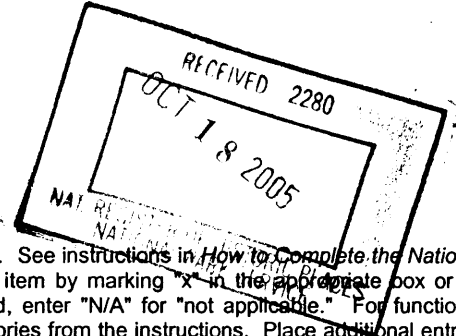


1852

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

Historic name C.O. Lynn Co. Funeral Home

Other names/site number Lynn Funeral Home; 717 Building

### 2. Location

street & number 717 Tacoma Avenue South not for publication

city or town Tacoma vicinity

State Washington code WA county Pierce code 053 zip code 98402

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (  See continuation sheet for additional comments.)

[Signature] 9/30/05  
Signature of certifying official/Title Date

WASHINGTON STATE HISTORIC PRESERVATION OFFICE  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. (  See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

- I, hereby, certify that this property is:
- entered in the National Register.  
 See continuation sheet
- determined eligible for the National Register.  
 See continuation sheet
- determined not eligible for the National Register.
- removed from the National Register.
- other (explain:)

[Signature] 11.30.05  
Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not incl. previously listed resources in the count.)

Contributing	Non-Contributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing:

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Functions or Use

Historic Functions

(Enter categories from instructions)

- FUNERARY/mortuary
- COMMERCE/TRADE/business
- DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions)

- COMMERCE/TRADE/business
- DOMESTIC/multiple dwelling
- Work in progress

7. Description

Architectural Classification

(Enter categories from instructions)

- LATE 19<sup>th</sup> & 20<sup>th</sup> CENTURY REVIVALS/  
Classical Revival and Mission/Spanish
- Colonial Revival

Materials

(Enter categories from instructions)

- foundation Concrete
- walls Concrete
- Brick
- roof Tar
- other Clay tile

Narrative Description

(Describe the historic and current condition of the property.)

SEE CONTINUATION SHEET

**8. Statement of Significance****Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years old or achieving significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property.) SEE CONTINUATION SHEET

**9. Major Bibliographical References****Bibliography**

(Cite the books, articles, and other sources used in preparing this form.) SEE CONTINUATION SHEET

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- # \_\_\_\_\_
- recorded by Historic American Engineering
- Record# \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

Commerce

Architecture

**Period of Significance**

1918 – 1950

**Significant Dates**

1918 (Original Building)

1950 (Addition)

**Significant Person**

(Complete if Criterion B is marked above)

**Cultural Affiliation****Architect/Builder**

Lundberg, C.F.W. and Mahon, Frank  
(Architects)

Silas E. Nelsen (Architect)

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

**Name of repository:**

Tacoma Public Library Northwest Room

Washington State Historical Society

City of Tacoma Building and Land Use Dept

**10. Geographical Data**Acreege of Property Under one acre**UTM References**

(Place additional UTM References on a continuation sheet.)

1	<u>10</u> Zone	<u>5</u>   <u>419</u>   <u>992</u> Easting	<u>52</u>   <u>337</u>   <u>67</u> Northing	3	<u>    </u> Zone	<u>    </u>   <u>    </u>   <u>    </u> Easting	<u>    </u>   <u>    </u>   <u>    </u> Northing
2	<u>    </u> Zone	<u>    </u>   <u>    </u>   <u>    </u> Easting	<u>    </u>   <u>    </u>   <u>    </u> Northing	4	<u>    </u> Zone	<u>    </u>   <u>    </u>   <u>    </u> Easting	<u>    </u>   <u>    </u>   <u>    </u> Northing

**Verbal Boundary Description**

(Describe the boundaries of the property.)

See continuation sheet.

**Boundary Justification**

(Explain why the boundaries were selected.)

See continuation sheet.

**11. Form Prepared By**

name/title Michael Sullivan, Principal and Eugenia Woo, Associate  
 organization Artifacts Consulting, Inc. date July 8, 2005  
 street & number 201 N. Yakima Ave. telephone 253.572.4599  
 city or town Tacoma state WA zip code 98403

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets****Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
 Site plan  
 Floor plans  
 Assessor's map  
 Sanborn Fire Insurance Maps

**Photographs**

Representative **black and white photographs** of the property.  
 Historic photographs

**Additional items**

(Check with the SHPO or FPO for any additional items.)

**Property Owner** (Complete this item at the request of the SHPO or FPO.)

name Seven-Seventeen Investors, LLC  
 street & number 7457 S. Madison St. telephone 253.474.5281  
 city or town Tacoma state WA zip code 98409

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7**

**Page 1 of 7**

C.O. Lynn Co. Funeral Home  
PIERCE COUNTY, WASHINGTON

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**Narrative Description:**

**Setting**

Constructed in 1918 with a 1950 addition, the C.O. Lynn Co. Funeral Home building (717 Tacoma Ave. S.) is located mid-block on the east side of Tacoma Avenue South at South 8<sup>th</sup> Street on the western edge of downtown Tacoma in Pierce County, Washington. Tacoma Avenue South runs north-south and South 8<sup>th</sup> Street runs east-west. Tacoma Avenue South serves as a major arterial between South Tacoma and the Stadium-Seminary neighborhood to the north. South 8<sup>th</sup> Street terminates at Tacoma Avenue South and travels west up to the Hilltop neighborhood, the city's first residential district. Downtown Tacoma is characterized by its hills, bluffs, and slopes descending from west to east.

The building sits on a rectangular lot (18,000 square feet) oriented toward the west. The site slopes down to the east to the adjacent alley (Court E). The building is set back approximately ten feet on the west side, allowing for a small landscaped area in front of the building and creating a more residential feel to the property. A 1950 addition is adjacent to the north. To the north of the addition is a contemporary, one-story office building that houses law offices. To the south are an accessory surface parking lot for the building and another surface parking lot in the next parcel owned by Tacoma Public Schools. The 1913 Tacoma School District Administration Building (originally Tacoma Public High School) sits prominently to the west across Tacoma Avenue South. To the east are an alley named Court E and some one-story garage and commercial buildings.

The Lynn Co. Funeral Home building is located a few blocks west of the Old City Hall Historic District (National Register and Tacoma Register) which contains some of Tacoma's most architecturally significant buildings and was the city's early commercial, governmental and entertainment center from the mid-1880s until the 1920s.

For ease of description, the original building and the addition are described separately.

**Exterior: 1918 Building**

The C.O. Lynn Co. Funeral Home building is a two-story (with full daylight basement), Classical Revival style (with some Spanish Mission style elements), mixed-use building. The building's stylistic elements are found on the main facade which is symmetrical with a center, raised main entrance through a multi-columned porch. The building's porch entrance, fenestration, and doors help define its Classical composition and style. The red clay tile roof and overhanging eave with wood brackets and modillions give the building some of its Spanish Mission influence.

The building has a poured concrete foundation and features a rectangular footprint measuring 50' x 110' with a shallow indentation on the south facade. The rear (east) portion of the building is one-story with a full daylight

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7**

**Page 2 of 7**

**C.O. Lynn Co. Funeral Home  
PIERCE COUNTY, WASHINGTON**

---

basement. The structure is reinforced concrete and brick. The basement floor walls are poured-in-place concrete, as is a portion of the second floor system. The exterior walls of the first and second floors are multi-wythe brick. The north, south, and east facades are clad in red brick and the north facade is painted white. The main (west) facade is clad in tan brick. The exterior basement walls are painted a cream color. A terra cotta stringcourse separates the first and second stories on the west facade.

The front (west) third of the building is characterized by its side gable roof with terra cotta coping and red clay tiles. The west facade is further characterized by an overhanging eave with decorative wood brackets and exposed rafter tails at the cornice line. The back two-thirds of the building has a flat roof. A brick chimney which services the fireplace in the large apartment unit rises above the roof on the north end.

The windows on the west and south facades are historic, wood, multi-light, casement windows framed with terra cotta trim. The first floor casement windows on the west facade are round arched, topped with terra cotta keystones. The south facade wood casement windows are set into brick, segmental arched openings with brick sills. Two new window openings on the rear portion of the south facade were recently created and fixed, multi-light wood windows were installed. The rear (east) facade also has two new window openings on the first floor with the same fixed, multi-light wood windows. The historic windows in the three original window openings have been replaced by fixed windows. There is one small casement window on the north facade of the original building.

Entrances to the building are found on the front and rear facades. The formal main entrance to the building is off Tacoma Avenue South on the west side through a porch entry. A set of historic French doors with a terra cotta surround leads into the entry hall on the first floor. A narrow, multi-lite, fixed window is located on either side of the double door entry. Porch lighting consists of two historic metal sconces attached to the wall that flank the French doors. The porch structure is supported by six, round, painted, metal Doric columns (three on each side) which rest on a concrete porch floor. The porch supports a balustrade for the deck above. The upper portion of the porch structure serves as a deck for the upper floor which is accessed through three French doors from the apartment unit. Secondary entrances on the west facade are found on the north and south ends. Concrete steps lead up to the multi-light wood doors topped with round arches with terra cotta trim and keystones. The door at the south end leads to a flight of stairs providing access to the two second floor apartment units. The door at the north end leads into the lobby. The rear facade contains two service entrances that lead into the basement level off the alley. There is one opening with a roll-up door and one personnel door opening that is currently boarded over.

In terms of historic uses, the basement floor contained a garage, loading dock to receive caskets, furnace and boiler rooms, general storage space, display room for caskets, two vaults for storing bodies, and a room that housed the mechanics of the pipe organ. The first floor served as the formal space for services. There was a lobby, a central chapel, restrooms, preparation laboratories, display rooms for caskets, slumber rooms, a music room, offices, and reception and family rooms. A large elevator for transporting caskets and bodies connected the basement to the first floor. The second floor contained two apartment units. The units were used by the family and employees. Access to the units is through the secondary entrance on Tacoma Avenue South at the south end.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7**

**Page 3 of 7**

C.O. Lynn Co. Funeral Home  
PIERCE COUNTY, WASHINGTON

---

Landscaping for the property can be seen in the front and consists of lawn, shrubs, and a strip of flowering plants along the perimeter of the porch and building.

**Interior: 1918 Building**

The interior of the C.O. Lynn Co. Funeral Home building maintains most of its historic spaces, volume, and finishes. The basement has always served as a utilitarian space with concrete floors, walls, columns, and beams. The original garage, the elevator shaft, restrooms in the southeast corner, and an open area used for storage and work area all remain. A set of stairs at the southwest corner of the garage leads up to the first (main) floor. The basement is a full daylight basement which receives natural light from its bank of windows on the south wall.

The first floor presents a more formal space. Design details are limited to door and window trim, molding, pilasters, paneled walls, and door hardware. The simple design of the door and window trim can be seen throughout the building on both the first and second floors. A lobby is located through the main entry. To the right (south) is a reception area in the former main office space. The lobby opens into a space that will become a conference room. Access into the main corridor is through the historic double doors from the lobby; the corridor can also be accessed through the conference room. On the south side of the corridor are the mechanical room, separate men's and women's restrooms, and five separate offices. The elevator cab at the east end of the corridor was removed—only the shaft remains. The main space on this floor is the former chapel which is accessed through two door openings on its south side and one door opening on its north side leading into the hallway of the addition. The former chapel will be used as an open office space. It retains most of its Classical detailing including the plaster pilasters, wainscoting, plaster paneled walls, and arched beam ceiling. A door opening on the east end of the former chapel leads into a hallway that provides access into three offices and a break room. A supply room, located opposite the break room, is accessed through the main corridor.

Walls throughout the first floor maintain the historic plaster except where new spaces were created or where openings were filled in. Sheetrock was used for new walls and infill. Different types of flooring material are found throughout the first floor. The conference room, reception area, main corridor, restrooms, and office adjacent to the mechanical room have maple floors. The lobby's historic maple floors are covered with 6" square red tiles. The former chapel and small offices on the south side have historic fir floors. The offices in the rear and the supply room have concrete floors.

Historic wood stairs leading up to the second floor apartment units are intact and restored. The apartment corridor retains the same configuration, its walls retain the historic plaster and the floor is carpeted. The larger apartment unit occupies the west half of the floor. It is a two-bedroom, one bath unit with a formal entry hall, large living room, dining room and kitchen. Historic French doors lead out onto a porch roof deck. The historic brick fireplace with Classical style wood mantel is flanked by built-in wood bookcases with bead board backing. The dining room

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7**

**Page 4 of 7**

C.O. Lynn Co. Funeral Home  
PIERCE COUNTY, WASHINGTON

---

is located between the kitchen and the living room. The only historic lighting for the apartment units is found in this room. There are two, art deco-period, sconces with glass slip shades shaped like shells on the east wall of the dining room. The kitchen contains contemporary cabinets, fixtures, and appliances. The bathroom also contains contemporary cabinets and fixtures with the exception of the original medicine cabinet. A historic built-in wood cabinet is located in the hallway between the bathroom and one of the bedrooms. The two bedrooms are the same size and are reversed in plan. All interior apartment doors and door hardware have been retained.

The walls retain the historic plaster and are decorated with picture rails and molding. The door and window trim in the unit is similar in design to the trim on the first floor. The entry hall, living and dining room floors are oak while the floors for the kitchen and bathroom feature non-historic tile. The floor in the bedrooms is carpeted.

The smaller apartment unit in the rear half of the second floor is a two-bedroom, one bath unit with an entry hall, living room, den, dining nook, and kitchen. This was originally a one-bedroom apartment. The original bathroom was removed and a new one was built along with a second bedroom in the rear. The den is a separate space between the kitchen nook and living room and is entered through an archway. The living room features a historic, decorative fireplace. The kitchen contains contemporary cabinets, fixtures, and appliances. The bathroom also contains contemporary cabinets and fixtures. This unit was originally finished in less expensive materials and does not contain the molding and trim found in the larger unit. The floors for the living room and den are fir instead of maple or oak. The floors for the kitchen and bathroom are non-historic tile. The floor in the bedrooms is carpeted. All windows on the south side of this unit have views of Mount Rainier.

**Exterior: 1950 Addition**

A one-story addition to the north was constructed in 1950. The simple style of the building reflects some mid-century Modern elements popular at the time such as the corner windows and the building's boxy massing. The addition was designed to be secondary to the original building and is smaller in scale. The plans for the building were drawn up in 1941 by architect Silas E. Nelsen. However, actual construction did not occur until 1946 and 1950. City of Tacoma building permit records show that a permit was issued in March 1946 for an addition at a cost of \$14,000. No indication is given as to the specific scope of work at this time but the work was inspected by the City and approved. Another permit was issued in October 1950 for an addition (50' x 100') at a cost of \$47,000. Historic photographs from 1948 show the previous single family dwellings on the parcel where the addition sits. The 1950 Sanborn Fire Insurance Map for Tacoma also shows the two dwellings on the parcel. The map was published earlier in 1950 before the two houses were demolished and replaced with the addition later that year. The addition was built according to plan and appears to have been constructed in phases (1946 and 1950). Since the addition contains a basement, that room may have been built in the first phase and would not have been visible in the 1948 photograph or 1950 Sanborn map. The addition is L-shaped in plan with the short end of the "L" at the rear of the property. This portion of the addition is one-story with a full daylight basement. The long end of the "L" is adjacent to the original building. A deep asphalt driveway leads to the rear portion of the addition



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7**

**Page 5 of 7**

C.O. Lynn Co. Funeral Home  
PIERCE COUNTY, WASHINGTON

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from Tacoma Avenue South. This portion served as a porte cochere to house processional vehicles when the building was a funeral home and is currently being converted into office space.

