." Restholme opened in 1923 as a nursing home for 14 elderly people. Franke announced in July 1923 that she wanted to donate a building site near Point Defiance Park, along with \$150,000, to develop a permanent retirement home for the elderly. The cornerstone for the new building was laid on July 16, 1924, on a five-acre site near Point Defiance. The home opened on March 4, 1965, with accommodations for 65 residents. The home was named Franke Tobey Jones Home in honor of Franke's generosity. Franke also donated to an endowment fund for the home's operation.

Franke passed away at her home from a sudden illness on April 25, 1931. Upon her death, Franke had an estate valued at just over \$920,000. Her will bequeathed cash gifts, ranging in amounts from \$500 to \$5,000, to about 100 individuals and institutions. Those institutions that received gifts through Franke's will included: the Hoquiam YMCA; Tacoma YMCA; Tacoma YWCA; Tacoma Salvation Army; Volunteers of America, Tacoma; Children's Day Nursery, Tacoma; Children's Industrial home, Tacoma; Methodist Episcopal Church, Tacoma; First Presbyterian Church, Menominee, Michigan; First Methodist Episcopal Church, Menominee; First Presbyterian Church, Hoquiam; First Methodist Church, Hoquiam; and First Methodist Episcopal Church, Jay, NY. The rest of her estate was left to her sister, Mrs. Harriet T. Stickney, her nephew George T. Stickney, her sister Mrs. Mary Norton, and her brother-in-law A. R. Jones. The house at 423 North D Street was left to her sister Harriet (Tobey) Stickney. Harriet Stickney passed the home on to her son, George, and his wife Louie.

Franke was described by a friend as having "The biggest heart ever found in such a small body."¹⁷

Stickney Family, 1931—1953

Upon Franke's death in 1931, her sister, nephew, and niece-in-law took over ownership and occupancy of the house at 423 North D Street. Franke's sister, Harriet F. Tobey Stickney, was born in 1852 at the Tobey family's homestead in Jay, New York. She married Dr. Jerome M. Stickney and had two children: George

15. "Franke Tobey Jones, 1924—2009: Celebrating 85 Years of History," anniversary pamphlet, 2. Available in the Franke Tobey Jones Home clippings folder at the Tacoma Public Library's Northwest Room.

16. "Franke Tobey Jones, 1924—2009," 3.

17. "Franke Tobey Jones, 1924—2009," 6.

Narrative Continuation

Tobey and Anna L. (Nan). Harriet often visited her sister, and later her son's family, in Tacoma, but appears to have primarily resided in Jay. Harriet passed away on January 25, 1941.¹⁸

George Tobey Jones was born in Jay, New York, to Dr. Jerome M. Stickney and Harriet F. Tobey Stickney ca. 1890. George graduated from Syracuse University, where he was a member of Delta Tau Delta. He married his wife, Louie Geraldine Flint, in 1917 at Saranac Lake, New York. Louie Geraldine Flint was born in Three Lakes, Quebec, ca. 1891. George served as an officer in the 29th Engineering regiment in World War I. They had two children: George Jerome (who appears to have gone by Jerome, born ca. 1921) and Annie (born ca. 1926). They made their home in Jay before relocating to Tacoma upon inheriting Franke's house. George worked as a civil engineer and later a dairy farmer, according to the 1920 and 1930 censuses, respectively. When the family lived in Tacoma, George worked in investments.¹⁹ Louie was a member of the Christ Episcopal Church, serving in the Choir Guild and Guild of St. Clare, and a member of the Tacoma Lawn Tennis Club, the Tacoma Art League, the Tacoma Little Theater, and the Ida S. Baillie Orthopedic Guild.²⁰ George was also a member of Christ Episcopal Church, served as a past president of the Tacoma Gun Club, and was involved with the American Legion, Tahwas lodge, F. & A.M. in Au Sable, New York. George died in April 27, 1950, while hospitalized in California.²¹ Louie continued to live in the family home in Tacoma after George's death for at least the next year, but by 1953 was listed at 420 N 4th Street, apt B. Louie eventually moved into the Franke Tobey Jones Home near Point Defiance and lived there until her death on August 16, 1966.

Colonel W. F. Daugherty, 1954—1956

The next family to reside in the house at 423 North D Street was William F. and Helen Anderson Daugherty. Brigadier General William Foster Daugherty was born in Walla Walla ca. 1895 to parents Matilda Anderson Daugherty and Major William Wirt Daugherty. He attended public school in Indiana and preparatory school in New York before graduating from West Point in 1917. After World War I, Daugherty served as an aide to General Henry Greene, then commander at Camp (Fort) Lewis. While in Tacoma, he met and married Helen Anderson, who was born in Tacoma on July 1, 1898. They had two children: Alice (born ca. 1921) and William (born ca. 1924). When Daugherty retired from the Army, the couple lived in California, in Pasadena, Berkley, and Piedmont. In 1946, they returned to Tacoma. In the mid-1950s, the couple briefly lived at 423 North D Street. When William died in 1956, their address was listed as 219 North Tacoma Avenue. While in Tacoma, William and Helen were members of Christ Episcopal Church and participated in a number of social and civic clubs. William was a member of the Tacoma Country and

18. "Mother of Tacoman Dies," *The Tacoma News Tribune*, January 29, 1941: 15.

19. 1920 *United States Federal Census*, Year: 1920, Census Place: Jay, Essex, New York, Roll: T625_1111, Page: 7B, Enumeration District: 46, Ancestry.com online database; 1930 *United States Federal Census*, Year: 1930, Census Place: Jay, Essex, New York, Page: 7A, Enumeration District: 0009, FHL microfilm: 2341172; 1940 *United States Federal Census*, Year: 1940, Census Place: Tacoma, Pierce, Washington, Roll: m-t0627-04388, Page: 1B, Enumeration District: 42-14.

20. "Mrs. G.T. Stickney Dies in Hospital," *The Tacoma News Tribune*, August 16, 1966: 28.

21. "Geo. Stickney Burial in N.Y.," *The Tacoma News Tribune*, April 30, 1950: C-11; "Death Takes G. Stickney," *The Tacoma News Tribune*, April 28, 1950: 25.

Narrative Continuation

Golf Club, the Army-Navy Club of Washington, D.C., the West Point Association of Graduates, and the Loyal Legions.²² Helen returned to California eventually and died on June 26, 1992, in San Francisco.

More Recent Residents

The last several decades of the house's history are marked by shorter-term ownership and residency in comparison to the Jones and Stickney families and more recent owners, Jim and Mimi Anderson.

- Phillip and Grace Camerer, 1957—1962: The next known occupant of the house was Philip Eberhard Camerer and his wife Grace. Philip worked as a pilot for Northwest Air. They briefly lived in the house and by 1963 were living at 717 Dartmouth. Philip had twin daughters, Eloise and Margaret, and a son, Frederick
- George W. and Phyllis Taylor, 1963—1965: George W. and Phyllis Taylor moved to Tacoma when George accepted the position as headmaster of Annie Wright Seminary in 1963. The family moved to Seattle in 1965 when George accepted a position at a school up there.
- Dr. John T. Robson and Gail Mottishaw, 1967—1976: The couple lived in the home between 1967 and 1976. Robson had first established a medical practice as a neurosurgeon in Tacoma in 1947. The couple had previously lived nearby at 424 N C Street.
- Charles (Chuck) and Jean Ramey, 1976—1988
- John and Mary Pohl, 1988—1991
- James (Jim) and Mimi Anderson, 1991—2019
- Christopher and Niki Amsden, 2019—present

Architectural Style | Colonial Revival²³

An enduring style within the United States, Colonial Revival was the dominant residential architectural style in the country during the first half of the 20th century. With the 1876 Centennial Exposition in Philadelphia, there was renewed interest in the country's colonial period. Architects began interpreting early American architecture and the resulting style, known as Colonial Revival, was born. These interpretations were not strict replicas, but utilized key design elements from the earlier architecture. Common Colonial Revival design features include:

- Symmetrical main facades
- Double-hung windows
- Side gabled or hipped roofs
- Cornices with dentils or modillions
- Prominent front entrances with sidelights, fanlights, pediments, and/or columned porches or porticos

22. "Daugherty, Helen A.," *San Francisco Chronicle*, June 1992, <http://cdm17061.contentdm.oclc.org/cdm/singleitem/collection/p17061coll12/id/15560/rec/1> (accessed June 14, 2019); "Helen Anderson Daugherty, 1898-1992," *The Morning News Tribune*, July 2, 1992: B5; "Death Claims Daugherty," *The News Tribune*, December 24, 1956: A-1, A-2.

23. Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2006), 321-326.

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Narrative Continuation

Colonial Revival can be applied to larger, 2- to 3-story houses like the Franke Tobey Jones House, or small 1-story bungalows.

Architects

The house was designed by local architecture firm Pickles & Sutton in 1890. When the Joneses purchased the house in 1907, along with two adjacent parcels, they hired preeminent local architects Russell & Babcock to design their renovations, addition, and garage.

Pickles & Sutton

The Tacoma architecture firm Pickles & Sutton was formed by James Pickles and Albert Sutton in 1888. Their partnership lasted until 1892.

Other residential properties designed by Pickles & Sutton include:

- 1022 N G Street (1889)
- 818 N Yakima Ave (1890)
- 411 N D (1889)
- 524 N C Street (1891)

They also designed numerous commercial buildings in Tacoma, including the Sprague Building at 1501-05 Pacific Avenue (1890) and the Dugan Building, 1721 Jefferson Ave (1891).