The addition is constructed of poured-in-place concrete walls and floors with a wood-framed first floor. The roof construction of the long end of the addition features conventional wood joists, whereas the roof framing of the porte cochere contains heavy timber beams with tongue and groove wood decking. The roof of the addition is flat with built-up roof material. A brick chimney which services the fireplace in the drawing room rises above the roof on the south end of the addition. The long end of the "L" of the addition is clad in buff-colored brick. The front (west) facade has corner windows characterized by metal louver screens on the sides and the north facade has wood casement windows. The porte cochere section is painted concrete with large, segmental arched, non-historic aluminum windows in the rear facade and large, non-historic aluminum storefront windows in the front. Access to the addition on the west side is through the double door opening in the porte cochere. The rear facade is painted concrete and the portion above the windows is sheathed in painted stucco. Three garage door openings with roll-up garage doors provide access in the rear off the alley. The addition originally housed offices, a drawing room, family room, a pallbearers' vestibule and the porte cochere on the first floor, and a garage on the basement level.

Double French doors on the north side provide entry to the addition from the exterior. Two different points provide entry into the addition from inside the original building. From the lobby of the original building, a door opening leads into the vestibule of the addition. Two offices are located at the west end. A staircase outside the offices provides access to the basement. The double doors in the vestibule lead into a large room that was used as the drawing room. The main features of the drawing room are the fireplace and the decorative elements along the south wall. The fireplace features a Classical style wood mantel and the wall panels, molding, and fluted pilasters are also Classically-inspired. Nelsen designed the interior to complement the more formal elements of the original building and create a cohesive interior between the addition and the original building. East of the drawing room is a smaller room used as the family room. This room opens into the former chapel room in the original building. All the rooms in this section of the addition have carpeted floors, plaster walls and ceilings.

The rear portion of the addition contains separate men's and women's restrooms and a large open room that was built as the porte cochere will serve as office space. This was built as the porte cochere. Limousines and hearses drove down the long driveway and into the porte cochere which featured a large turntable to turn vehicles around so they did not have to back out of the driveway onto Tacoma Avenue South. The floor is concrete and the walls are left as exposed concrete (north and west walls) or brick (south wall which was the exterior brick wall of the original building). The wood trusses in the porte cochere ceiling are left exposed as well. The walls are currently being framed and covered with sheetrock.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7

Page 6 of 7

C.O. Lynn Co. Funeral Home  
PIERCE COUNTY, WASHINGTON

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**Alterations**

The C.O. Lynn Co. Funeral Home building has retained its architectural integrity over its 87 years of existence. The most significant change was the addition to the building in 1950. The current owners are in the process of converting the basement and first floor into offices while maintaining the apartment units on the second floor. The exterior of the building remains largely unchanged and has a high level of integrity. The interior has been changed to accommodate a new use but still retains most of the original finishes, detailing, and general space and volume.

Following is a list of known alterations to the building:

- The addition was constructed in 1950 with some earlier work performed in 1946.
- 1950 renovation: Alterations to the original plan occurred during this time. The original family room was moved to a new space in the addition. The original display room adjacent to the chapel was changed into a chancel—the wall between the display room and chapel was opened up to accommodate the space. Curved oak veneer panels were installed in the chancel to serve as a screen and decorative backdrop during services. Memorial service attendees would face the chancel (looking east). This was a change from the original orientation when attendees would face west towards the residuary and pulpit during services. The original pulpit was also removed during the renovation. The display room in the rear of the building was divided into slumber rooms. The addition provided new display rooms in the basement.
- Post-1948 (exact date unknown): The balustrade above the porch entrance was replaced with the existing balustrade. The fanlights above the windows and doors on the west facade were replaced with glazing without mullions.
- 2004 Alterations:  
The 1933 neon sign for C.O. Lynn Co. was removed by the previous owners of the building.
- 2005 Alterations:  
Four new wood windows were added to the south and east facades (two on each facade) of the original building. The loading dock at the rear at the original building has been rebuilt to accommodate better access since it was built high for loading caskets. An aluminum storefront system was installed in the arched opening on the west side of the porte cochere to accommodate the new use as office space. Aluminum windows have also been installed in the three arched window openings on the east facade of the addition. These openings did not have existing windows.

The current owners are in the process of converting the first floor space in the building into offices. This has resulted in some changes to the configuration of the plan in the back of the building. In most cases, these are changes to areas that were already altered in the ca. 1950 renovation. The offices and preparation rooms on the south side remain mostly intact with only minor changes to wall locations. The former music room has been converted into a conference room and the opening between this room and the chapel has been walled off. The former chancel and slumber rooms have been reconfigured into space for offices, a supplies room, and break room. The stairs leading down to the basement garage in the original building were removed. The former room for pallbearers is now a hallway and the restrooms adjacent to this room

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7**

**Page 7 of 7**

**C.O. Lynn Co. Funeral Home  
PIERCE COUNTY, WASHINGTON**

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have been expanded. The port cochere is currently being prepared for office use. Framing for sheetrock walls has been installed.

The apartment units have been renovated. Over the years, changes have been made to the kitchens and bathrooms. The large unit retains most of its original floor plan with the exception of the removal of a former maid's room off the kitchen. New kitchen cabinets, fixtures and appliances have been added and the bathrooms have new cabinets and fixtures. The floor plan of the small apartment was changed to provide better circulation and to add another bedroom. The laundry room was removed since each unit now has its own washer and dryer. This space was converted into a bathroom and a new bedroom was added. The original bedroom remains in the same place but a hallway was added outside the bedroom. The kitchen for this unit was expanded by incorporating the former sewing room space into the kitchen.

A new rooftop deck at the back of the building was built giving residents and office tenants access to open space with views over the city.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8**

**Page 1 of 8**

C.O. Lynn Co. Funeral Home  
Pierce County, WASHINGTON

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**Narrative Statement of Significance:**

The C.O. Lynn Co. Funeral Home building, located on the western edge of downtown Tacoma, is eligible for individual listing in the National Register of Historic Places under Criteria A and C. The building was listed on the Tacoma Register of Historic Places in March 2005. The period of significance begins in 1918 with the construction of the building and ends in 1950 with the construction of the addition. Commerce is the area of significance demonstrating the building's eligibility under Criterion A for its association with broad patterns of history which led to the continued development of downtown Tacoma as the commercial center of the city. The C.O. Lynn Co. Funeral Home building housed one of the longest-running and well-respected family-run businesses in Tacoma. For 86 years, the Lynn family provided funereal services for the community until the Lynn Co. sold the property in 2004. The building is also eligible under Criterion C (area of significance: Architecture) as an excellent example of the work of a prominent Tacoma architecture firm, Lundberg & Mahon. The addition was designed by another prominent Tacoma architect, Silas E. Nelsen. However, it is not considered an excellent example of his work.

Historical Development of Tacoma's Downtown

Tacoma is situated in western Washington and is the second most populous city in the state. Geographically, Tacoma was and continues to be shaped by fire and water. It lies in the southern Puget Sound region overlooking Commencement Bay. The deep sea inlet is an arm of the Pacific Ocean and is named after Peter Puget, an aide to British Captain George Vancouver who was the first non-native to discover the inlet in 1792. Mount Rainier (elev. 14,410 feet) is an active volcano which rises prominently to the southeast and provides a dramatic backdrop to the city. Named after British Naval officer Peter Rainier, the mountain's Indian name is *Tacoma*. To the north and south of the city are the Puyallup and Nisqually rivers. The region's native populations, the Puyallup and Nisqually Indians, were hunters and gatherers living in an area that provided abundant sources for sustenance—salmon, shellfish, fowl, seal, deer, and bear in addition to fruits, berries, and plant life.

Euro-American settlement along the shores of Commencement Bay began in the 1850s. Similar to many other western settlements, Tacoma's non-native origins began with the railroad. Known as Tacoma City and located a few miles north of the present downtown, the new settlement slowly attracted pioneer settlers. By the early 1870s, it boasted a mill, school, public hall, store, hotel and a handful of other businesses supported by a population of about 100 people.<sup>1</sup> The area was largely forested, providing ample natural resources for the mill. In 1873, the Northern Pacific Railroad (NP) announced that it would locate a terminus on Commencement Bay. Tacoma City had been chosen for the end of the line and Tacomans were elated as they anticipated economic and population growth and prosperity. However, the NP chose to create a town called New Tacoma on property it had purchased closer toward the head of the bay, creating an instant rivalry between Tacoma City (Old Tacoma) and New Tacoma. The Tacoma Land Company, the NP's property development firm, acquired land which included two miles of waterfront and 2,700 acres of what would become downtown Tacoma. The two towns eventually united in 1884 to become one called Tacoma.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8**

**Page 2 of 8**

C.O. Lynn Co. Funeral Home  
Pierce County, WASHINGTON

---

The city's land use pattern was dominated by the Tacoma Land Company which developed most of the city. The Tacoma Land Company controlled the use of parcels by insisting on specific uses before it sold the land. The company essentially created districts defined by use (such as the wholesale warehouse district, industrial district, business district, etc.) by virtue of its tight control, and sold land only to those who were interested in developing within a small geographic area. The city experienced two periods of intensive building: 1888-1892 and 1902-1912. Like the rest of the country, Tacoma experienced severe economic depression during the panic of 1893 but rebounded for its biggest building boom in the early 1900s. Between 1900 and 1910 the population grew from 37,714 to 83,743 people. Growth and development continued after 1912. By 1920, the population was 96,743.<sup>2</sup>

Commencement Bay also played a large role in the development of the city. The City Waterway was created in 1902 to improve commercial activity going into and leaving Tacoma. It allowed Tacoma to become one of the busiest waterfronts in the country accessible by sea and rail. Vast grain warehouses and lumber and flour mills developed along the west side of the waterway between the entrances to Commencement Bay and Eleventh Street. Downtown stood above on the bluffs and bustled with commercial activity. Industrial areas continued to expand south of downtown and east along the tideflats. The wholesale business was a big industry that developed during Tacoma's building boom. Substantial buildings that were constructed for the jobbers (wholesalers) were among the most expensive and impressive buildings erected during the city's building boom. Pacific Avenue was the main commercial thoroughfare in downtown Tacoma but hotels, office buildings, apartments, and stores bustled with activity on other downtown streets. Industrial buildings were located on the southern end of downtown and along the tide flats. Development expanded west up the hill towards another bluff as downtown transitioned into a less densely developed mixed commercial, residential, and institutional area. Tacoma Avenue was a main north-south arterial above the bluff on the western edge of downtown and served as a transitional street between the central business district and Tacoma's first residential neighborhood—the Hilltop.

Tacoma Avenue had an early trolley and streetcar line that linked South Tacoma to the residential neighborhoods in the Stadium-Seminary district. Historically, the stretch along Tacoma Avenue South where the funeral home building is sited was mixed use—early twentieth century apartment buildings, single family dwellings, small businesses, commercial and institutional buildings, and auto service related businesses. The first Carnegie library in the state of Washington, built in 1903, still stands on Tacoma Avenue South and South 12<sup>th</sup> Street, just four blocks south of the C.O. Lynn Co. Funeral Home building. It continues to function as a library with a modern 1952 addition by Silas E. Nelsen, the same architect who designed the addition to the C.O. Lynn Co. Funeral Home building. Because Tacoma Avenue was a main arterial and provided an ideal location in terms of proximity to both the downtown and residential neighborhoods, the main undertaking firms such as L.M. Gaffney C.C. Mellinger chose to locate their businesses there. It was on Tacoma Avenue that Clarence O. Lynn chose to build his funeral home.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8**

**Page 3 of 8**

C.O. Lynn Co. Funeral Home  
Pierce County, WASHINGTON

---

C.O. Lynn Co. Funeral Home

The C.O. Lynn Co. was founded in 1905 by Clarence Oscar Lynn. Born in Wynanet, Illinois, in 1878, Lynn attended business college in Omaha, Nebraska, where he decided early on to pursue a career as a mortician. He began his career as a night watchman in an Omaha mortuary. He came to Tacoma in 1901 and found work as an assistant embalmer for Conrad Hoska who had been in the undertaking business since 1883 when he opened Tacoma's first funeral home. Lynn worked his way up to embalmer by 1905. The same year, he married Hilma M. Johnson, born in Muskegon, Michigan, and raised in Tacoma since early childhood.<sup>3</sup>

Also in 1905, Lawrence Gaffney moved to Tacoma from San Jose, California and opened Gaffney Funeral Home. Lynn left Hoska's company around 1905-06 and went into partnership with Gaffney to form Gaffney and Lynn. The business operated from 945 Tacoma Ave. S. This partnership was short-lived because by 1908, Gaffney and Lynn had separate undertaking businesses with Lynn staying at the Tacoma Avenue address while Gaffney moved one block south to 1010-12 Tacoma Ave. S. Tacoma Avenue proved to be a popular location for funeral homes as evidenced by the presence of another undertaking firm, C.C. Mellinger, located at 910-12 Tacoma Ave. S., across the street from Lynn. The C.O. Lynn Co. moved to 910-12 Tacoma Ave. S. in 1910 after Mellinger constructed his own funeral home building at 508 Tacoma Ave. S., just four blocks to the north. Lynn stayed at 910-12 Tacoma Ave. S. for ten years before building his own funeral home building at 717 Tacoma Ave. S. in 1918.<sup>4</sup>

By the time Lynn erected his own building, he had already established himself as a locally prominent businessman and was involved with many activities and organizations in the community. As a leader in his profession, he served as President of the Washington State Funeral Directors Association. Lynn was a member of the Free and Accepted Masons, the Odd Fellows, the Eagles, the Knights of Pythias, the Elks, and the Swedish Order of the Valhalla. He belonged to the Fircrest Golf Club and the Chamber of Commerce. He and his wife were members of the First Lutheran Church for which he served as a trustee. Mrs. Lynn was also active in club and civic affairs, being a member of the Stadium High School Parent-Teacher Association, treasurer of the Tacoma Day Nursery Association, past president of the Illike Study Club, member of the Women's Club and the Tacoma Chapter of the Order of the Eastern Star, and first president and organizer of the Ladies of Kiwanis of the Downtown Kiwanis Club.<sup>5</sup>

Lynn ran his company as a private, family-owned business. He had a reputation for providing great care and comfort to those who availed themselves of his services. In order to compete with the half a dozen or so other undertaking businesses in Tacoma, Lynn decided to build a modern facility to provide the best possible services. He researched and visited other funeral homes on the west coast and adopted the best features of each. The *Tacoma Daily Ledger* followed the progress of the new building, which was designed by the locally prominent architecture firm, Lundberg & Mahon. As construction was underway in June of 1918, Lynn described his project: "We will have one of the most modern funeral parlors in the northwest when our new building is completed. The structure will contain every convenience required in an undertaking establishment and the chapel will be one of the main features. It will be much larger than the one in our present quarters and the finishing decorations will be modern in

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8**

**Page 4 of 8**

C.O. Lynn Co. Funeral Home  
Pierce County, WASHINGTON

---

every detail.”<sup>6</sup>

The building was completed in December 1918 at a cost of \$35,000.<sup>7</sup> The *Tacoma Daily Ledger* described the new undertaking building as a model for funeral homes. Every room and floor had a specific function. The basement was accessed through the alley. It contained a garage, furnace and boiler rooms, storage room, workshop, and display room. Bodies were to be received in the basement and taken to the first floor in an electric elevator. Two vaults provided storage of bodies in the basement. The garage was used for parking the hearse and limousine. The basement space was strictly utilitarian with reinforced concrete floors. The first floor was accessed through a formal main entrance through the porch on the west side, which opened into a lobby. To the right (south) was the main office and a private office. To the left (north) was a private reception room which led into a family room. The family room was used by family members during services and was adjacent to the residuary, the room that contained the casket during services. A music room was adjacent on the other side of the residuary. The chapel had a seating capacity for 200 persons. Two large display rooms and two small ones were located in the rear of the building for the display of caskets, urns, and burial garments. Two preparation rooms for embalming and preparing bodies for services were at the southeast corner of the floor near the elevator that carried the bodies between the basement and first floor. Three slumber rooms were located on the south side of the building between the small display rooms and the restrooms. The slumber room was equipped with a bed upon which the deceased, appropriated dressed, laid in state prior to being placed into a casket the day of the funeral. A corridor separated the more public rooms such as the chapel from the private rooms. The first floor was covered with four kinds of flooring material: maple, oak, fir, and concrete. The walls were painted in gold, ivory, and gray colors.

The building was constructed with two apartment units on the second floor, accessed through a separate entry and stairs on the south end of the west side of the building. The larger unit was used by the Lynn family as living quarters and the smaller unit was used by employees. The larger unit contained two bedrooms, a bathroom, a large living room and dining room, a kitchen and a maid's room adjacent to the kitchen at the southwest corner. The smaller unit on the south and east sides contained one bedroom, bathroom, living room, a breakfast room, and kitchen. A sewing room was located near the stairs and accessed through a door off the corridor. A common laundry room in the southeast corner was accessed through an exterior door between the units that led out onto the rooftop.

Generations of the Lynn family worked and ran the undertaking business. Lynn's older son, C. Nathan Lynn, joined the firm in 1933, and his younger son, J. Marvin Lynn, joined in 1938. By 1941, the business had grown and Lynn needed more space. He retained the services of architect Silas E. Nelsen to design an addition to the building. Plans for the building were dated 1941 but actual construction of the addition did not occur until 1950. The three Lynns formed a partnership in 1948 which continued until the death of Clarence O. Lynn in 1962 at the age of 84. C. Nathan Lynn died one year after his father in 1963 at the age of 55. Like his parents, C. Nathan Lynn was a well-respected and active member in his community.

J. Marvin Lynn operated the firm as a sole proprietorship for two years until 1965 when he incorporated the

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8**

**Page 5 of 8**

C.O. Lynn Co. Funeral Home  
Pierce County, WASHINGTON

---

business with his wife, Miriam, and son, John M. Lynn. Around this time, the name of the business was changed slightly from C.O. Lynn Co. to Lynn Funeral Home. John Lynn became the third generation in his family to run the business. A graduate of Washington State University with a degree in business administration, John Lynn worked at the funeral home for two years before attending the San Francisco College of Mortuary Science, graduating with honors in 1963. He then went back to the family business becoming a partner in 1965. J. Marvin Lynn died in 1969 at the age of 57. In 1971, the corporation was purchased by John M. Lynn and his wife, Sally A. Lynn. They continued to operate one of the most well-respected businesses in the city, offering the same quality of service that John Lynn's grandfather had first provided in the early part of the twentieth century. The C.O. Lynn Co. Funeral Home was the only funeral service business in Tacoma that retained its family ownership. The other longstanding businesses (Mellinger, Gaffney, Cassedy & Allen, Hoska, and Buckley-King) had all merged with each other or with other companies by the 1980s.

In the fall of 2004, John and Sally Lynn retired from the undertaking business but retained ownership of the company. Management was turned over to the Weeks family and the business was moved to 220 – 134<sup>th</sup> St. S. in Tacoma and merged with Weeks' Dryer Mortuary. The Lynns sold the building in December of 2004 to Seven-Seventeen Investors, LLC, a five-member group of local business people who are converting the building into office use while maintaining the residential units.

The Architects

*Lundberg & Mahon*

In 1917, Clarence O. Lynn retained the services of the Tacoma architecture firm, Lundberg & Mahon, to design a building for his funeral home. Ed Young served as the contractor. The building was described by Clarence O. Lynn as "modern in every detail" and cost \$35,000 to build. It was a "fireproof" building with a modern electrical system, plumbing, and living quarters for the Lynn family. The building was representative of both the quality and design by Lundberg & Mahon. From early 1913 through the 1923, the firm designed a wide variety of buildings and was most prolific in the 1910s, the same decade in which the funeral home was built. Charles Frederick W. Lundberg and C. Frank Mahon dissolved their partnership in 1923 but came together again in 1929 to form another partnership (Lundberg, Mahon, & Ekvall) which lasted until 1941.

Born in 1882, Charles Frederick W. Lundberg practiced architecture in Tacoma from 1908 until 1941 when he retired and moved to Whidbey Island, Washington. He was a junior partner in the firm of Potter and Lundberg in 1908, with Myron Potter serving as senior partner and Lundberg serving as junior partner. This partnership lasted for only a year or two. He subsequently practiced on his own and in 1913, he entered into a partnership with architect C. Frank Mahon. Mahon, born in 1888, was a grandson of Christopher Mahon, well-known Pierce County pioneer who sailed around Cape Horn to settle in the Puget Sound region in 1849. Mahon was born on his grandfather's donation claim in an area of Tacoma that became the Brookdale Golf Course in 1931. Mahon began his architectural training as a draftsman for I. Jay Knapp in Tacoma in 1908. By 1910, he and Knapp were partners



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8**

**Page 6 of 8**

C.O. Lynn Co. Funeral Home  
Pierce County, WASHINGTON

---

in the firm of Knapp & Mahon. This partnership was short-lived because in 1912, Mahon began his own architectural practice. He was past president of the Brookdale Golf Club and a member of the American Engineers Society and the National Architects Society. Lundberg & Mahon had their offices in the Provident Building in downtown Tacoma. Both men received their Washington State architects' licenses in 1919, the first year the state enacted the architects' registration law. Their firm was unique because it offered architectural design and engineering services. A 1921 *Tacoma Daily Ledger* article described the firm: "Since the formation of the partnership in 1913 the firm has planned and supervised the construction of something more than 230 better class buildings, many of them institutions. Lundberg & Mahon represent the newer school of architecture, in that they have assimilated and combined an engineering department with their regular department of architecture, thereby enabling builders to place the entire business of construction in the hands of one firm, a great factor in efficient design and erection of the building, experts assert."<sup>8</sup>

Lundberg & Mahon designed commercial, institutional, industrial, and residential buildings of varying sizes in Tacoma and other communities in western Washington. The firm had several commissions associated with the Catholic Church including their most notable work—the Gothic Revival style Holy Rosary Catholic Church (1920) at 520 South 30<sup>th</sup> St. The church served Tacoma's German-American community and stands as a landmark in the South Tacoma neighborhood. It was listed in the Tacoma Register of Historic Places in 1975. The firm's Gothic Revival designs for the main buildings at Saint Martin's College in Lacey, Washington date from 1913 and 1919—these buildings remain the heart of the campus. Lundberg & Mahon's only National Register listed property is the Knights of Columbus Community Center and War Memorial Building (1921) at 1611 Everett Ave. in Everett, Washington. This three-story, Beaux Arts-American Renaissance style building is located in downtown Everett and serves as the Masonic Temple.

Extant examples of other work in Tacoma include: the Scandinavian Salvation Army (1914) at 1114 South 12<sup>th</sup> St., Antone Davis Building/Spar Restaurant (1916) at 2121-23 North 30<sup>th</sup> St., Steam Baking Co. (1917) at 913-15 Center St., Sauriol-Martin Building/Orpheum Theater (1919) at 5442-44 South Tacoma Way, Northern Pacific Bank (1914) at 5446-48 South Tacoma Way, City Transfer and Storage Co. (1916) at 615 Tacoma Ave. S., and the P.N. Wallerich House (1923) at 3634 North Stevens St. Most of the commercial buildings are one to three stories in height, constructed of masonry, and vernacular in nature and are not excellent examples of their work. The C.O. Lynn Co. Funeral Home is the only building of its type that Lundberg & Mahon designed. It represents an excellent example of the scope of their work as it was a state-of-the-art facility when it was built and has retained a high level of integrity. They designed the building in a popular early twentieth century revival style at the time—Classical Revival.

Lundberg & Mahon dissolved their partnership in 1923 after ten years in business together. Mahon took over their Seattle office and Lundberg remained in Tacoma and opened up his own office. In 1925, Clarence O. Lynn commissioned Lundberg to design his private residence at 702 North C St. The Lynn family moved out of the apartment above the funeral home and moved into the new residence. In 1926, Lundberg entered into a shortlived partnership with A. Frederick Ekvall. Mahon and Lundberg reunited in 1929 and formed a partnership with Ekvall

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8**

**Page 7 of 8**

C.O. Lynn Co. Funeral Home  
Pierce County, WASHINGTON

---

becoming Lundberg, Mahon, & Ekvall, with offices in Tacoma and Seattle. The firm dissolved in 1941 when Lundberg retired and moved to Whidbey Island. Mahon died in Tacoma in 1947 at the age of 59. Services were held in the funeral home he had designed with Lundberg. After a long illness, Lundberg died in 1964 at the age of 82.<sup>9</sup>

*Silas E. Nelsen*

By 1941, the C.O. Lynn Co.'s business was growing and Clarence Lynn saw the need to expand his facilities. He retained another prominent local architect, Silas E. Nelsen, to design a one-story addition and lower level expansion on the north side of the building. Construction did not take place until 1950 when City building records show a permit were issued for the addition. Nelsen designed an addition that was secondary to the original building. His design was more restrained on the exterior and the port cochere was purely functional in design. The interior reflected some of the Classical elements of the original building with paneled walls, trim, and molding.

Nelsen had a long and prolific career as an architect in Tacoma. He designed over 150 residences, fifteen churches, the main library addition on Tacoma Avenue (1952), four branch libraries, the Tacoma City Light Administration Building (1953), Public Utilities Building (1953), and most of the University of Puget Sound and several fraternity buildings (1920s-1960s). Without formal architectural training or a college education, Nelsen walked into the offices of Heath, Gove and Bell (one of the premier architecture firms in the region) in 1915 and said he wanted to be an architect.<sup>10</sup> He worked as a draftsman for the firm approximately five years and opened up his own practice in 1919-20. He and his wife, Gerda, would go on to have one son, Silas E. Nelsen Jr. Nelsen's buildings reflected the prevailing styles of the period. His first buildings varied from Classical to Colonial, while later works were more Modern in style. Born in 1893, he retired in 1971 at the age of 78 after a long career. Throughout his life, Nelsen continued the old family tradition of boat building. At the age 84, he was building his 17<sup>th</sup> boat. Nelsen died in 1987 at the age of 94.<sup>11</sup>

The funeral home addition is not considered an excellent example of his work compared to his more well-known work at the University of Puget Sound and his public buildings but it served the C.O. Lynn Co. business well for decades.

Summary

The C.O. Lynn Co. Funeral Home building exemplifies commercial enterprise and growth in Tacoma in the twentieth century. Over a span of 86 years, many funeral services and memorials have been held in the C.O. Lynn Co. Funeral Home building. Families, friends, and communities came to remember and grieve their loved ones and to support each other. The long-term ownership of the property and business by the original family and subsequent generations represents one of the oldest and longest-running business enterprises in Tacoma. The funeral home building was designed for a specific use and at the time of construction was a state of the art facility. The building helped serve as an anchor to the community along with the original Tacoma Public High School across the street

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8**

**Page 8 of 8**

C.O. Lynn Co. Funeral Home  
Pierce County, WASHINGTON

---

which is now used as the School District Administrative Headquarters. The building is an excellent example of the work of the locally prominent architecture firm of Lundberg & Mahon and is an example of another well-respected Tacoma architect, Silas E. Nelsen. The C.O. Lynn Co. Funeral Home remains in its original location and maintains a setting, feeling, and association similar to when it was built. Its exterior is largely unchanged and many of the interior spaces, volumes, and finishes have been retained.

**Endnotes**

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<sup>1</sup> Murray Morgan. *South on the Sound*. (Woodland Hills, CA: Windsor Publications, 1984), p. 43.

<sup>2</sup> United States Census Records.

<sup>3</sup> Bonney, W.P. *History of Pierce County*. (Chicago: Pioneer Publishing Co., 1927), p. 302-303.

<sup>4</sup> Polk's City Directories, Tacoma.

<sup>5</sup> *Tacoma News Tribune*, August 13, 1969.

<sup>6</sup> *Tacoma Daily Ledger*, June 23, 1918.

<sup>7</sup> *Ibid.* December 29, 1918.

<sup>8</sup> *Tacoma Daily Ledger*, February 13, 1921.

<sup>9</sup> *Tacoma News Tribune*, July 1, 1964.

<sup>10</sup> *Ibid.* December 4, 1977.

<sup>11</sup> *Tacoma News Tribune*, December 4, 1977.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 9**

**Page 1 of 2**

C.O. Lynn Co. Funeral Home  
PIERCE COUNTY, WASHINGTON

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**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 9**

**Page 2 of 2**

C.O. Lynn Co. Funeral Home  
PIERCE COUNTY, WASHINGTON

---

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\_\_\_\_\_. May 22, 1962:16.

\_\_\_\_\_. December 29, 1962:1. Obituary – C.O. Lynn.

\_\_\_\_\_. May 17, 1963:C3. Obituary – C. Nathan Lynn.

\_\_\_\_\_. November 6, 1963.

\_\_\_\_\_. July 1, 1964:C12. Obituary – Charles F.W. Lundberg.

\_\_\_\_\_. August 13, 1969. Obituary – Hilma Marie Lynn.

\_\_\_\_\_. December 27, 1969. Obituary – J. Marvin Lynn.

\_\_\_\_\_. December 4, 1977:E1.

\_\_\_\_\_. January 5, 1999:C6.