Very little information is known about James Pickles except that he was born and educated in England. Pickles was working in Tacoma by 1888; he is no longer listed in the city directories after 1895.²⁴

Albert Sutton (1867-1923) was born in Victoria, British Columbia, on June 6, 1876. His family moved to Portland, Oregon, where he spent his childhood. He attended the University of California at Berkeley, graduating ca. 1890. He then worked as a draftsman for the Southern Pacific Railroad before relocating to Tacoma. He formed the partnership with James Pickles. After his partnership with Pickles ended, Sutton briefly partnered with Ambrose J. Russell. He then moved to San Francisco, working with Charles Peter Weeks. They formed Sutton & Weeks around 1901; the firm continued until 1910. He moved back to the Pacific Northwest after this, residing and practicing in Hood River, Oregon. He formed a partnership in 1912 with Harrison A. Whitney of Portland. He moved back to Portland in 1916 and then back to Tacoma in 1918, establishing a Tacoma branch of Sutton & Whitney with Earl A. Dugan. Sutton's Tacoma work following his partnership with Pickles include the National Bank of Tacoma Building (1921), Scottish Rite Cathedral (1921, demolished), and Annie Wright Seminary (1924).²⁵

24. John M. Tess, Heritage Investment, "Sprague Building," National Register of Historic Places nomination (1985), Section 8, page 4.

25. Michael Sullivan and Eugenia Woo, Artifacts Consulting, Inc., "National Bank of Tacoma," National Register of Historic Places nomination (2006), Smithsonian Number PI00750: Section 8, pages 12-13.

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Narrative Continuation

Russell & Babcock

The Tacoma architecture firm Russell & Babcock was formed by Ambrose J. Russell and Everett P. Babcock. The firm established an impressive reputation from their work in Tacoma, especially for their work in the Stadium-Seminary neighborhood. Their partnership lasted from 1905 until 1911. Their firm grew to have offices in Seattle and Vancouver, British Columbia, before they closed their doors in 1911.

Other properties designed by Russell & Babcock include:

- 417 N E Street (1906)
- 701 N D Street (1908)
- 710 N I Street (1907)
- National Guard Armory (1908)
- Governor's Mansion (1909) in Olympia

Ambrose J. Russell was born in Trivandram, India, to Congregational missionaries on October 15, 1857. His family moved back to Scotland when Russell was five; he spent the rest of his childhood in Glasgow. He studied architecture at the University of Glasgow between 1875 and 1880 and the Ecole des Beaux Arts in Paris between 1881 and 1884. Russell immigrated to the United States in 1884 to work for H.H. Richardson in Boston. Russell then moved around, living in Worcester, Massachusetts; Kansas City, Missouri; and St. Louis, Missouri before arriving in Tacoma by 1892. He worked for Cottage Home Building Company, then on his own, before forming a brief partnership with Albert Sutton. He then worked with George W. White (1899), A. Walter Spalding (1900), and Frederick Heath (1901-1903). He then formed a partnership with Everett Babcock (1905-1911). He worked independently until 1930, when he partnered with Gaston Lance; A. Gordon Lumm and Irwin Muri also worked with the partners. Russell died on March 16, 1938.²⁶

Very little information is known about Everett Babcock. He worked in New York before arriving in Tacoma, where he was first commissioned to design the city's Carnegie Library.²⁷

26. Michael Houser, "Ambrose J. Russell, 1857-1938," *Washington State Department of Archaeology and Historic Preservation* (2011), <https://dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies/bio-for-ambrose-j-russell> (accessed June 14, 2019).

27. Caroline Gallacci and Stadium-Seminary Historic District Committee, "Stadium-Seminary Historic District," National Register of Historic Places nomination (1974), Section 8, page 5.

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Figure 1. Aerial view.

This view shows the house's location in Tacoma and within the Stadium-Seminary Historic District.

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Figure 2. Site Plan.

This map shows the nominated buildings (in red) and nomination boundary.

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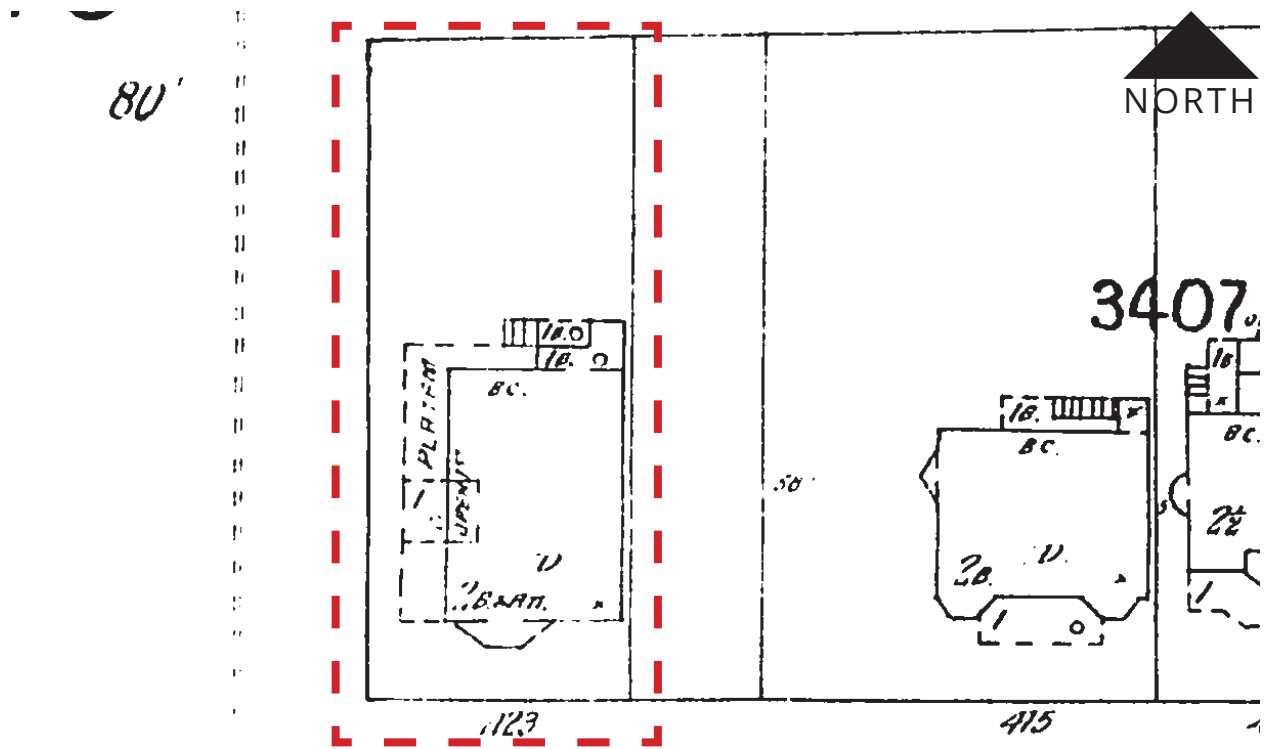


Figure 3. 1896 Sanborn.

Sanborn Fire Insurance Map, 1896, Vol 2, Sheet 77b. Note the platform and simple footprint.

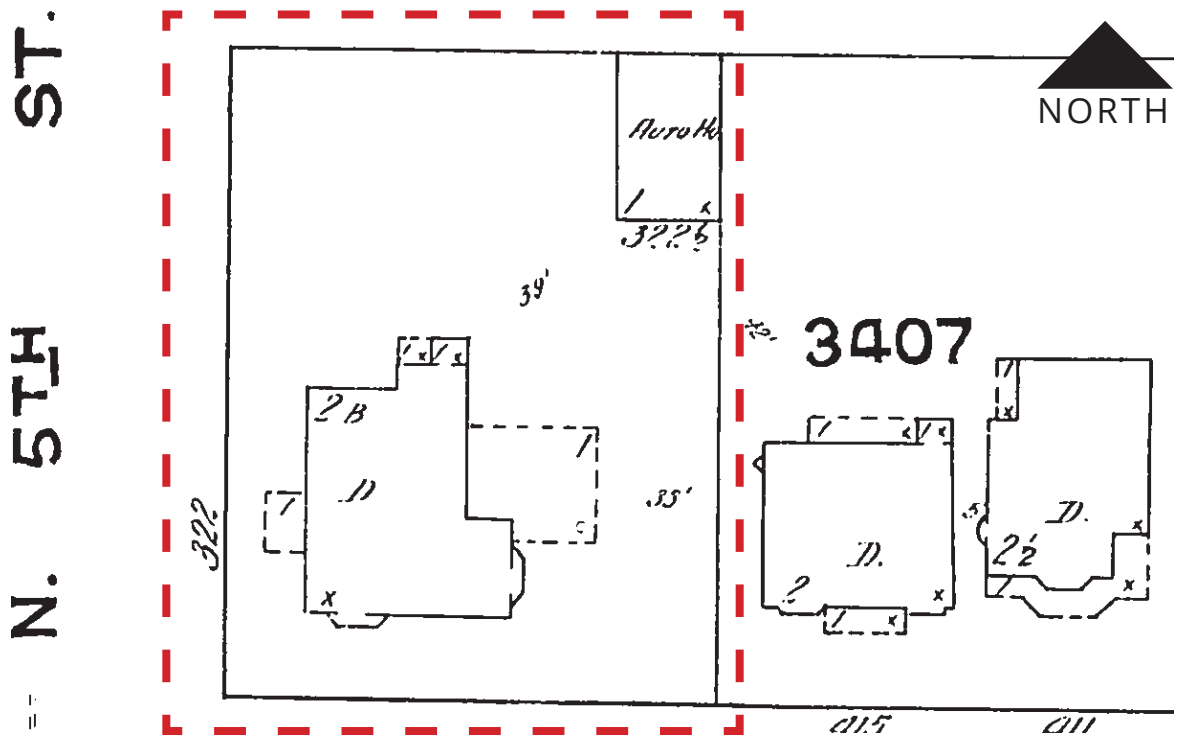


Figure 4. 1912 Sanborn.