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**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 10**

**Page 1 of 1**

C.O. Lynn Co. Funeral Home  
PIERCE COUNTY, WASHINGTON

---

**Verbal Boundary Description**

The nominated property is located in the NE  $\frac{1}{4}$  of Section 05 in Township 20, Range 03E in Tacoma, Washington.  
Legal description: Lots 7 through 12 of Block 711, New Tacoma Addition.  
Parcel number: 2007110150

**Boundary Justification**

The nominated property encompasses the entire tax lot historically associated with the C.O. Lynn Funeral Home.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet -

C.O. LYNN CO. FUNERAL HOME  
PIERCE COUNTY, WASHINGTON

Section number \_\_\_\_\_

Page 1 of 2

## Contemporary Photograph Log

<p><b>1 of 20</b> C.O. Lynn Co. Funeral Home 717 Tacoma Ave. S. Tacoma, Pierce County, WA Photographer: Eugenia Woo Date: July 2005 View: Tacoma Avenue South, looking north</p>	<p><b>6 of 20</b> C.O. Lynn Co. Funeral Home 717 Tacoma Ave. S. Tacoma, Pierce County, WA Photographer: Eugenia Woo Date: July 2005 View: East (rear) facade of original (1918) building</p>
<p><b>2 of 20</b> C.O. Lynn Co. Funeral Home 717 Tacoma Ave. S. Tacoma, Pierce County, WA Photographer: Eugenia Woo Date: July 2005 View: Court E, looking north</p>	<p><b>7 of 20</b> C.O. Lynn Co. Funeral Home 717 Tacoma Ave. S. Tacoma, Pierce County, WA Photographer: Spencer Howard Date: August 2004 View: North and west facades of addition, looking southeast</p>
<p><b>3 of 20</b> C.O. Lynn Co. Funeral Home 717 Tacoma Ave. S. Tacoma, Pierce County, WA Photographer: Spencer Howard Date: August 2004 View: Main (west) facade</p>	<p><b>8 of 20</b> C.O. Lynn Co. Funeral Home 717 Tacoma Ave. S. Tacoma, Pierce County, WA Photographer: Eugenia Woo Date: July 2005 View: West facade of porte cochere addition and long driveway</p>
<p><b>4 of 20</b> C.O. Lynn Co. Funeral Home 717 Tacoma Ave. S. Tacoma, Pierce County, WA Photographer: Eugenia Woo Date: July 2005 View: North and west facades, looking southeast</p>	<p><b>9 of 20</b> C.O. Lynn Co. Funeral Home 717 Tacoma Ave. S. Tacoma, Pierce County, WA Photographer: Eugenia Woo Date: July 2005 View: East (rear) facade of addition</p>
<p><b>5 of 20</b> C.O. Lynn Co. Funeral Home 717 Tacoma Ave. S. Tacoma, Pierce County, WA Photographer: Eugenia Woo Date: July 2005 View: South facade and partial east facade, looking northwest</p>	<p><b>10 of 20</b> C.O. Lynn Co. Funeral Home 717 Tacoma Ave. S. Tacoma, Pierce County, WA Photographer: Eugenia Woo Date: July 2005 View: West (main) entrance through porch</p>

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet -

C.O. LYNN CO. FUNERAL HOME  
PIERCE COUNTY, WASHINGTON

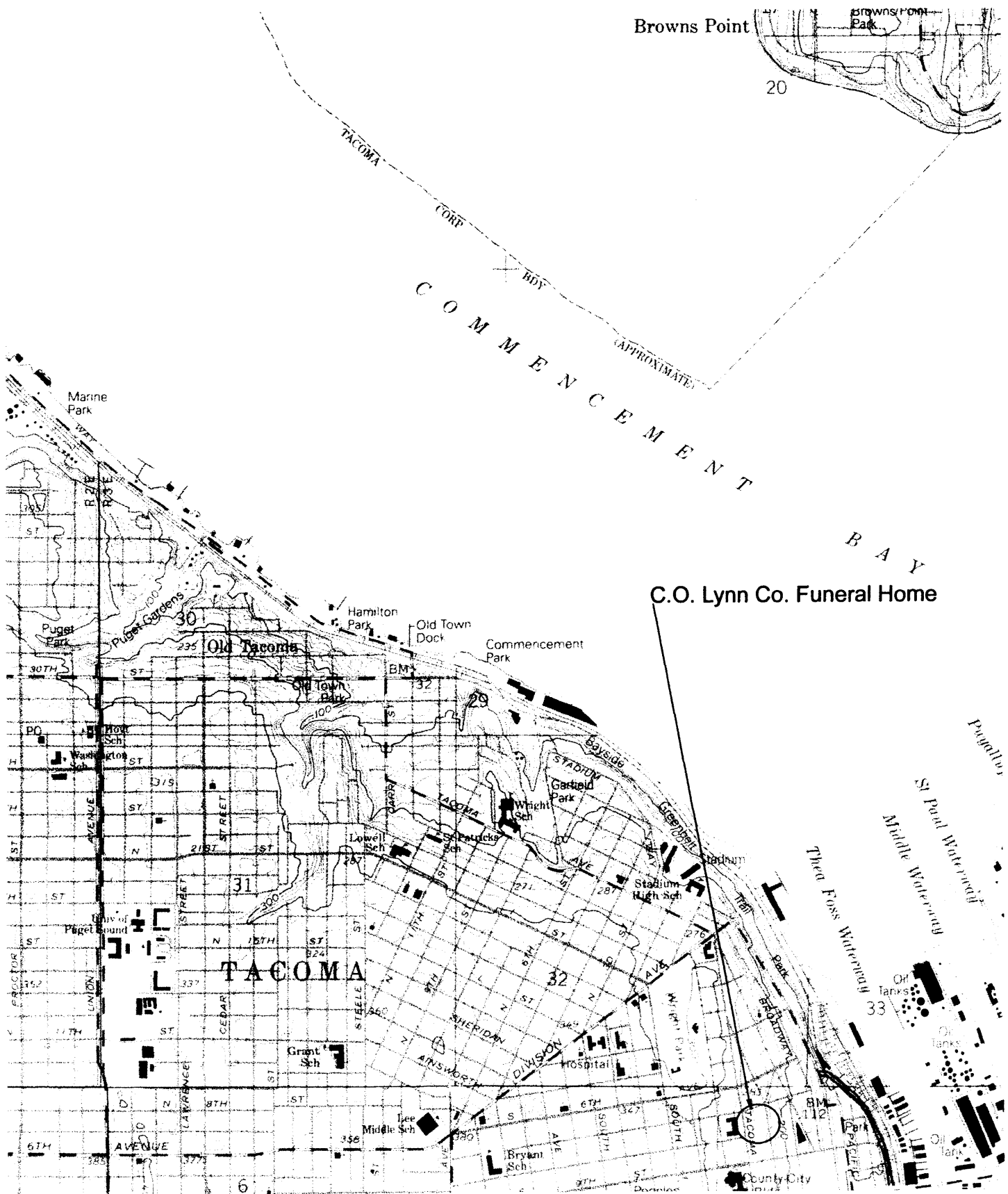
Section number \_\_\_\_\_

Page 2 of 2

<p><b>11 of 20</b> C.O. Lynn Co. Funeral Home 717 Tacoma Ave. S. Tacoma, Pierce County, WA Photographer: Eugenia Woo Date: July 2005 View: Secondary west entrance at north end</p>	<p><b>16 of 20</b> C.O. Lynn Co. Funeral Home 717 Tacoma Ave. S. Tacoma, Pierce County, WA Photographer: Eugenia Woo Date: July 2005 View: South wall of drawing room in addition</p>
<p><b>12 of 20</b> C.O. Lynn Co. Funeral Home 717 Tacoma Ave. S. Tacoma, Pierce County, WA Photographer: Eugenia Woo Date: July 2005 View: Multi-lite casement windows, second floor. Wood brackets and rafters under eave.</p>	<p><b>17 of 20</b> C.O. Lynn Co. Funeral Home 717 Tacoma Ave. S. Tacoma, Pierce County, WA Photographer: Eugenia Woo Date: July 2005 View: Historic wood stairs at south end leading up to second floor apartments</p>
<p><b>13 of 20</b> C.O. Lynn Co. Funeral Home 717 Tacoma Ave. S. Tacoma, Pierce County, WA Photographer: Eugenia Woo Date: July 2005 View: Lobby, looking south</p>	<p><b>18 of 20</b> C.O. Lynn Co. Funeral Home 717 Tacoma Ave. S. Tacoma, Pierce County, WA Photographer: Eugenia Woo Date: July 2005 View: Living room with historic fireplace, shelves, and oak floor large apartment unit</p>
<p><b>14 of 20</b> C.O. Lynn Co. Funeral Home 717 Tacoma Ave. S. Tacoma, Pierce County, WA Photographer: Eugenia Woo Date: July 2005 View: Historic trim work and details outside opening to an office near lobby</p>	<p><b>19 of 20</b> C.O. Lynn Co. Funeral Home 717 Tacoma Ave. S. Tacoma, Pierce County, WA Photographer: Eugenia Woo Date: July 2005 View: Porte cochere interior with outline of the vehicle turntable</p>
<p><b>15 of 20</b> C.O. Lynn Co. Funeral Home 717 Tacoma Ave. S. Tacoma, Pierce County, WA Photographer: Eugenia Woo Date: July 2005 View: Chapel room with historic paneled walls, wainscot, and pilasters, looking west</p>	<p><b>20 of 20</b> C.O. Lynn Co. Funeral Home 717 Tacoma Ave. S. Tacoma, Pierce County, WA Photographer: Eugenia Woo Date: July 2005 View: Basement with concrete floor and wood trim work around opening</p>



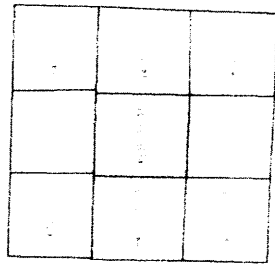
**NATIONAL REGISTER NOMINATION  
C.O. LYNN CO. FUNERAL HOME, 717 TACOMA AVE. S., TACOMA (PIERCE COUNTY) WA  
MAPS**



USGS map detail showing the location of the C.O. Lynn Co. Funeral Home in circle at lower right.

**NATIONAL REGISTER NOMINATION  
C.O. LYNN CO. FUNERAL HOME, 717 TACOMA AVE. S., TACOMA (PIERCE COUNTY) WA  
MAPS**

NE05-120N-RO3E

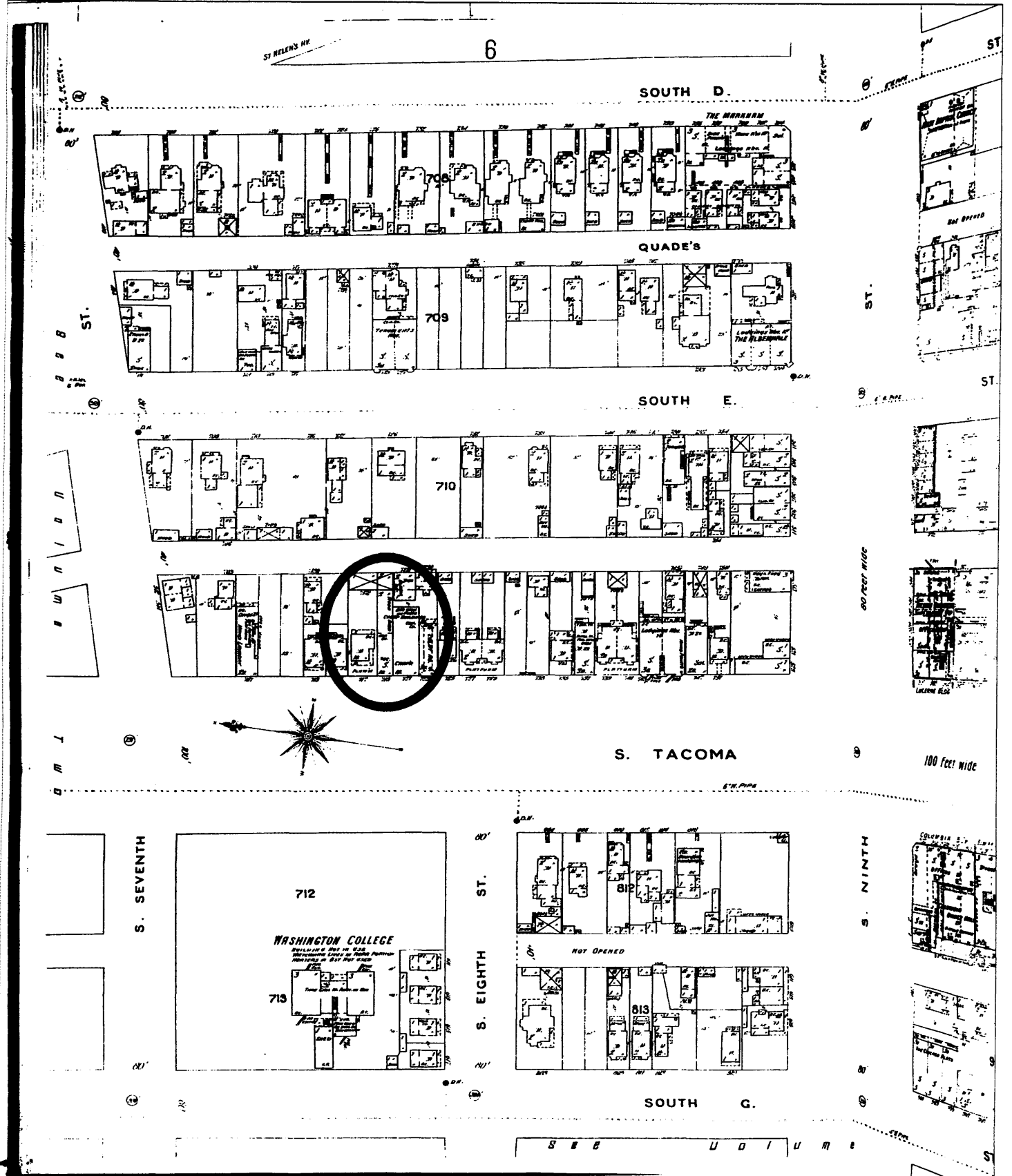


C.O. Lynn Funeral Home  
717 Tacoma Ave. S.