Sanborn Fire Insurance Map, 1912, Vol 1, Sheet 52. Note portico, ells on the north and east, garage addition, and property line extension to the east.

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Figure 5. Undated historic photo of building's southwest corner.

Courtesy Amsden family.



Figure 6. Historic photo of Mr. and Mrs. Jones with their dog.

Home of Charles Jones, 322 No. Fifth St, Tacoma. Tacoma Historical Society, 2006.0.625.1.

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Figure 7. View of the home of Charles Jones home.

Charles Jones Home at 322 No. Fifth St, Tacoma, WA. A tiny part of Commencement Bay is in left background. Tacoma Historical Society, 2006.0.625.2.



Figure 8. Undated photo of unknown couple standing under portico.

Courtesy Amsden family.

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Figure 9. Ca. 1880 portrait of Charles Hebard and Franke Tobey Jones.

Portrait taken before they moved to Tacoma from Michigan. Tacoma Public Library, General Photograph Collection, TPL-4347.

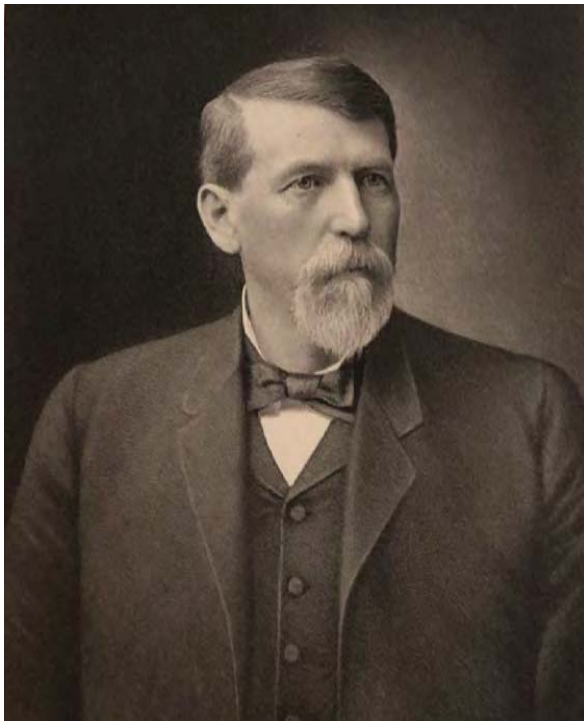


Figure 10. Charles Jones, ca. 1916.

Portrait of Jones found in Herbert Hunt's *Tacoma: Its History and Its Builders; a Half Century of Activity*, volume 3 (1916).

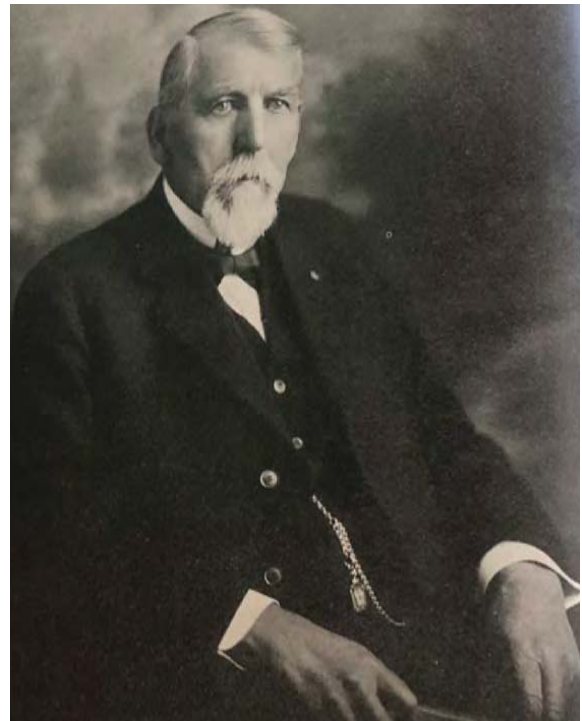


Figure 11. Charles Jones, ca. 1922.

Portrait of Jones found in William Bonney's *History of Pierce County*, volume 3 (1927).

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Figure 13. Franke Tobey Jones, ca. 1927
Portrait of Jones found in William Bonney's *History of Pierce County*, volume 3 (1927).



Figure 14. Franke Tobey Jones, date unknown.
Portrait of Jones found Tacoma Public Library
clippings folder for Franke Tobey Jones Home.



Figure 12. 1924 photo of Mrs. Jones

February 22, 1924, cornerstone laying ceremony at Jones Hall, the first building to be dedicated at the new campus of then College of Puget Sound (University of Puget Sound). Franke Tobey Jones is present at the far left. Tacoma Public Library, Marvin D. Boland Collection, BOLAND-B9488.

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Figure 15. Mrs. George Tobey Stickney, January 1938.

Photograph of Stickney in *Tacoma News Tribune*, 1938, in the parlor.



Figure 16. Mrs. George Tobey Stickney, October 1940.

Photograph of Stickney (left) with members of the Annie Wright Seminary "Mother's Club" and in *Tacoma News Tribune*, 1940.

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Figure 17. 1977 photograph.

Cultural Resource Survey photograph of 423 N D Street, looking northeast. Tacoma Public Library, BU-296.



Figure 18. 1977 photograph.

Cultural Resource Survey photograph of 423 N D Street, looking northeast. Tacoma Public Library, BU-297.

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Figure 19. West (main) elevation, 2019.



Figure 20. West and south elevations, 2019.

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Figure 21. Southwest corner, 2019.



Figure 22. East and north elevations with porte cochere, 2019.

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Figure 23. View of porte cochere details, 2019.



Figure 24. North elevation, 2019.

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Figure 25. Main entry details, 2019.



Figure 26. Southeast corner, 2019.

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Figure 27. South elevation of garage, 2019.



Figure 28. View looking northeast towards garage, 2019.

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Figure 29. Foyer and main stairwell, 2019.



Figure 30. Capital detail, 2019.



Figure 31. Parlor and fireplace, 2019.

Figures



Figure 32. Fireplace in dining room, 2019.



Figure 33. Kitchen, 2019.

Figures



Figure 34. Butler's pantry and back staircase, looking towards dining room, 2019.



Figure 35. Library and fireplace.

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Figure 36. Main stairwell and second floor landing, 2019.

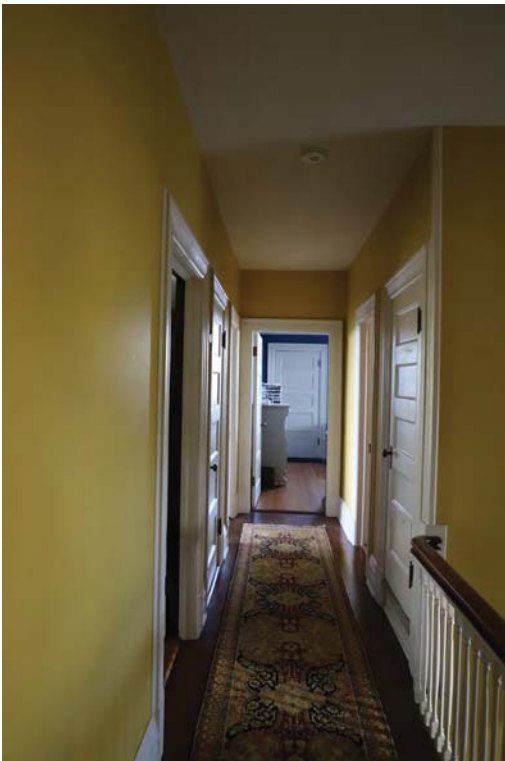


Figure 37. Second floor hallway looking north.

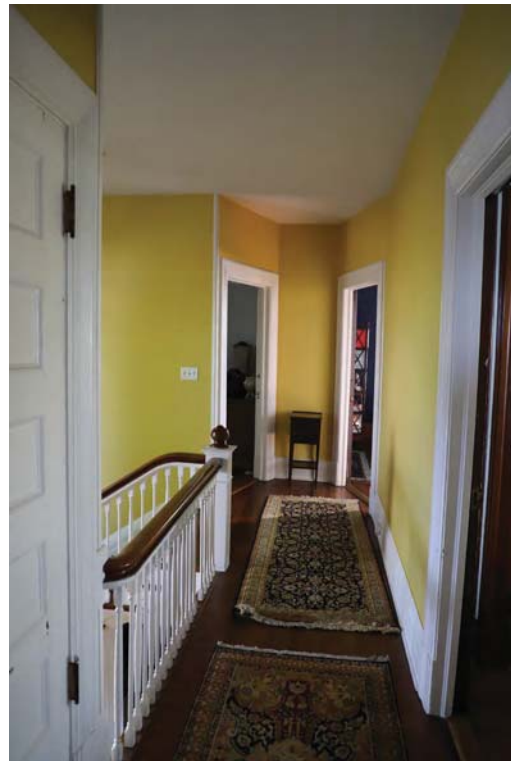


Figure 38. Second floor hallway looking south.

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Figure 39. Study and fireplace, 2019.



Figure 40. Southeast bedroom, 2019.

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Figure 41. Third floor (attic) stair landing looking east, 2019.



Figure 42. Third floor (attic) stair landing looking southwest, 2019.

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Figure 43. North attic bedroom, 2019.



Figure 44. Unfinished attic space, 2019.

Figures



Figure 45. Basement view with stone foundation and timber support posts, 2019.



Figure 46. Basement view looking south, 2019.

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Figure 47. Garage volume, 2019.



Figure 48. Garage interior finishes detail, 2019.

MERRILL GARDENS TACOMA

5 SOUTH G STREET TACOMA, WA 98405

HISTORIC REVIEW PACKET
14 AUGUST 2019

ARCHITECT

URBAL ARCHITECTURE
1938 FAIRVIEW AVE E STE. 100
SEATTLE, WA 98102

OWNER

RUSH DEVELOPMENT CO
6622 WOLLOCHET DR NW
GIG HARBOR, WA 98335

LANDSCAPE ARCHITECT

FAZIO ASSOCIATES
102 NW CANAL ST
SEATTLE, WA 98107



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PROJECT INFORMATION

PROJECT DATA

SITE AREA: 31,541 S.F.
NUMBER OF STORIES ABOVE GRADE: 7
TOTAL GROSS FLOOR AREA: 170,286 S.F. (APPROX.)
TOTAL RETAIL: 2,580 S.F. (APPROX.)
NUMBER OF UNITS: 133 (APPROX.)
NUMBER OF PARKING SPACES: 66

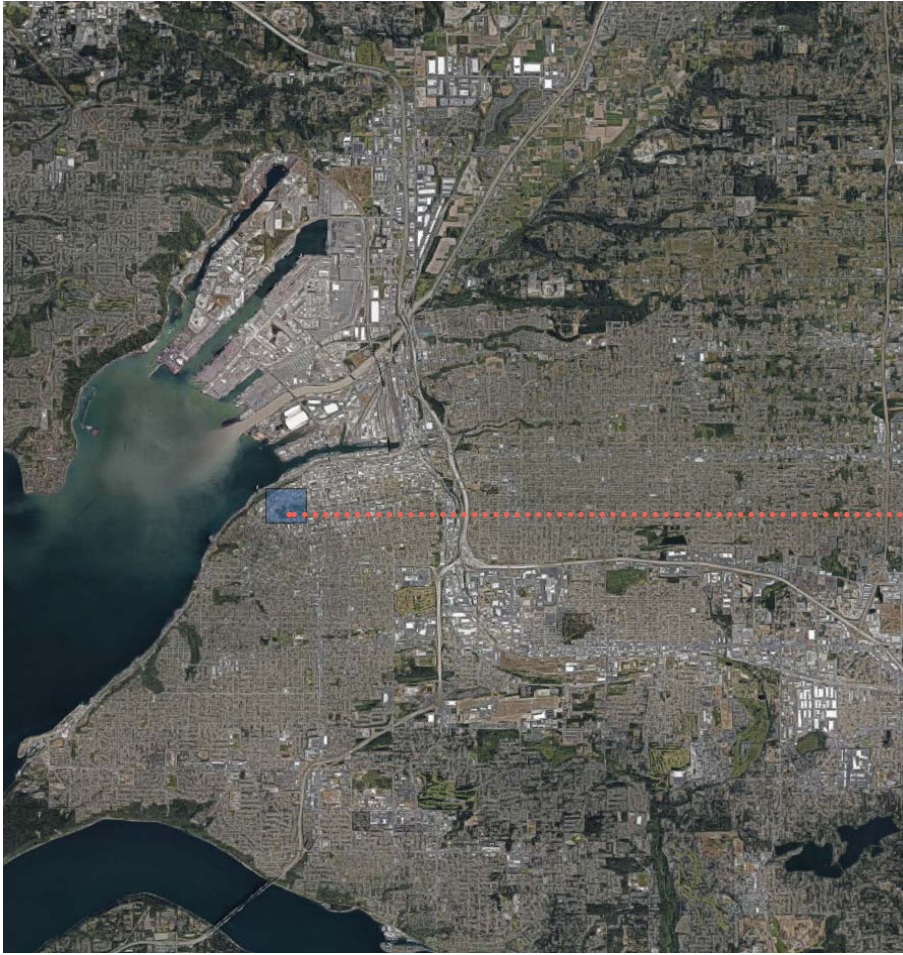
ADDRESS:
5 SOUTH G STREET
TACOMA, WA 98405

ARCHITECT
URBAL ARCHITECTURE
1938 FAIRVIEW AVE E STE. 100
SEATTLE, WA 98102

OWNER
RUSH DEVELOPMENT CO
6622 WOLLOCHET DR NW
GIG HARBOR, WA 98335

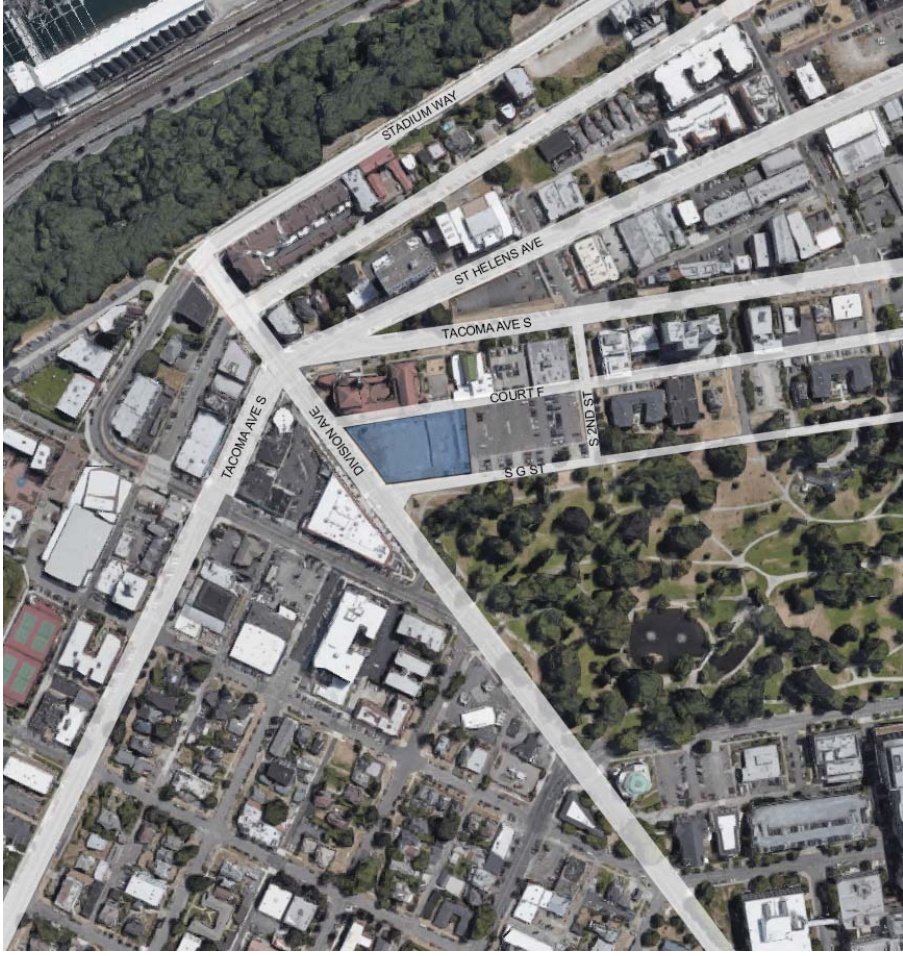
LANDSCAPE ARCHITECT
FAZIO ASSOCIATES
102 NW CANAL ST
SEATTLE, WA 98107

SUMMARY CONTEXT



WRIGHT PARK

TACOMA AREA CONTEXT



NEIGHBORHOOD CONTEXT

SITE PLAN



DIVISION AVE



WRIGHT PARK





- FIBER CEMENT LAP SIDING - SW 7061
- FACE BRICK - FOREST BLEND
- FIBER CEMENT PANEL - SW 2844
- CAST IN PLACE CONCRETE
- WINDOW TRIM - SW 7062

WEST ELEVATION - SOUTH G STREET



- FIBER CEMENT PANEL - SW 2844
- FIBER CEMENT SIDING - SW 7061
- WINDOW TRIM - SW 7062
- CAST IN PLACE CONCRETE
- FACE BRICK - FOREST BLEND

EAST ELEVATION - COURT F



- FIBER CEMENT SIDING - SW 7061
- FACE BRICK - FOREST BLEND
- FIBER CEMENT PANEL - SW 2844
- CAST IN PLACE CONCRETE
- WINDOW TRIM - SW 7062