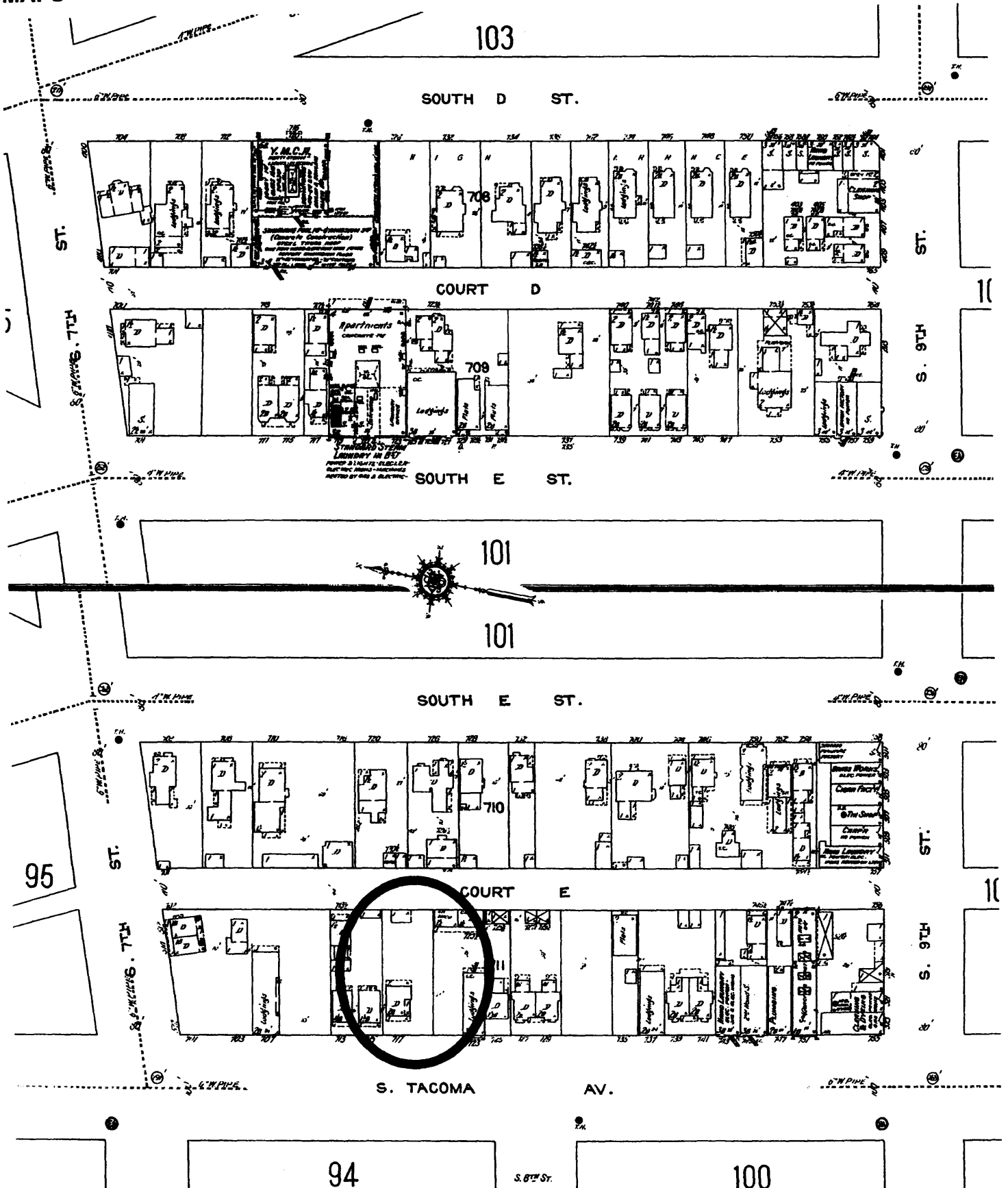
Assessors plat map detail showing the location of the C.O. Lynn Co. Funeral Home in the shaded area.

NATIONAL REGISTER NOMINATION  
C.O. LYNN CO. FUNERAL HOME, 717 TACOMA AVE. S., TACOMA (PIERCE COUNTY) WA  
MAPS



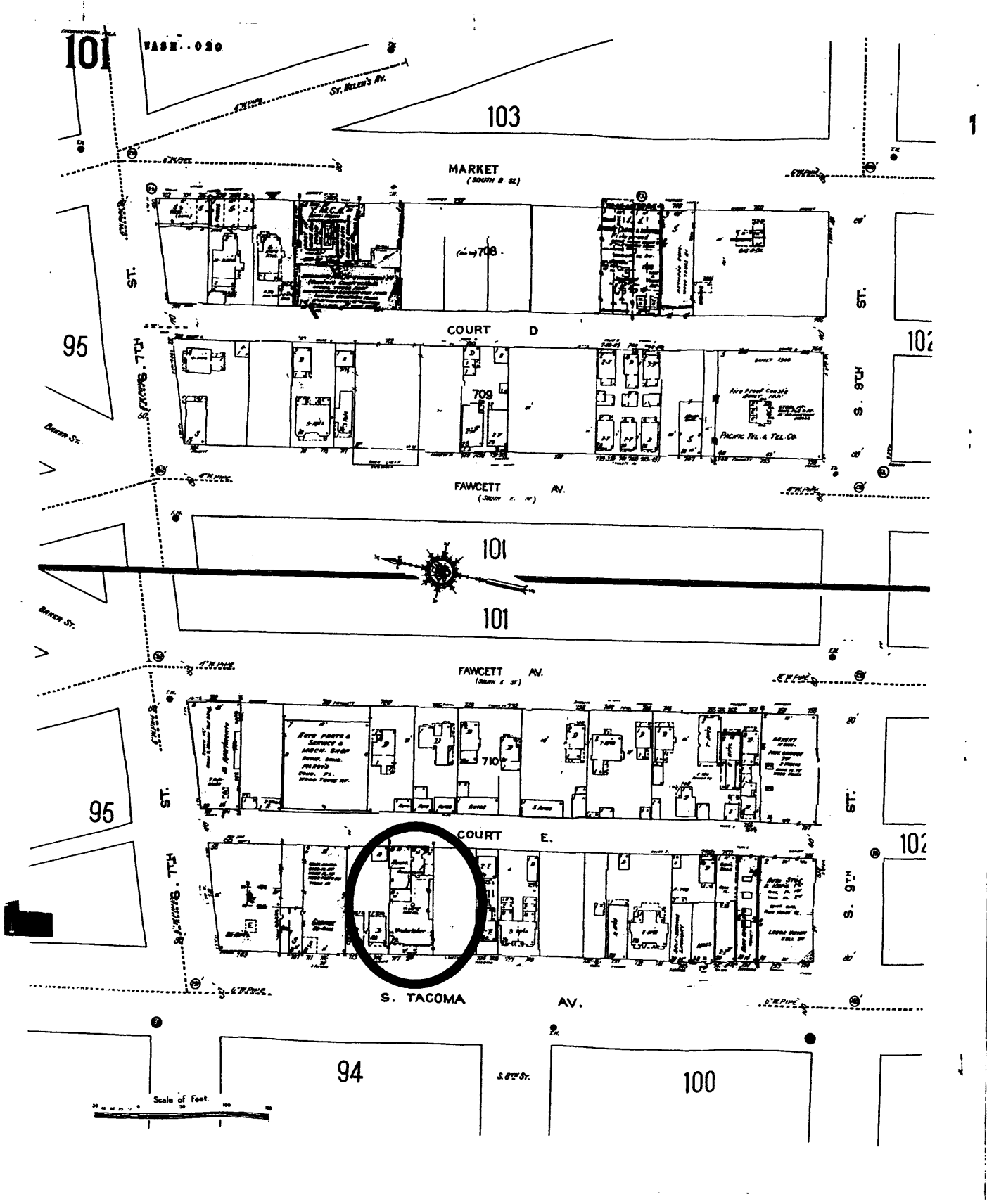
1896 Sanborn Fire Insurance Map showing site of future C.O. Lynn Co. Funeral Home with previous buildings on the property.

NATIONAL REGISTER NOMINATION  
C.O. LYNN CO. FUNERAL HOME, 717 TACOMA AVE. S., TACOMA (PIERCE COUNTY) WA  
MAPS



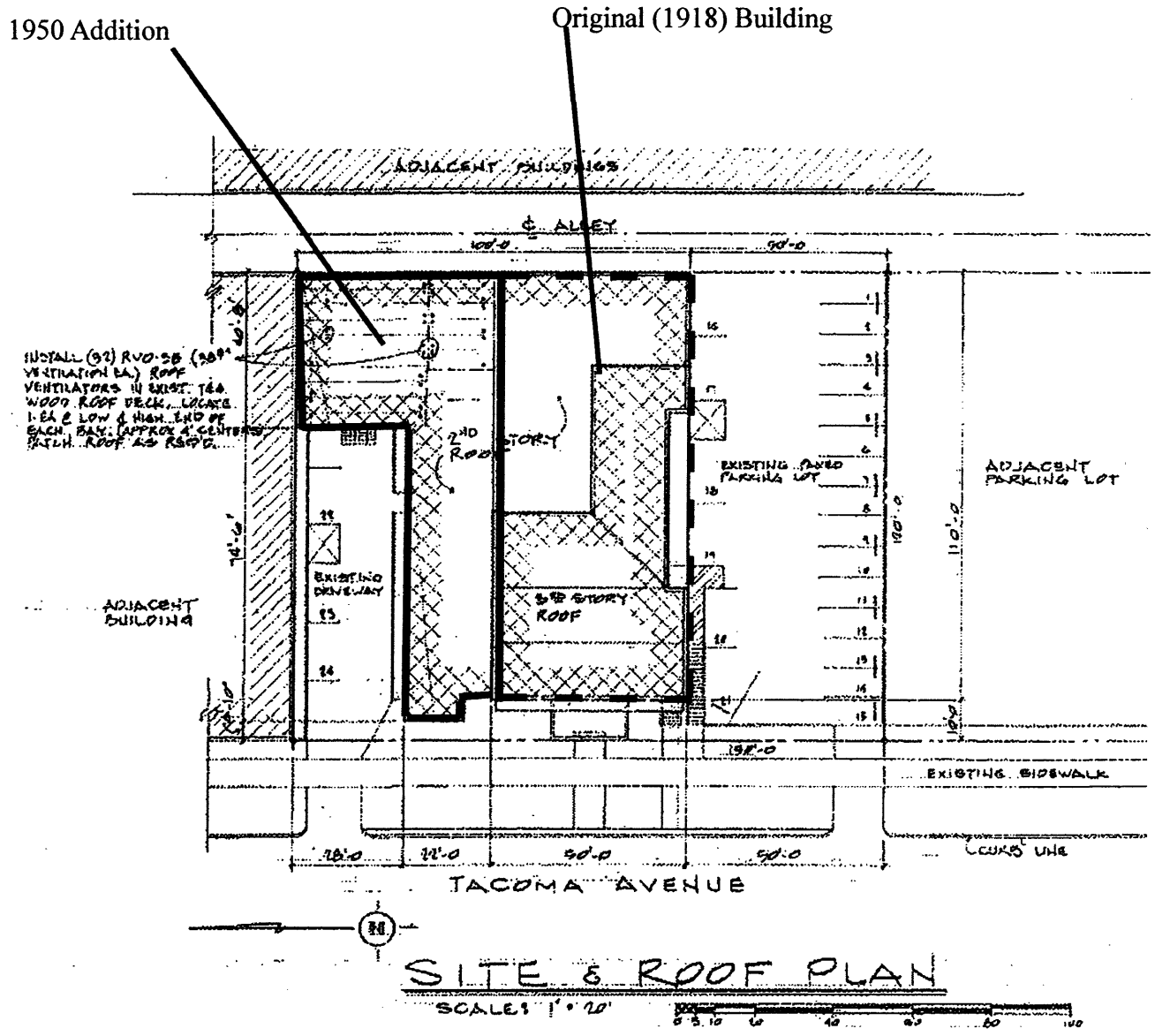
1912 Sanborn Fire Insurance Map showing site of future C.O. Lynn Co. Funeral with previous buildings on property.

NATIONAL REGISTER NOMINATION  
C.O. LYNN CO. FUNERAL HOME, 717 TACOMA AVE. S., TACOMA (PIERCE COUNTY) WA  
MAPS

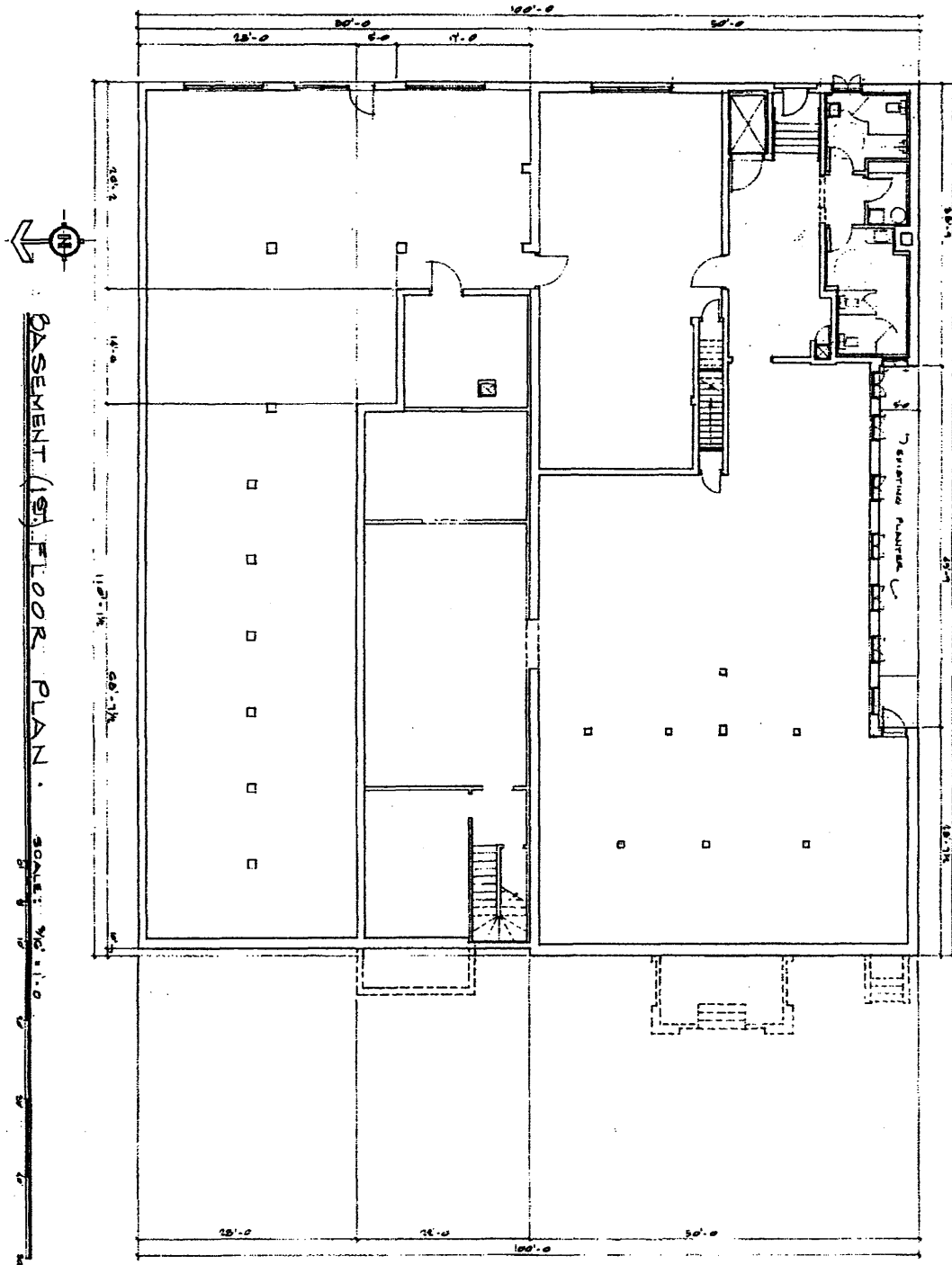


1950 Sanborn Fire Insurance Map showing the C.O. Lynn Co. Funeral Home building before the ca. 1950 addition.

**NATIONAL REGISTER NOMINATION  
C.O. LYNN CO. FUNERAL HOME, 717 TACOMA AVE. S., TACOMA (PIERCE COUNTY) WA  
DRAWINGS**



**NATIONAL REGISTER NOMINATION  
C.O. LYNN CO. FUNERAL HOME, 717 TACOMA AVE. S., TACOMA (PIERCE COUNTY) WA  
DRAWINGS**



BASEMENT (1ST FLOOR) PLAN. SCALE: 1/8" = 1'-0"