NORTH ELEVATION - DIVISION STREET



SOUTH ELEVATION - CHURCH PARKING LOT

FLOOR PLANS



LEVEL 1 - FLOOR PLAN



LEVEL 2 - FLOOR PLAN

- PARKING
- CIRCULATION
- LOBBY
- AMENITY
- RESIDENTIAL
- RETAIL
- COURTYARD



FLOOR PLANS



LEVEL P1 - FLOOR PLAN




LEVEL 7 - FLOOR PLAN





LEVEL 3-6 - FLOOR PLAN


- PARKING
- CIRCULATION
- LOBBY
- AMENITY
- RESIDENTIAL
- RETAIL
- COURTYARD


MATERIAL PALETTE

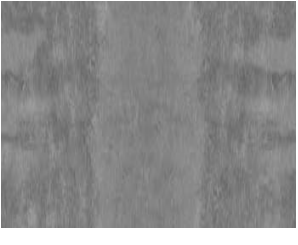
- 

① FACE BRICK - FOREST BLEND
- 

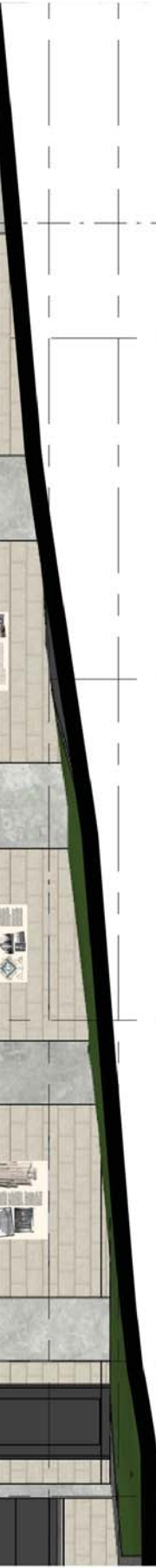
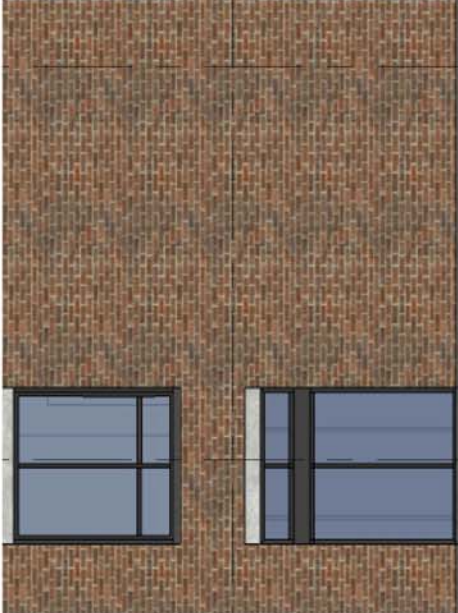
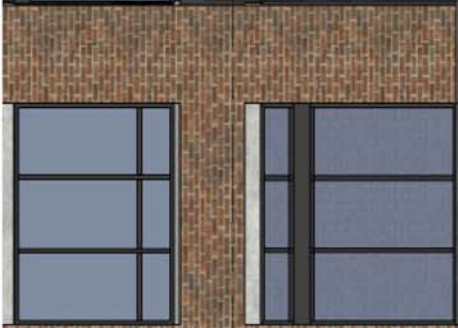
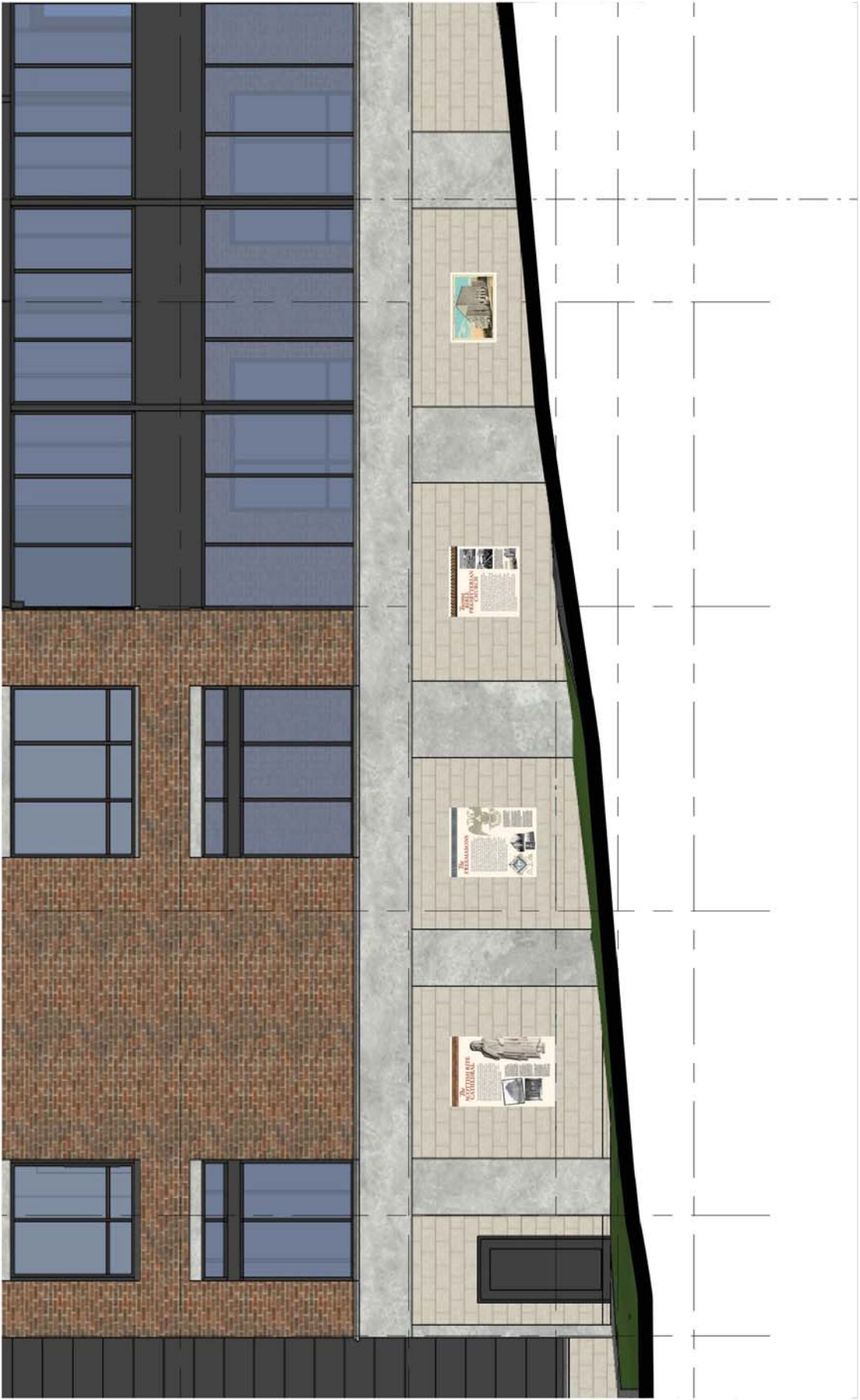
② FIBER CEMENT PANEL SYSTEM - PAINTED "ROYCROFT MIST"
SW 2844
- 

③ FIBER CEMENT PANEL SYSTEM - PAINTED "NIGHT OWL"
SW 7061
- 

④ WINDOW TRIM - PAINTED "ROCK BOTTOM"
SW 7062
- 

⑤ ACCENT PANELING - MERCER CHERRY WOOD PANEL
- 

⑥ CAST IN PLACE CONCRETE



The SCOTTISH RITE CATHEDRAL

The cornerstone for Tacoma's Scottish Rite Temple was laid on April 22, 1921. Architectural firm Sutton, Whitney & Dugan designed the building for the Tacoma Shrine and Scottish Rite organization (Scottish Rite Freemasons) following Masonic standards. Rinaldo Keasal was praised for his work to prepare the site, moving between 5,000 and 6,000 yards of gravel in just 12 days (a typical dump truck today can carry 10-14 cubic yards). The project's general contractors, Albertson, Cornell Bros. & Walsh, completed construction on the massive reinforced concrete building in 1922 and the formal dedication occurred on April 7, 1922. The Tacoma Daily Ledger heralded it as "one of the most beautiful Masonic buildings in the world and a public structure which is without a rival of its kind in the Pacific Northwest..." Tacoma's Scottish Rite Masons used the building until the mid-1930s.



Sutton, Whitney & Dugan designed Tacoma's Scottish Rite Temple using Masonic standards. Albert Sutton of the architecture firm was a Mason himself. Their design for the Tacoma Scottish Rite Temple borrowed heavily from a design for which the firm won first prize in a competition the Portland Scottish Rite held to design a new building, though it does not appear their Portland design was ever constructed. Masonic lodges, at this time, were constructed above street level, longer than they were wide. The ceremonial spaces were designed to shut out the exterior world and outsiders which was reflected in the lodge room's location on the building's upper floor and lack of windows at this level.

Despite the building's stark exterior and private ceremonial spaces, the Tacoma Scottish Rite Masons ensured that more people than just the Masons enjoyed the use of the Scottish Rite Temple. While the upper ceremonial space was reserved for the Masons, a ballroom (called Washington Hall) and banquet hall were created to house public events. Once it opened in 1922, the temple was a true community space, hosting various civic events like lectures, conventions, and parties through the 1920s and early 1930s. The Tacoma Philharmonic Orchestra had their rehearsal space in the building by 1934 and Sherlock Holmes creator Sir Arthur Conan Doyle even lectured in the building.

The building also featured many theatrical elements – reflecting the Masons' desire for the public to use the building as well as the drama present in their ceremonies. The Masons commissioned artist Thomas G. More to paint 40 pieces for their building. More, a Mason himself, was known for creating theatrical drop curtains and stage scenery for other Masonic organizations. The Tacoma Scottish Rite Masons had a large pipe organ installed that could be played in either the ballroom or the ceremonial room. The theatrics didn't end there, though – the ceremonial room also featured a "thunder pipe" which, when used with lighting equipment in the "Projectoscope room," could produce flashes of lightning, the distant rumble of thunder, and storm effects for dramatic performances.



The FREEMASONS

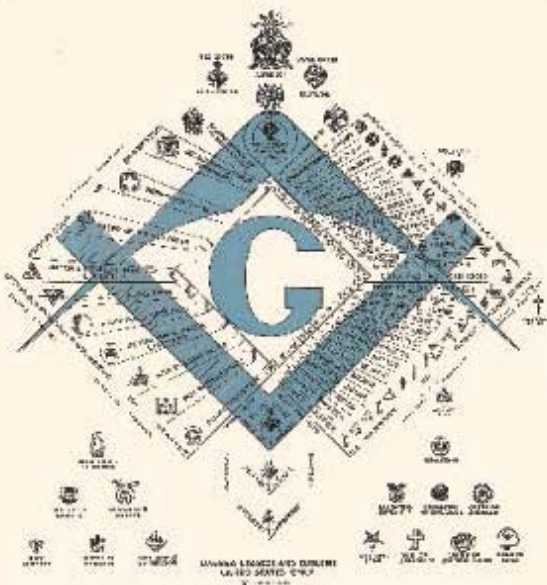
The Scottish Rite, or the Ancient and Accepted Scottish Rite of Freemasonry, is one of several Rites of Freemasonry. Freemasonry is a fraternal organization which promotes ethics, morality, and integrity. Upon joining a Masonic Lodge (or Blue Lodge), Masons pass through the three Degrees as they learn more about Freemasonry and its values of ethics, morality, and integrity. Once a Mason achieves the 3rd Degree, they may join another Freemasonry body, like the Scottish Rite, to be further exposed to Masonic principles. The Scottish Rite builds upon those Masonic teachings and philosophies through dramatic presentation of the individual degrees. The Scottish Rite has the 4th through 32nd Degree. An honorary 33rd degree is awarded for exceptional service. Scottish Rite Masonry began in France in the 18th century and the first Scottish Rite lodge formed in the U.S. was founded in Albany, New York, in 1767. Other Masonic affiliated organizations like the Scottish Rite include The Shrine (Shriners), York Rite, Grotto, Eastern Star, DeMolay International, Job's Daughters, International Order of Rainbow for Girls, and the Tall Cedars of Lebanon. As of 2018, the Tacoma Valley (or center) Scottish Rite continues to meet.



The crest above is the Double-Headed Eagle of Lagash, one of the most widely recognized symbols of Scottish Rite Masonry. The eagle holds a banner with the phrase in Latin, "SPES MEA IN DEO EST," which translates "My hope is in God." While symbols in Freemasonry are meant to inspire deeper thought and reflection, the double-headed eagle can represent duality in unity, that we are made of both body and spirit, and that both good and evil exist in the world.

The graphic fretwork (or repeated ornamental pattern) at the top of this panel is a design known as the "Greek key" or "meander." It is a linear pattern made up of a long, continuous line that repeatedly folds back on itself. Although used frequently in ancient Greek architecture (which the Romans then copied), the pattern also appears in ancient Egyptian, Chinese, and Mayan designs. The pattern represents infinity or the eternal flow and it occurred in a few places within the building, including at the proscenium arch for the stage in the upper ceremonial space and on a drop curtain painted by Thomas G. More. The pattern remains popular today and continues to be used in architecture, art, and textiles.

The graphic to the left, courtesy of the Grand Lodge of Washington, shows the degrees and emblems used by Masons in the United States. The blue compass and square is the emblem most associated with Freemasonry. At the base of the square you can see the 3rd Degree of Master Mason; the first two degrees of entered apprentice and fellowcraft are outside of the square. The right sides of the square and compass show the 4th through 32nd degrees of the Scottish Rite, from Secret Master to S. J. Consistory. The 33rd Degree and its associated emblems cap the graphic. The left sides of the square and compass represent the York Rite, another body of Freemasonry.



Tacoma BIBLE PRESBYTERIAN CHURCH

On August 20, 1935, Dr. Roy Talmadge Brumbaugh, then pastor of First Presbyterian Church, took a fundamental stance against the modern leanings of church's denomination and left his position. In leaving First Presbyterian, Brumbaugh led 800 of the congregation's 1,100 members to form a new church—Independent Bible Presbyterian Church (later renamed Tacoma Bible Presbyterian Church). Conveniently, the Scottish Rite Temple had space to rent just next door for the church's office, sanctuary, and classroom space. After renting the space, the new church was able to purchase the building from the Scottish Rite Masons in 1937 and began renovating it for their use. They converted the ballroom into their sanctuary, adding an altar and enlarging the stage. Photographs show the church also altered the building's exterior to remove Masonic symbolism and added large lettering with the church's name. The Tacoma Bible Presbyterian Church remained in the church for the next several decades, renting to space to various tenants over the years, until a 2016 fire damaged the building's interior. The Western Reformed Seminary occupied the third floor of the building from 1983 until 2016. After the fire, the Tacoma Bible Presbyterian Church moved out of the building and it was sold and demolished in 2017.

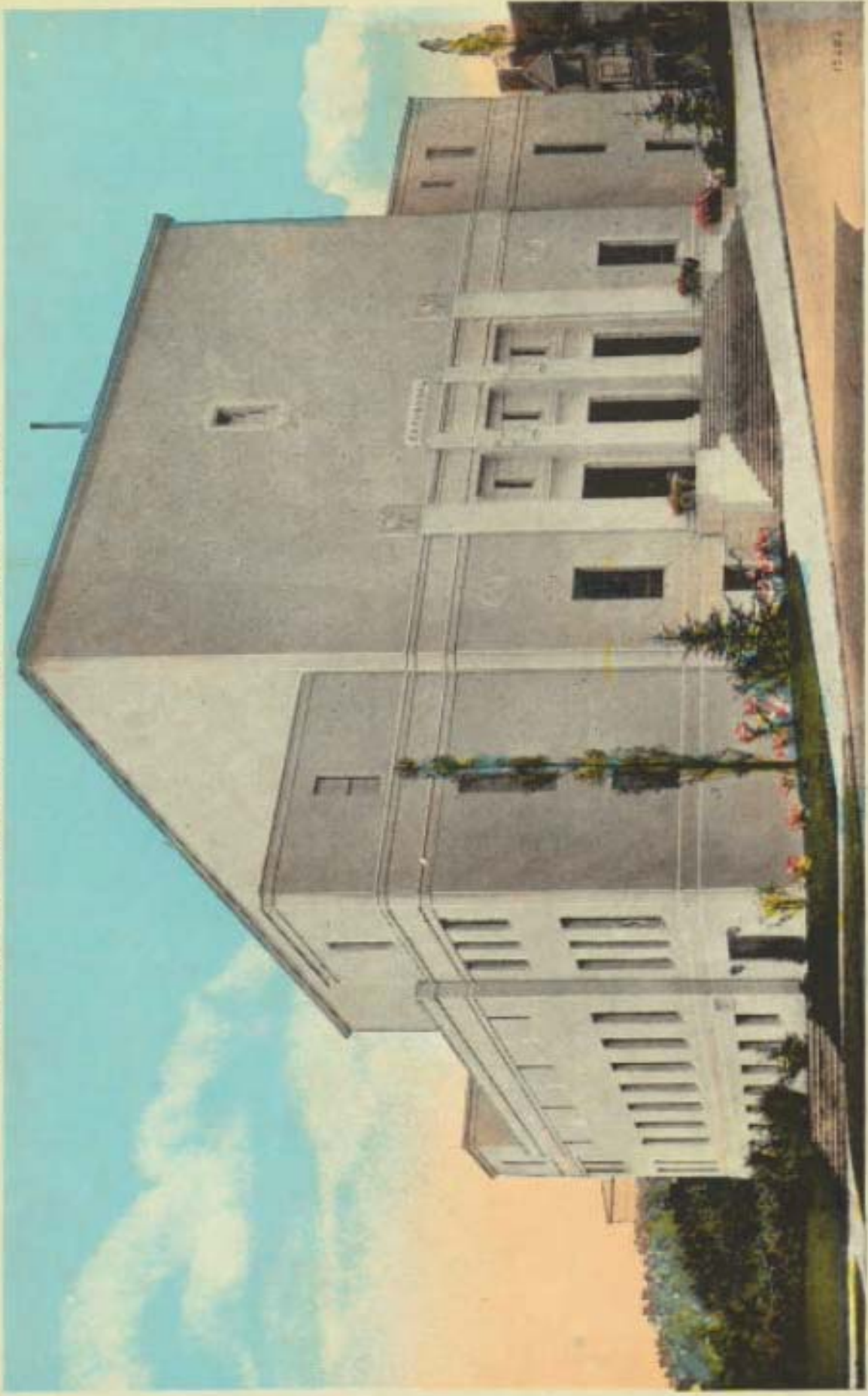


Although the Tacoma Bible Presbyterian Church altered much of the Masonic symbolism present on the building's exterior, elements remained on the interior, such as the Masonic figure on the first panel. Other interior elements included the double-headed eagle (described on the second panel) on doorknobs and benches and winged rams forming capitals for columns in the upper ceremonial space. The repeating graphic on this panel is a palm leaf – a common symbol used in Egyptian architecture. Egyptian and other "exotic" motifs were re-popularized with the architectural trends of the 1920s and 1930s, including Art Deco, Streamline Moderne, and various exotic revival styles.

TACOMA BIBLE
PRESBYTERIAN CHURCH



New Scottish Rite Cathedral, Tacoma, Wash.



12-2874

Panel 1: The Scottish Rite Temple

MAIN BLOCK

The cornerstone for Tacoma's Scottish Rite Temple was laid on April 22, 1921. Architectural firm Sutton, Whitney & Dugan designed the building for the Tacoma Shrine and Scottish Rite organization (Scottish Rite Freemasons) following Masonic standards. Rinaldo Keasal was praised for his work to prepare the site, moving between 5,000 and 6,000 yards of gravel in just 12 days (a typical dump truck today can carry 10-14 cubic yards). The project's general contractors, Albertson, Cornell Bros. & Walsh, completed construction on the massive reinforced concrete building in 1922 and the formal dedication occurred on April 7, 1922. The *Tacoma Daily Ledger* heralded it as "one of the most beautiful Masonic buildings in the world and a public structure which is without a rival of its kind in the Pacific Northwest..." Tacoma's Scottish Rite Masons used the building until the mid-1930s.