SHEET  
A-1

DATE: 12/15/00  
REV: 1  
BY: [Signature]

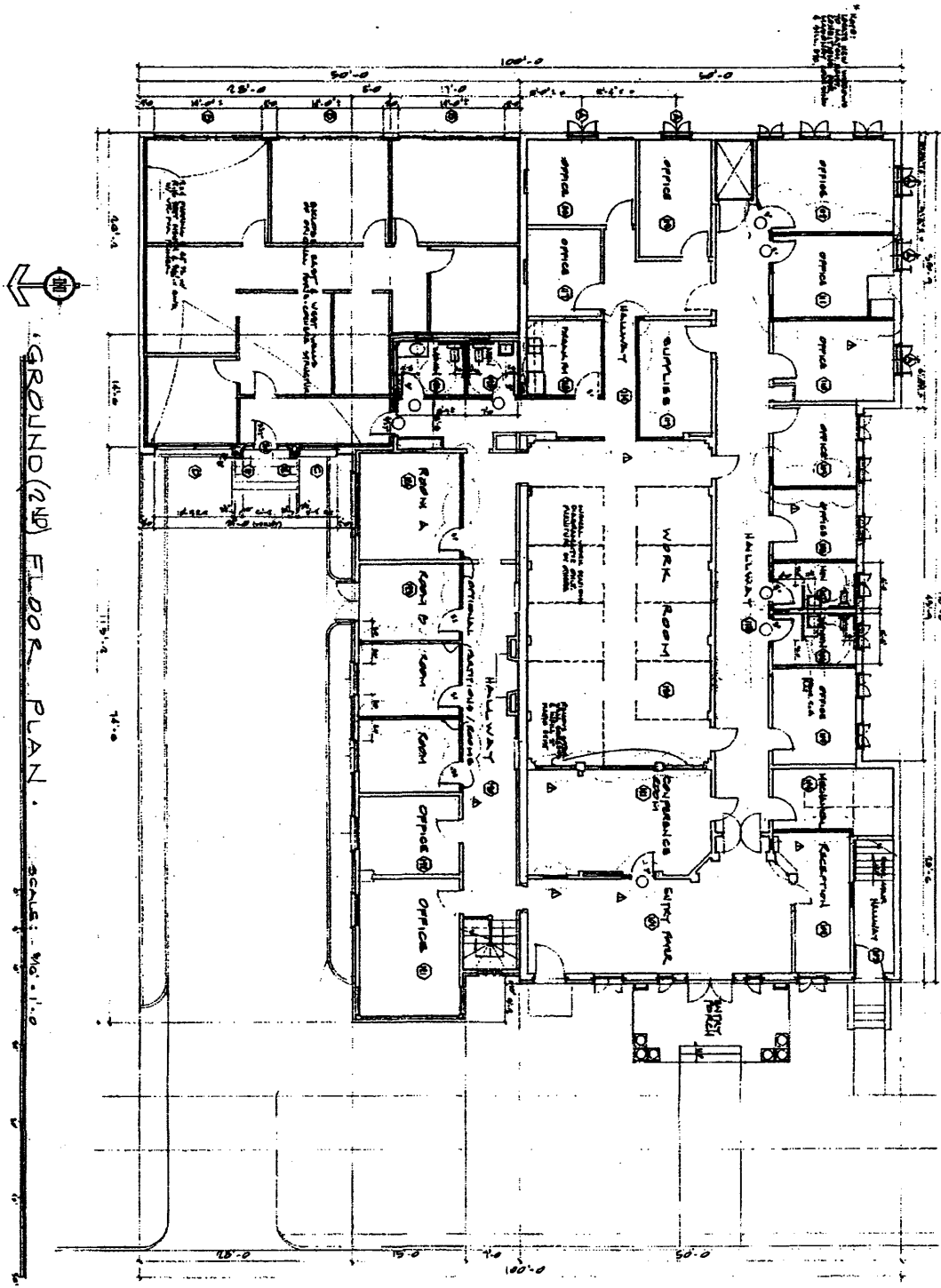
**717 TACOMA AVE. BLDG.**  
717 TACOMA AVE. S. TACOMA, WA 98401

*Handwritten signature*

**Mountain Construction**  
A BETTER WAY OF BUILDING

Mountain Construction Inc.  
General Contractors, LLC & HOLDINGS  
707 South Madison, Tacoma, WA 98402  
Phone: (253) 471-2281 Fax: (253) 471-2299  
EMAIL: dm@mountainconstruction.com

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C.O. LYNN CO. FUNERAL HOME, 717 TACOMA AVE. S., TACOMA (PIERCE COUNTY) WA  
DRAWINGS**



GROUND (2ND) FLOOR PLAN. SCALE: 1/8" = 1'-0"

SHEET  
A-2

DATE  
BY  
CHECKED

INTERIOR REVISIONS  
717 TACOMA AVE. BLDG.  
717 TACOMA AVE. S. TACOMA, WA 98401  
2ND STORY PLAN

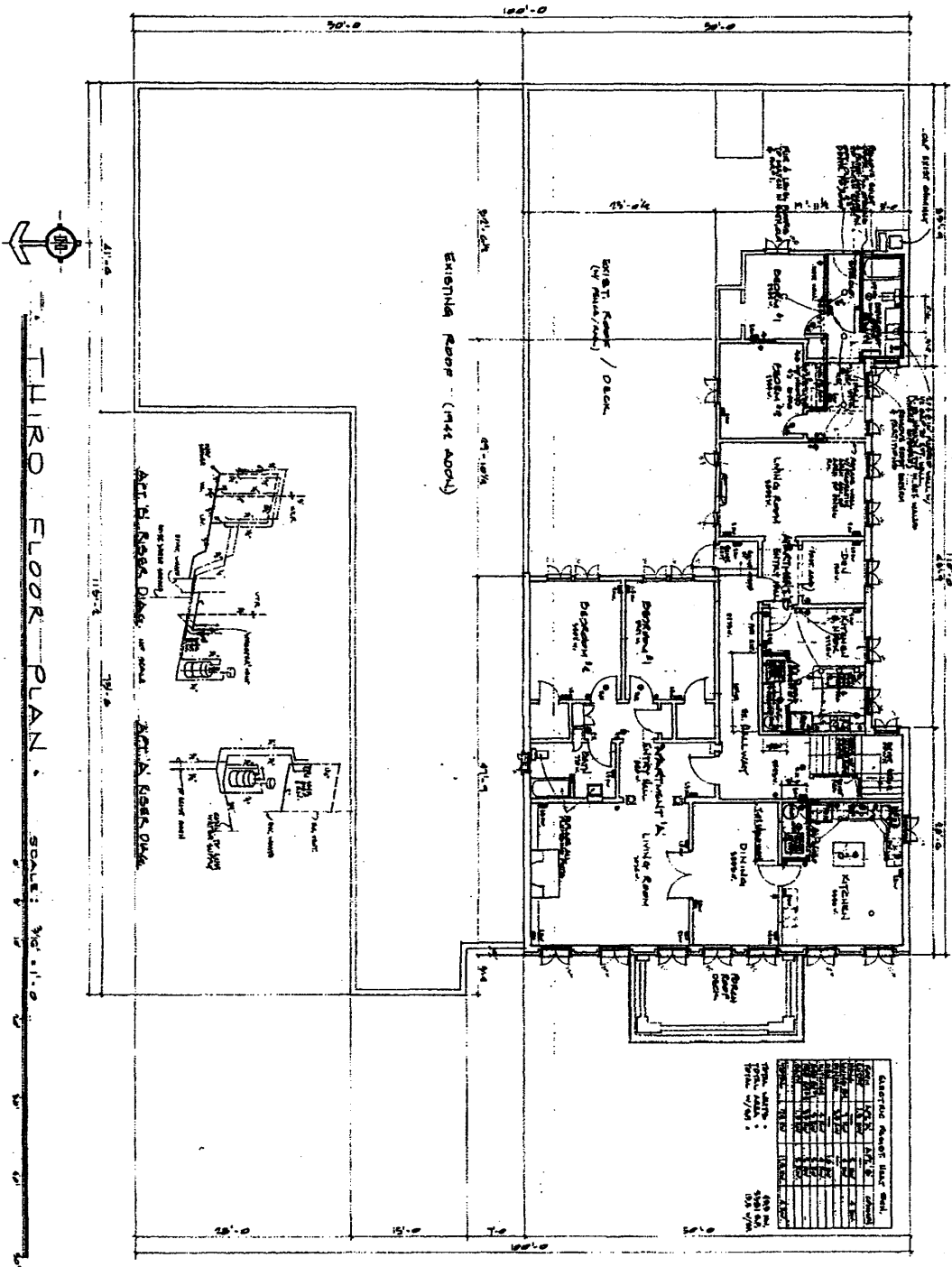


**Mountain Construction**  
A BETTER WAY OF BUILDING

Mountain Construction Inc.  
General Contractors - LIC # MOUNT00000000  
1907 South Hillside, Tacoma, WA 98402  
Phone (253) 435-3300 Fax (253) 435-3399  
Web: 425.435.3300@mountainconstruction.com



**NATIONAL REGISTER NOMINATION  
C.O. LYNN CO. FUNERAL HOME, 717 TACOMA AVE. S., TACOMA (PIERCE COUNTY) WA  
DRAWINGS**



59 BLDG. APARTMENT T.I.'s  
117 TACOMA AVE. BLDG.  
117 TACOMA AVE. S., TACOMA, WA 98402



**Mountain Construction**  
A BETTER WAY OF BUILDING

Mountain Construction Inc.  
General Contractors, LLC # AR000027962  
7407 South Holladay, Tacoma, WA 98408  
Phone: (253) 413-1301 Fax: (253) 413-1399  
Email: [info@mountainconstruction.com](mailto:info@mountainconstruction.com)

**NATIONAL REGISTER NOMINATION**

**C.O. LYNN CO. FUNERAL HOME, 717 TACOMA AVE. S., TACOMA (PIERCE COUNTY) WA**

**PHOTOGRAPHS**



1919. C.O. Lynn Co. Funeral Home. West (main) facade. Washington State Historical Society. Marvin Boland photographer.

**NATIONAL REGISTER NOMINATION  
C.O. LYNN CO. FUNERAL HOME, 717 TACOMA AVE. S., TACOMA (PIERCE COUNTY) WA  
PHOTOGRAPHS**



1924. C.O. Lynn Co. Funeral Home. West (main) facade. Tacoma Public Library. Marvin Boland photographer.

**NATIONAL REGISTER NOMINATION  
C.O. LYNN CO. FUNERAL HOME, 717 TACOMA AVE. S., TACOMA (PIERCE COUNTY) WA  
PHOTOGRAPHS**



1931. C.O. Lynn Co. Funeral Home. Company hearse in front of building. Washington State Historical Society. Chapin Bowen photographer.

**NATIONAL REGISTER NOMINATION  
C.O. LYNN CO. FUNERAL HOME, 717 TACOMA AVE. S., TACOMA (PIERCE COUNTY) WA  
PHOTOGRAPHS**



1944. C.O. Lynn Co. Funeral Home. West (main) facade. Washington State Historical Society. Chapin Bowen photographer.

**NATIONAL REGISTER NOMINATION  
C.O. LYNN CO. FUNERAL HOME, 717 TACOMA AVE. S., TACOMA (PIERCE COUNTY) WA  
PHOTOGRAPHS**



1948. C.O. Lynn Co. Funeral Home. West (main) facade and partial south facade, looking northeast. Tacoma Public Library.

**NATIONAL REGISTER NOMINATION  
C.O. LYNN CO. FUNERAL HOME, 717 TACOMA AVE. S., TACOMA (PIERCE COUNTY) WA  
PHOTOGRAPHS**



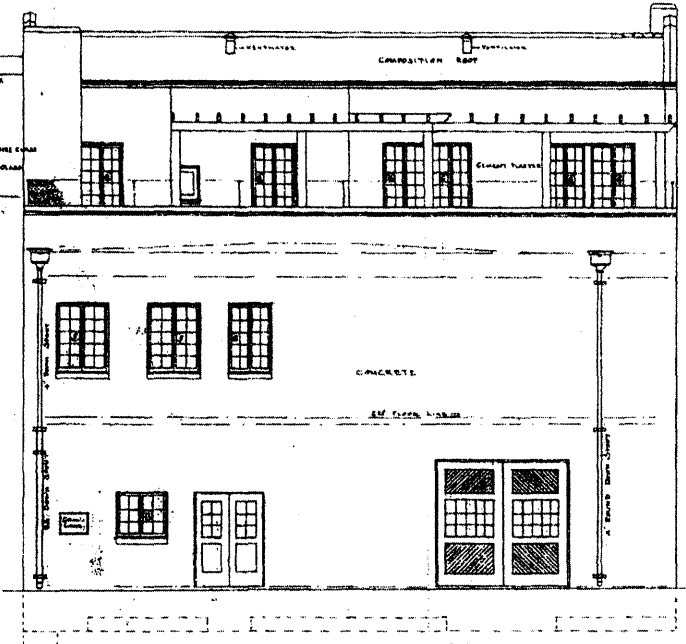
1951. C.O. Lynn Co. Funeral Home. Interior photograph taken from the chapel looking into the residuary in center (with casket). Pulpit is on far left. Tacoma Public Library.