BLOCK A – discussion of Masonic standards

Sutton, Whitney & Dugan designed Tacoma's Scottish Rite Temple using Masonic standards. Albert Sutton of the architecture firm was a Mason himself. Their design for the Tacoma Scottish Rite Temple borrowed heavily from a design for which the firm won first prize in a competition the Portland Scottish Rite held to design a new building, though it does not appear their Portland design was ever constructed. Masonic lodges, at this time, were constructed above street level, longer than they were wide. The ceremonial spaces were designed to shut out the exterior world and outsiders which was reflected in the lodge room's location on the building's upper floor and lack of windows at this level.

BLOCK B – discussion of use by public/theatricality

Despite the building's stark exterior and private ceremonial spaces, the Tacoma Scottish Rite Masons ensured that more people than just the Masons enjoyed the use of the Scottish Rite Temple. While the upper ceremonial space was reserved for the Masons, a ballroom (called Washington Hall) and banquet hall were created to house public events. Once it opened in 1922, the temple was a true community space, hosting various civic events like lectures, conventions, and parties through the 1920s and early 1930s. The Tacoma Philharmonic Orchestra had their rehearsal space in the building by 1934 and Sherlock Holmes creator Sir Arthur Conan Doyle even lectured in the building.

The building also featured many theatrical elements – reflecting the Masons' desire for the public to use the building as well as the drama present in their ceremonies. The Masons commissioned artist Thomas G. More to paint 40 pieces for their building. More, a Mason himself, was known for creating theatrical drop curtains and stage scenery for other Masonic organizations. The Tacoma Scottish Rite Masons had a large pipe organ installed that could be played in either the ballroom or the ceremonial room. The theatrics didn't end there, though – the ceremonial room also featured a "thunder pipe" which, when used with lighting equipment in the "Projectoscope room," could produce flashes of lightning, the distant rumble of thunder, and storm effects for dramatic performances.

Panel 2: The Freemasons

MAIN BLOCK

The Scottish Rite, or the Ancient and Accepted Scottish Rite of Freemasonry, is one of several Rites of Freemasonry. Freemasonry is a fraternal organization which promotes ethics, morality, and integrity. Upon joining a Masonic Lodge (or Blue Lodge), Masons pass through the three Degrees as they learn more about Freemasonry and its values of ethics, morality, and integrity. Once a Mason achieves the 3rd Degree, they may join another Freemasonry body, like the Scottish Rite, to be further exposed to Masonic principles. The Scottish Rite builds upon those Masonic teachings and philosophies through dramatic presentation of the individual degrees. The Scottish Rite has the 4th through 32nd Degree. An honorary 33rd degree is awarded for exceptional service. Scottish Rite Masonry began in France in the 18th century and the first Scottish Rite lodge formed in the U.S. was founded in Albany, New York, in 1767. Other Masonic affiliated organizations like the Scottish Rite include The Shrine (Shriners), York Rite, Grotto, Eastern Star, DeMolay

Scottish Rites Temple *Interpretive Panel Text*

International, Job's Daughters, International Order of Rainbow for Girls, and the Tall Cedars of Lebanon. As of 2018, the Tacoma Valley (or center) Scottish Rite continues to meet.

BLOCK A – Masonic Degrees and Emblems

The graphic to the left, courtesy of the Grand Lodge of Washington, shows the degrees and emblems used by Masons in the United States. The blue compass and square is the emblem most associated with Freemasonry. At the base of the square you can see the 3rd Degree of Master Mason; the first two degrees of entered apprentice and fellowcraft are outside of the square. The right sides of the square and compass show the 4th through 32nd degrees of the Scottish Rite, from Secret Master to S. J. Consistory. The 33rd Degree and its associated emblems cap the graphic. The left sides of the square and compass represent the York Rite, another body of Freemasonry.

BLOCK B – Description of Eagle

The crest above is the Double-Headed Eagle of Lagash, one of the most widely recognized symbols of Scottish Rite Masonry. The eagle holds a banner with the phrase in Latin, "SPES MEA IN DEO EST," which translates "My hope is in God." While symbols in Freemasonry are meant to inspire deeper thought and reflection, the double-headed eagle can represent duality in unity, that we are made of both body and spirit, and that both good and evil exist in the world.

Block C – Additional graphic discussion

The graphic fretwork (or repeated ornamental pattern) at the top of this panel is a design known as the "Greek key" or "meander." It is a linear pattern made up of a long, continuous line that repeatedly folds back on itself. Although used frequently in ancient Greek architecture (which the Romans then copied), the pattern also appears in ancient Egyptian, Chinese, and Mayan designs. The pattern represents infinity or the eternal flow and it occurred in a few places within the building, including at the proscenium arch for the stage in the upper ceremonial space and on a drop curtain painted by Thomas G. More. The pattern remains popular today and continues to be used in architecture, art, and textiles.

Panel 3: Tacoma Bible Presbyterian Church

MAIN BLOCK – Church founding and use of the Scottish Rite Temple

The Tacoma

On August 20, 1935, Dr. Roy Talmadge Brumbaugh, then pastor of First Presbyterian Church, took a fundamental stance against the modern leanings of church's denomination and left his position. In leaving First Presbyterian, Brumbaugh led 800 of the congregation's 1,100 members to form a new church—Independent Bible Presbyterian Church (later renamed Tacoma Bible Presbyterian Church). Conveniently, the Scottish Rite Temple had space to rent just next door for the church's office, sanctuary, and classroom space. After renting the space, the new church was able to purchase the building from the Scottish Rite Masons in 1937 and began renovating it for their use. They converted the ballroom into their sanctuary, adding an altar and enlarging the stage. Photographs show the church also altered the building's exterior to remove Masonic symbolism and added large lettering with the church's name. The Tacoma Bible Presbyterian Church remained in the church for the next several decades, renting to space to various tenants over the years, until a 2016 fire damaged the building's interior. The Western Reformed Seminary occupied the third floor of the building from 1983 until 2016. After the fire, the Tacoma Bible Presbyterian Church moved out of the building and it was sold and demolished in 2017.

BLOCK A – Architectural Features

Although the Tacoma Bible Presbyterian Church altered much of the Masonic symbolism present on the building's exterior, elements remained on the interior, such as the Masonic figure on the first panel. Other interior elements included the double-headed eagle (described on the second panel) on doorknobs and benches and winged rams forming capitals for columns in the upper ceremonial space. The repeating graphic on this panel is a palm leaf – a common symbol used in Egyptian architecture. Egyptian and other "exotic" motifs were re-popularized with the architectural trends of the 1920s and 1930s, including Art Deco, Streamline Moderne, and various exotic revival styles.



Cultural Resource Management Plan Report and Decision

In accordance with *Tacoma Municipal Code (TMC)* 13.12.570, the following findings and decision for the project described below is transmitted.

APPLICANT:

Tacoma Bible Presbyterian Church
5 S G Street
Tacoma, WA 98405

SUMMARY OF REQUEST:

Demolition of the Scottish Rite Temple/Tacoma Bible Presbyterian Church, a 32,500 SF structure constructed in 1922, which is located in the Downtown Subarea and is zoned DR (Downtown Residential).

ASSOCIATED PERMIT:

Demolition Permit – File No. DEMOC17-0011

LOCATION:

5 South G Street, Parcel #2000130010

DECISION:

The Cultural Resources Management Plan is **APPROVED**, subject to a number of conditions designed to Mitigate and Minimize Potential Adverse Impacts.

Notes:

The appeal period on this decision closes June 6, 2017 and the effective date of this decision is the following business day, provided no requests for reconsideration or appeals are timely filed as identified in APPEAL PROCEDURES of this report and decision.

FOR ADDITIONAL INFORMATION CONCERNING THIS PROJECT, PLEASE CONTACT:

Reuben McKnight, Historic Preservation Officer
Planning and Development Services
747 Market Street, Room 345, Tacoma, WA 98402
reuben.mcknight@cityoftacoma.org

The Planning and Development Services Director for the City of Tacoma, after consultation with the City's Historic Preservation Officer, hereby makes the following findings and conclusions based upon a review of the Tacoma Municipal Code, the *One Tacoma* Comprehensive Plan, the submitted Cultural Resource Management Plan, and comments received from stakeholders.

SUMMARY OF RECORD

The following attachments and exhibits constitute the administrative record:

Exhibits¹:

Cultural Resource Management Plan for 5 S G Street Multifamily Project, May 2017
Correspondence to Russell Holter, Washington State Department of Archaeology and Historic Preservation, dated March 3, 2017
Correspondence to Brandon Reynon, Puyallup Tribe of Indians, dated March 3, 2017
Minutes of the Tacoma Landmarks Preservation Commission, March 22, 2017
Correspondence from Russell Holter, Washington State Department of Archaeology and Historic Preservation, dated March 29, 2017
Correspondence to Jay McKown, Tacoma Bible Presbyterian Church, dated April 13, 2017

FINDINGS

General:

1. Tacoma Bible Presbyterian Church (TBPC) applied for a demolition permit on February 21, 2017 to demolish a 32,500 SF concrete building originally constructed in 1922, located at 5 South G Street (parcel 2000130010). The property is owned by Tacoma Bible Presbyterian Church.
2. The building was constructed as the Scottish Rite Temple. In 1935, the property was conveyed to the Bible Christian Church, and it has been used as a house of worship since that time.
3. The property is located in the Downtown Subarea. For development activities within the Downtown Subarea, review is required pursuant to TMC 13.12.570 by the City Historic Preservation Officer to determine whether the proposed project will impact any known historically or culturally significant resources. If a proposal will affect a known historically or culturally significant site, a Cultural Resources Management Plan (CRMP) is required.
4. The CRMP must be prepared by a qualified Cultural Resources consultant, and must identify the Area of Potential Effect (APE), historically or culturally significant sites within the APE, an assessment of probable adverse effects resulting from demolition of historically significant structures, potential impacts to significant archaeological sites, and a description of how adverse impacts to such sites may be mitigated or minimized.
5. In accordance with the above requirements, TBPC retained Historical Research Associates (HRA) to prepare the CRMP. A draft of the CRMP was submitted to the City Historic Preservation Officer in January 2017. In addition, TBPC contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) and the Puyallup Tribe of Indians.

¹ All Exhibits are contained in Planning and Development Services File. They are referenced and incorporated herein as though fully set forth.

Report and Decision

6. The Tacoma Historic Preservation Officer solicited comments on the draft CRMP from the Tacoma Landmarks Preservation Commission (LPC), DAHP and Puyallup Tribe of Indians. Comments were received from LPC and DAHP, and were incorporated into a response from the Historic Preservation Officer that was provided to TBPC on April 13, 2017.
7. In response to the recommendations made by the Historic Preservation Officer, TBPC submitted a revised CRMP on May 4, 2017.
8. TBPC has indicated that it would formally oppose any efforts to nominate its property to the Tacoma Register of Historic Places and has rejected "avoidance" as a viable mitigation strategy.
9. The Director has jurisdiction in this matter per *TMC* Sections 13.12.570 and 13.05.030.

Area of Potential Effect:

10. The direct "area of potential effects" (APE) encompasses the tax parcel that is occupied by the current TBPC building, as well as a one-tax-parcel radius around the site.
11. Historically designated historic properties within the APE include Wright Park/Seymour Conservatory and First Presbyterian Church/Buckley King Mortuary (listed on the Tacoma Register of Historic Places, the Washington State Heritage and the National Register of Historic Places).
12. The project APE also includes ground disturbing activities related to the demolition and excavation for a new development project on the subject parcel.

Historic and Cultural Significance:

13. The CRMP recommends, and the City concurs, that the Scottish Rite Temple is historically significant and is eligible for the NRHP for its association with trends in the religious history of Tacoma, for its association with Scottish Rite Freemasonry, and as an excellent example of Art Deco architecture in Tacoma. Likewise, it is considered eligible for the Tacoma Register of Historic Places.
14. The site is considered to have potential for archaeological materials that may be exposed during excavation. These materials are most likely to be historic period materials related to activities from prior historic development.
15. The Project, as proposed, has the potential to adversely affect one historic property, the TBPC building at 5 S G St., as well as to encounter archaeological materials. Indirect effects are also anticipated to adjacent structures in the form of view impacts
16. This review and findings is issued pursuant to the City of Tacoma Historic Preservation Element of the Comprehensive Plan policy HP-21: *Provide effective demolition review procedures*, as well as the Historic Preservation Section of the North Downtown Subarea Plan.

CONCLUSIONS

Based on the record and the above findings, the Cultural Resources Management Plan is hereby **APPROVED**, subject to the following conditions:

Report and Decision

Conditions – Measures to Mitigate or Minimize Potential Adverse Impacts:

The following measures are to be taken as described below, as a condition of the issuance of a demolition permit for the above property. The items below shall be completed and presented to the Historic Preservation Officer by TBPC, or its agents, contractors, assigns or successors-in-interest (if the property is sold prior to work being concluded under this Decision) for approval prior to Final Inspection of the demolition permit.

1. The extant pipe organ in the building will be donated to an organization committed to salvage and re-use of historic organs, such as Rose City Organ Builders in Portland, Oregon. In the event that that applicant is unable to identify an organization to accept the donation of the organ, applicant may submit an alternate proposal to the City for its approval.
2. A qualified consultant will be retained to complete DAHP Level II recordation prior to demolition of the TBPC building, which requires that an in-depth history of the building be prepared along with archival-quality contemporary and historic photographs. Resulting documentation should be shared with the Tacoma Public Library and local historical societies and museums.
3. Professional services will be retained to design, create and install three to five interpretive panels displaying historic photographs and materials from the TBPC building (and the TBPC congregation, should they so choose), in a public area of the future development, thereby providing future users a sense of the parcel's history.
4. A qualified consultant shall draft and finalize (following review by the City Historic Preservation Office) a monitoring and inadvertent discovery plan (MIDP) prior to demolition and/or any ground-disturbing activities (e.g., geotechnical boring, excavation) associated with the new construction. Monitoring recommendations should focus on areas where historic map research has suggested historic-period buildings existed
5. All contractors associated with demolition or construction on the site will receive copies of and follow all guidelines in the MIDP.
6. An amount equal to \$10,000 shall be donated to an appropriate historic preservation non-profit community organization to support local historic preservation efforts in Tacoma, such as Historic Tacoma.
7. Project designs will be submitted to the Historic Preservation Officer for review under the requirements of the Downtown Residential Zoning Code, due to the adjacency to designated City Landmarks (Wright Park and First Presbyterian Church). Such review will be conducted to encourage visual, material and scale compatibility between the new construction and the existing context of the built environment).

Advisory Notes:

The below notes are meant to provide additional information to the applicant relative to the specific proposal. These notes are not conditions of the permit nor do they constitute a complete review of the project.

1. This approval is not to be considered as final permission to undertake any specific development; this proposed work will require approval of separate permits (i.e. a demolition permit). Likewise, any future construction on this property will require permits, as necessary, which may entail additional administrative and/or public review.
2. The decision set forth herein is based upon representations made and information submitted to the Director. Any substantial change(s) or deviation(s) in such plans, proposals, or

Report and Decision

conditions of approval imposed shall be subject to the approval of the Director, and may require additional permitting, public notification and comment.

ORDERED this 23rd day of May 2017



Peter Huffman
Director, Planning and Development Services

FULL DECISION TRANSMITTED by first class mail to:

Jay McKown, Tacoma Bible Presbyterian Church, 5 S G Street, Tacoma, WA 98405

Chris DeWald, Rush Commercial Property Development, 6622 Wollochet Drive NW, Gig Harbor, WA 98335

Russell Holter, Washington State Department of Archaeology and Historic Preservation PO Box 48343, Olympia, WA 98504-8343

Brandon Reynon, Cultural Resources, Puyallup Tribe of Indians, 3009 Portland Ave, Tacoma 98404

SUMMARY OF DECISION TRANSMITTED by first class mail and interoffice to:

New Tacoma Neighborhood Council of Tacoma, PO Box 1784, Tacoma WA 98401

Stadium Business District, Attn: Ethan Wing, 1419 S 7th St, Tacoma, WA 98405

Landmarks Preservation Commission, 747 Market Street Room 345, Tacoma WA 98402

Historic Tacoma, PO Box 7664, Tacoma, WA 98417

Washington Trust for Historic Preservation, 1204 Minor Avenue, Seattle, WA 98101

RECONSIDERATION and APPEAL PROCEDURES

Any request for RECONSIDERATION and/or any APPEALS must be submitted in the applicable manner as outlined below on or before June 6, 2017.

RECONSIDERATION:

Any aggrieved person or entity having standing under the ordinance governing this application and feeling that the decision of the Director is based on errors of procedure, fact or law may make a written request for review by the Director within fourteen (14) days of the issuance of the written decision. This request shall set forth the alleged errors of procedures, fact or law, and the Director may, after further review, take such further actions as deemed proper, and may render a revised decision. A request for RECONSIDERATION of the Director's decision in this matter must be filed in writing to the staff contact listed on the first page of this document.

APPEAL TO HEARING EXAMINER:

Any decision of the Director may be appealed by any aggrieved person or entity as defined in Section 13.05.050 of the *Tacoma Municipal Code*, within fourteen (14) calendar days of the effective date of the final written order, or within seven (7) calendar days of the date of issuance of the Director's decision on a request for reconsideration, to appeal the decision to the Hearing Examiner.

An appeal to the Hearing Examiner is initiated by filing a Notice of Appeal accompanied by the required filing fee of **\$325.26**. Filing of the appeal shall not be complete until both the Notice of Appeal and required filing fee has been received. THE FEE SHALL BE REFUNDED TO THE APPELLANT SHOULD THE APPELLANT PREVAIL. (Pursuant to Section 2.09.020 of the *Tacoma Municipal Code*, fees for appeals shall be waived for qualifying senior citizens and persons who are permanently handicapped who are eligible for tax exemption because of financial status.)

The Notice of Appeal must be submitted in writing to the Hearing Examiner's Office, Seventh Floor, Tacoma Municipal Building and shall include a statement of the alleged reason(s) the decision was in error, or specifying the grounds for appeal. The following information, accompanied by the appeal fee, shall be submitted:

1. An indication of facts that establish the appellant's right to appeal;
2. An identification of explicit exceptions and objections to the decision being appealed, or an identification of specific errors in fact or conclusion;
3. The requested relief from the decision being appealed; and,
4. Any other information reasonably necessary to make a decision on the appeal.

FREE HISTORIC TOUR

NORTH SLOPE DISTRICT

- A WALKING TOUR -

SEPTEMBER 7TH @ 11AM

PRESENTED BY PRETTY GRITTY TOURS AND THE TACOMA HISTORIC PRESERVATION OFFICE