NATIONAL REGISTER NOMINATION  
 C.O. LYNN CO. FUNERAL HOME, 717 TACOMA AVE. S., TACOMA (PIERCE COUNTY) WA  
 DRAWINGS

**WINDOW SCHEDULE**

3	NO. 1	2-BAY	18" x 27 1/2"	1/2" x 1/2" CIRCLE TOP TRANSOM
4	NO. 2	3-BAY	18" x 27 1/2"	1/2" x 1/2" CIRCLE TOP TRANSOM
5	NO. 3	2-BAY	18" x 27 1/2"	1/2" x 1/2" CIRCLE TOP TRANSOM
6	NO. 4	2-BAY	18" x 27 1/2"	1/2" x 1/2" CIRCLE TOP TRANSOM
7	NO. 5	2-BAY	18" x 27 1/2"	1/2" x 1/2" CIRCLE TOP TRANSOM
8	NO. 6	2-BAY	18" x 27 1/2"	1/2" x 1/2" CIRCLE TOP TRANSOM
9	NO. 7	2-BAY	18" x 27 1/2"	1/2" x 1/2" CIRCLE TOP TRANSOM
10	NO. 8	2-BAY	18" x 27 1/2"	1/2" x 1/2" CIRCLE TOP TRANSOM
11	NO. 9	2-BAY	18" x 27 1/2"	1/2" x 1/2" CIRCLE TOP TRANSOM
12	NO. 10	2-BAY	18" x 27 1/2"	1/2" x 1/2" CIRCLE TOP TRANSOM
13	NO. 11	2-BAY	18" x 27 1/2"	1/2" x 1/2" CIRCLE TOP TRANSOM

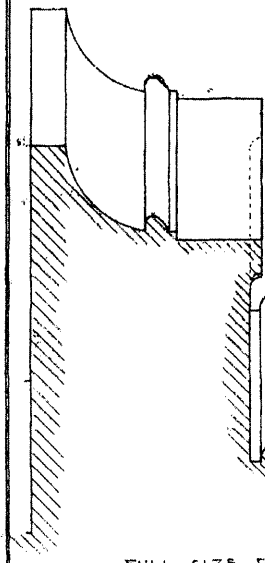
VENTILATOR  
COMPOSITION EGG  
CONCRETE  
EIF. GREEN WOOD  
CROWN PLASTER  
TERRAZZO TOP  
BRICK  
CEMENT  
METAL  
WOOD  
GLASS  
MATERIALS  
VERITY-KUMALA & SONS CO. WINDOWS



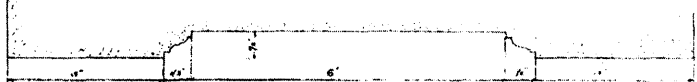
EAST ELEVATION  
SCALE 3/4" = 1'-0"



TACOMA AVENUE ELEVATION  
SCALE 1/4" = 1 FOOT



FULL-SIZE PLASTER CORNICE & PILASTER CAP IN LOBBY, CHAPEL AND RESIDUARY



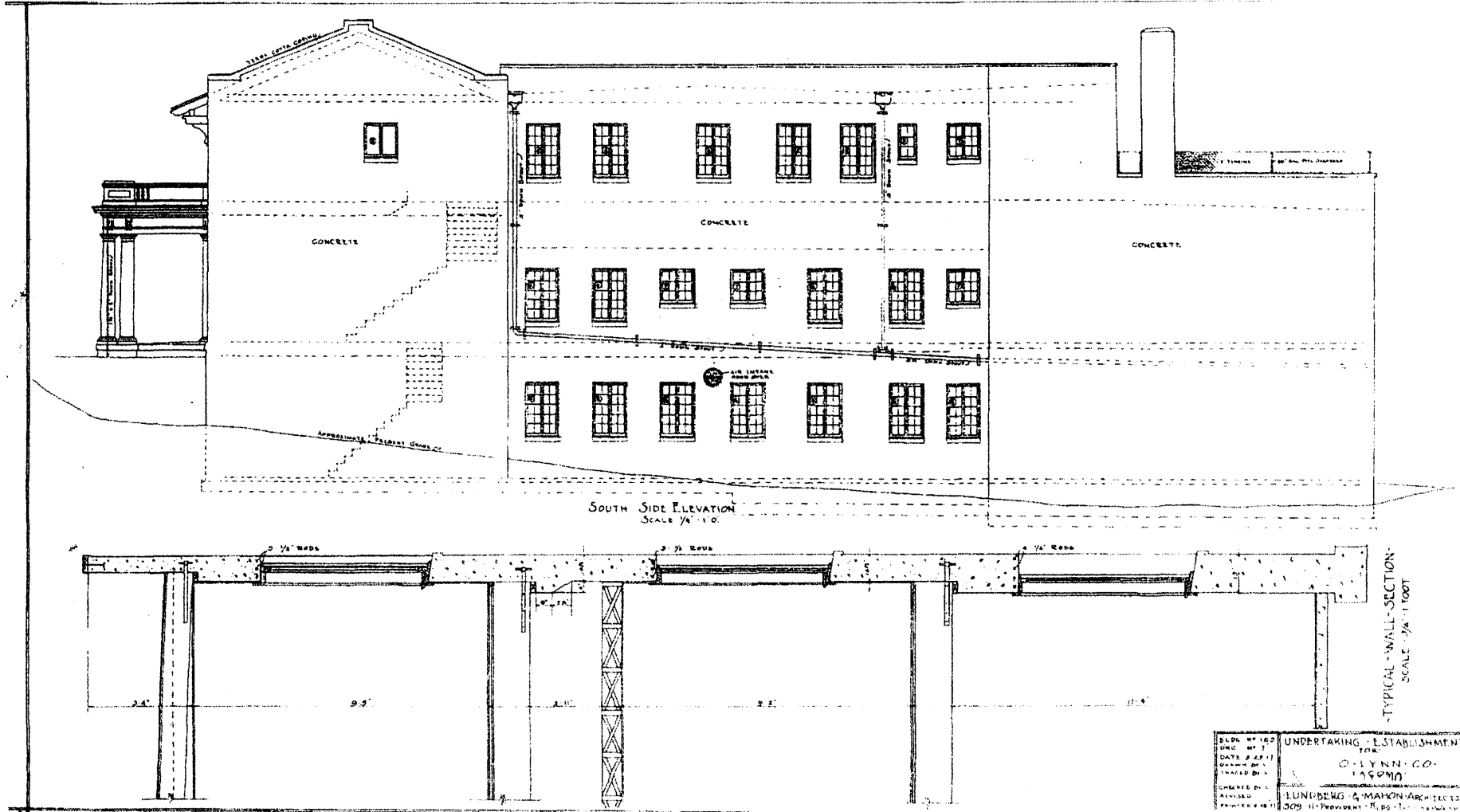
FULL-SIZE DETAIL OF PLASTER, PILASTER AND BEAMS

FULL-SIZE PANEL MOULDINGS

DED. NO. 162 PROJ. NO. 5 DATE 4/17 DRAWN BY M CHECKED BY L REVISED PRINTED 1917	UNDERTAKING ESTABLISHMENT C. O. LYNN CO. TACOMA LUNDBERG & MARON ARCHITECTS 309 1/2 PRYOR BLVD. TACOMA, WASH.
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NATIONAL REGISTER NOMINATION  
 C.O. LYNN CO. FUNERAL HOME, 717 TACOMA AVE. S., TACOMA (PIERCE COUNTY) WA  
 DRAWINGS

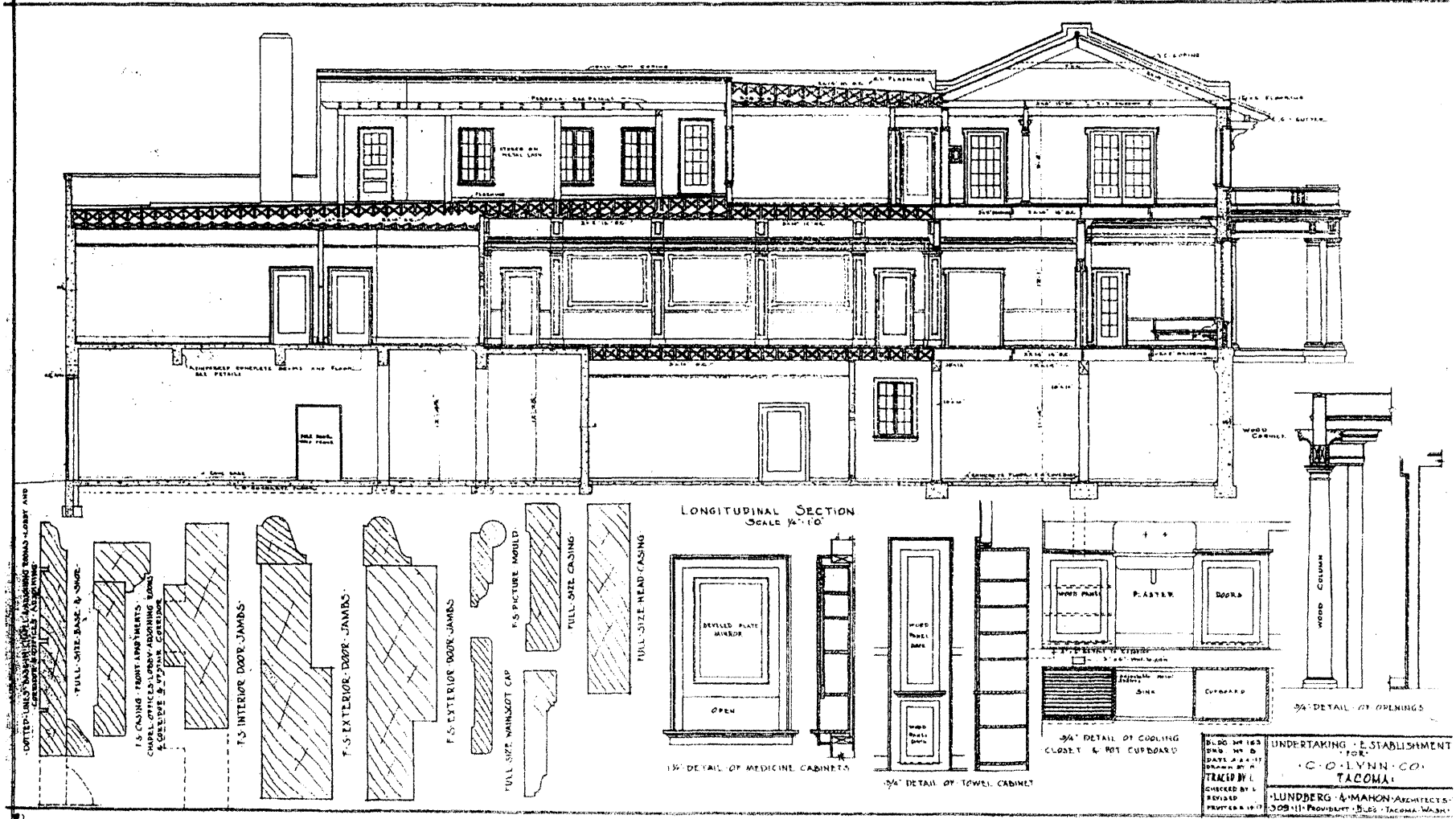


SOUTH SIDE ELEVATION  
 SCALE 3/4" = 1'-0"

TYPICAL WALL SECTION  
 SCALE 3/4" = 1'-0"

BLDG. NO. 160	UNDERTAKING ESTABLISHMENT
DWG. NO. 3	FOR
DATE 2-22-11	O. LYNN CO.
QUANTITY NO. 1	TACOMA
TRAFFIC NO. 1	
CHARTER NO. 1	
REVISED	LUNDBERG & MARON ARCHT. ENGRS.
PRINTED AT 11	309 - 11 - PROGRESS - TACOMA - WASH.

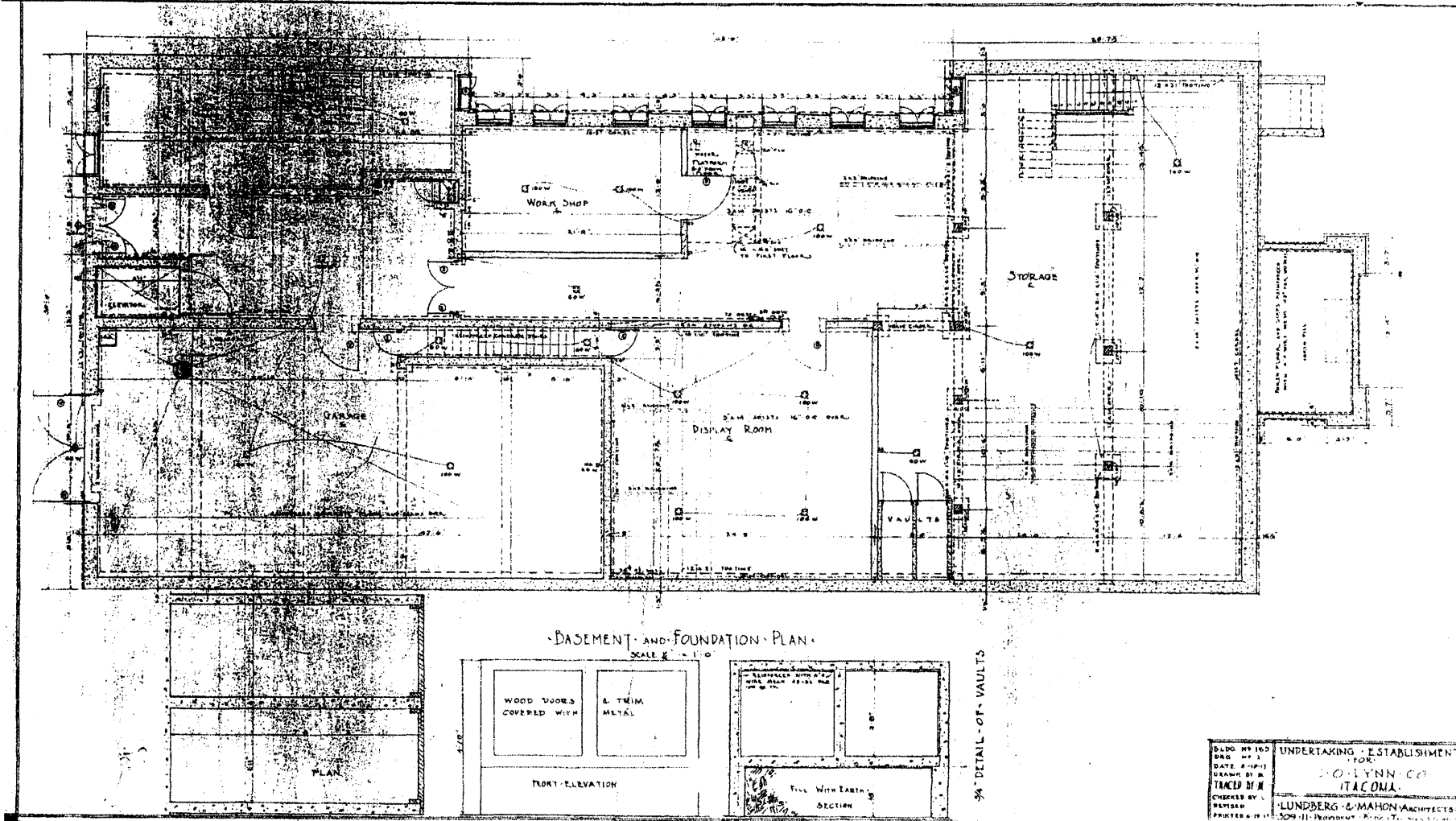
NATIONAL REGISTER NOMINATION  
 C.O. LYNN CO. FUNERAL HOME, 717 TACOMA AVE. S., TACOMA (PIERCE COUNTY) WA  
 DRAWINGS



BLDG NO 163  
 DIST. NO 2  
 DATE 12-2-17  
 DRAWN BY  
 TRACED BY  
 CHECKED BY  
 REVISED BY  
 REVISION 1-17

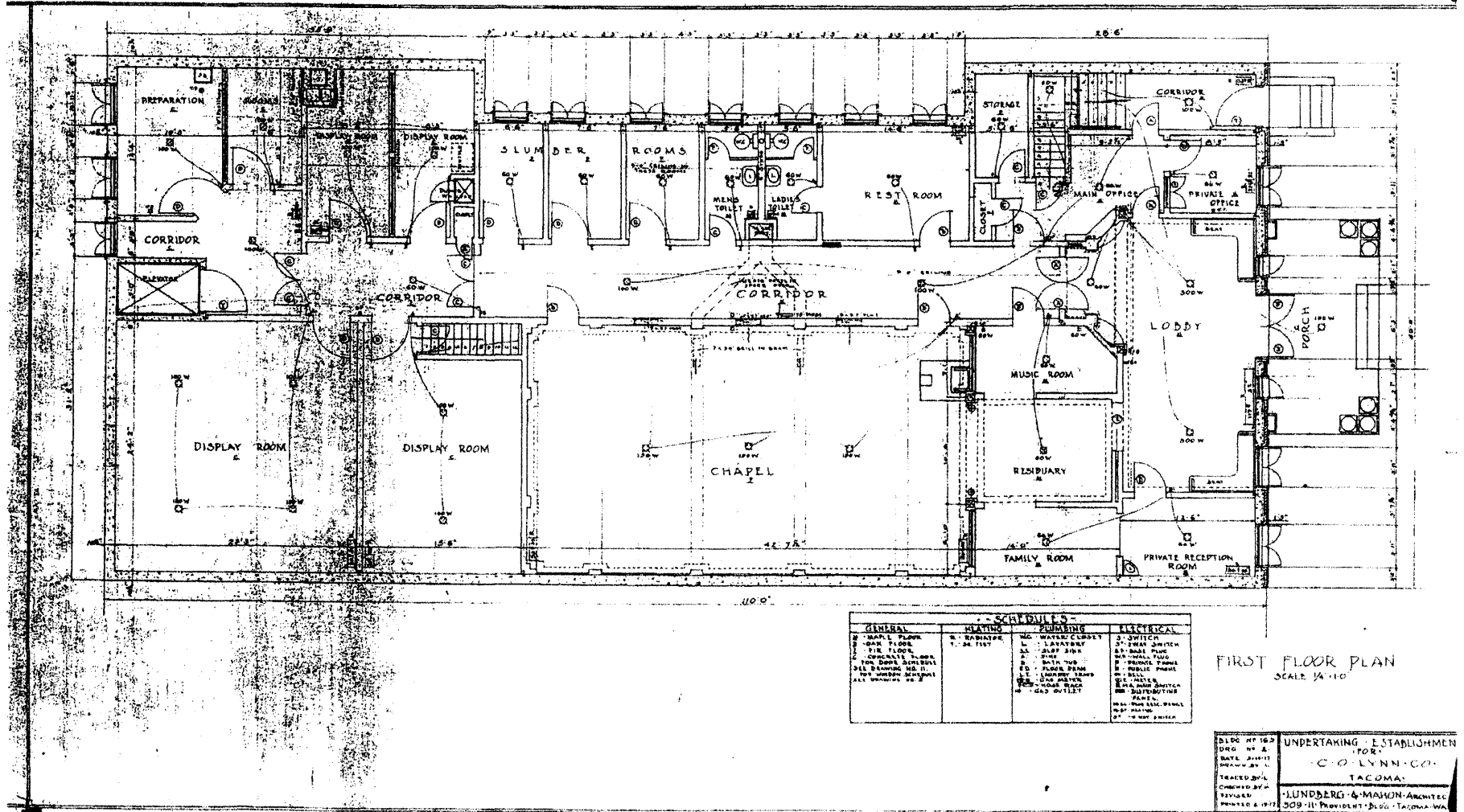
UNDERTAKING ESTABLISHMENT FOR  
 C. O. LYNN CO.  
 TACOMA  
 LUNDBERG & MAHON ARCHITECTS  
 309 111 PROVISION BLVD - TACOMA, WASH.

NATIONAL REGISTER NOMINATION  
 C.O. LYNN CO. FUNERAL HOME, 717 TACOMA AVE. S., TACOMA (PIERCE COUNTY) WA  
 DRAWINGS



BLDG. NO. 160	UNDERTAKING ESTABLISHMENT	
ORG. NO. 1	FOR	
DATE 4-19-17	C. O. LYNN CO.	
DRAWN BY M.	TACOMA.	
CHECKED BY M.	LUNDBERG & MAHON ARCHITECTS	
REVISIONS	109-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000	

NATIONAL REGISTER NOMINATION  
 C.O. LYNN CO. FUNERAL HOME, 717 TACOMA AVE. S., TACOMA (PIERCE COUNTY) WA  
 DRAWINGS



**SCHEDULES**

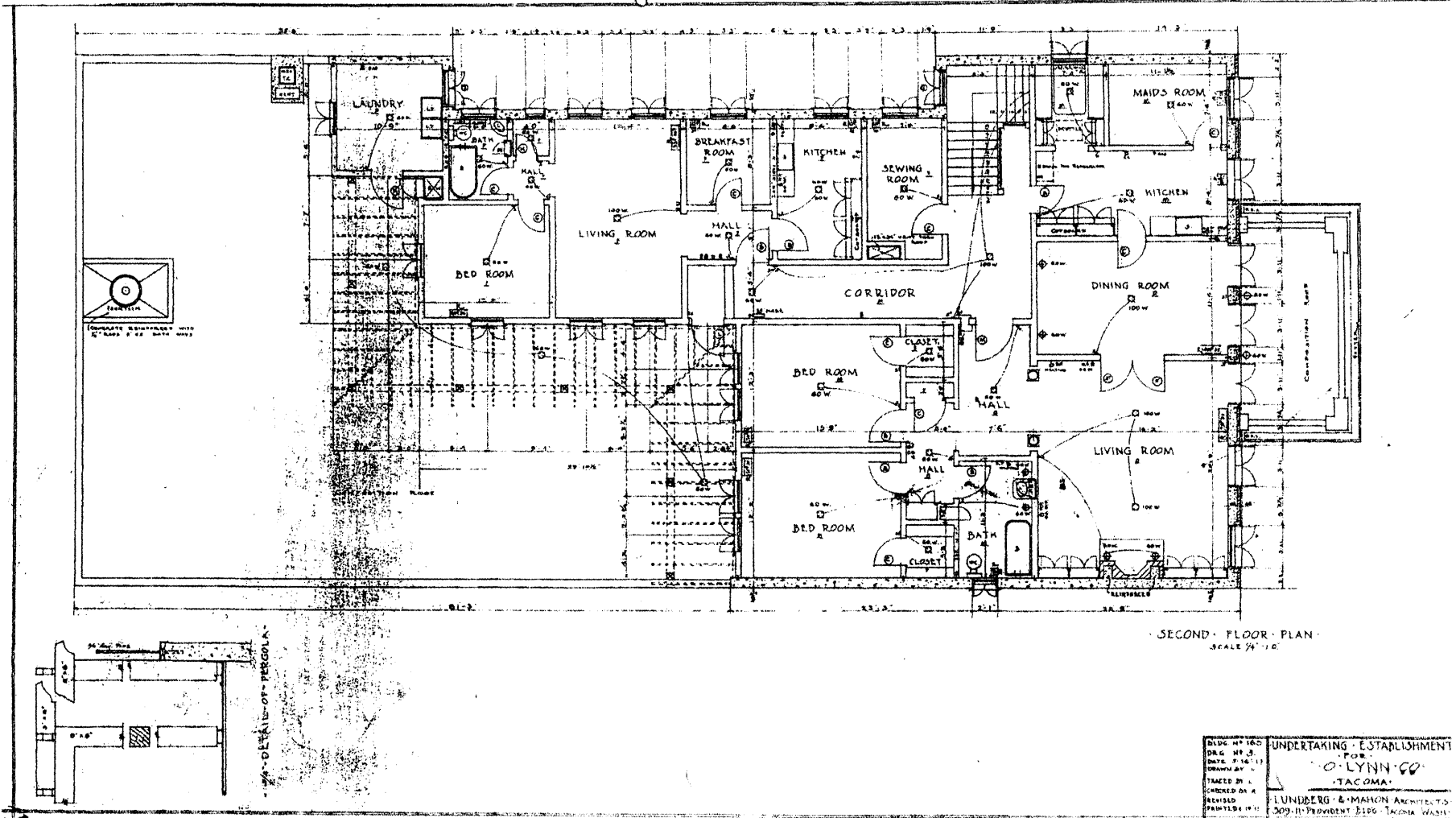
GENERAL	HEATING	PLUMBING	ELECTRICAL
1 - WALL PAPER	1 - RADIATOR	1 - WATER CLOSET	1 - SWITCH
2 - OAK FLOOR	2 - GAS FITTING	2 - LAVATORY	2 - SWAY SWITCH
3 - VIB. FLOOR		3 - SINK	3 - WALL SWITCH
4 - CORK TILE FLOOR		4 - SINK SINK	4 - WALL PLUG
5 - TILE		5 - BATH TUB	5 - PANEL PANEL
6 - BATHING U.G. II.		6 - LOCKER	6 - PUBLIC PHONE
7 - WOODEN SKIRTING		7 - GAS WATER	7 - BELL
8 - ALL WOODWORK TO BE PAINTED		8 - GAS RIGID	8 - GAS SWAY SWITCH
		9 - GAS OUTLET	9 - SUBSTITUTION
			10 - FACE
			11 - WALL SWAY PANEL
			12 - SWAY
			13 - NOT SHOWN

FIRST FLOOR PLAN  
 SCALE 1/4" = 1'-0"

BLDG. NO. 163  
 DRG. NO. 4  
 DATE: 2-11-11  
 DRAWN BY: L.  
 TRACED BY: L.  
 CHECKED BY: A.  
 REVISED BY:  
 PRINTED: 2-11-11

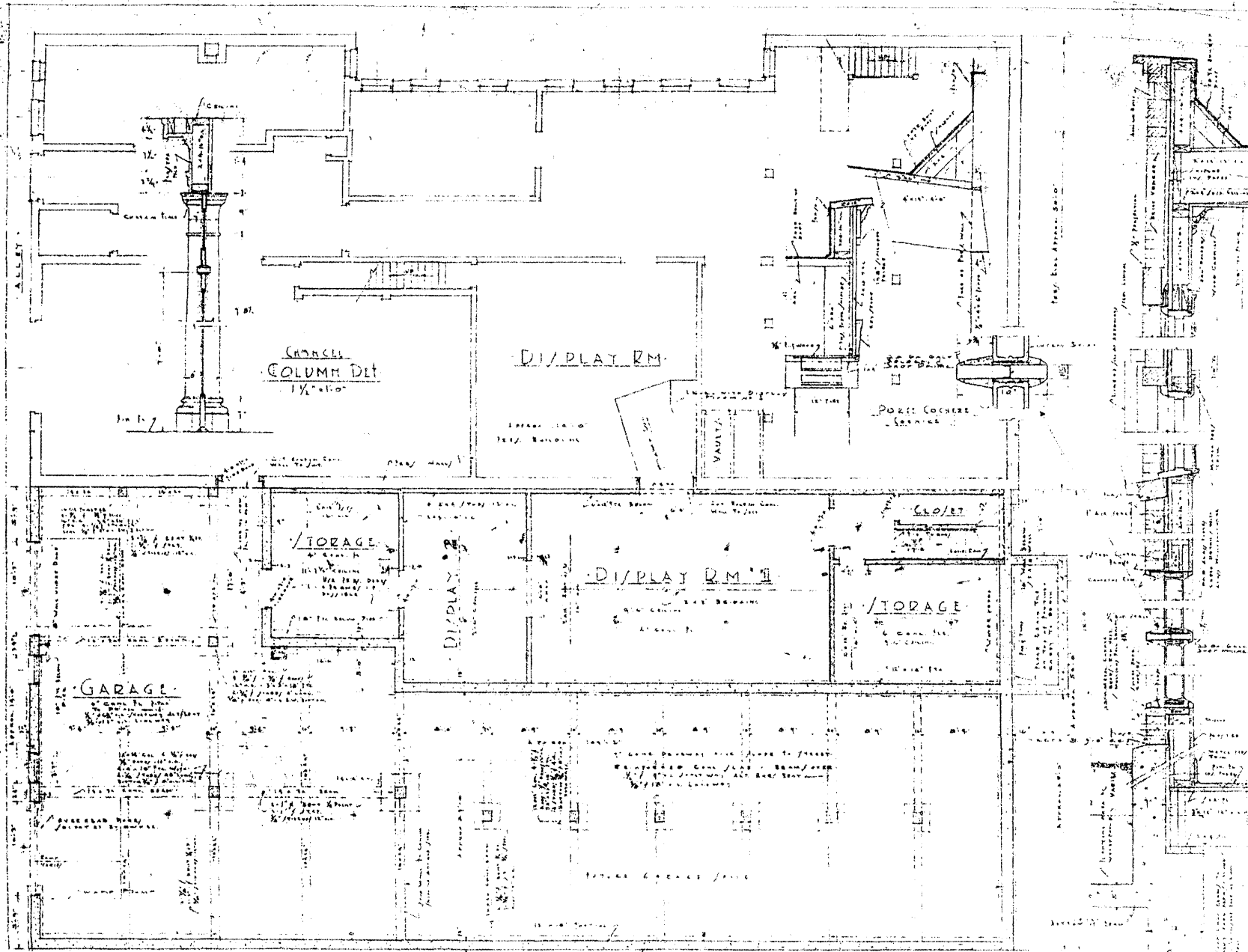
UNDERTAKING ESTABLISHMENT  
 "FOR"  
 C. O. LYNN CO.  
 TACOMA  
 LUNDBERG & MAHON ARCHITECTS  
 509-111 PROVIDENT BLDG. TACOMA, WA

NATIONAL REGISTER NOMINATION  
C.O. LYNN CO. FUNERAL HOME, 717 TACOMA AVE. S., TACOMA (PIERCE COUNTY) WA  
DRAWINGS



BLDG. NO. 140	UNDERTAKING ESTABLISHMENT
DRG. NO. 3	P.O.B.
DATE: 7-16-11	C.O. LYNN CO.
DRAWN BY: J.	TACOMA
TRACED BY: J.	
CHECKED BY: K.	
REVISID: J.	
PRINTED BY: J.	LUNDBERG & MASON ARCHITECTS
	309-11-1/2 PREVIDENT BLDG. TACOMA, WASH.

NATIONAL REGISTER NOMINATION  
C.O. LYNN CO. FUNERAL HOME, 717 TACOMA AVE. S., TACOMA (PIERCE COUNTY) WA  
DRAWINGS

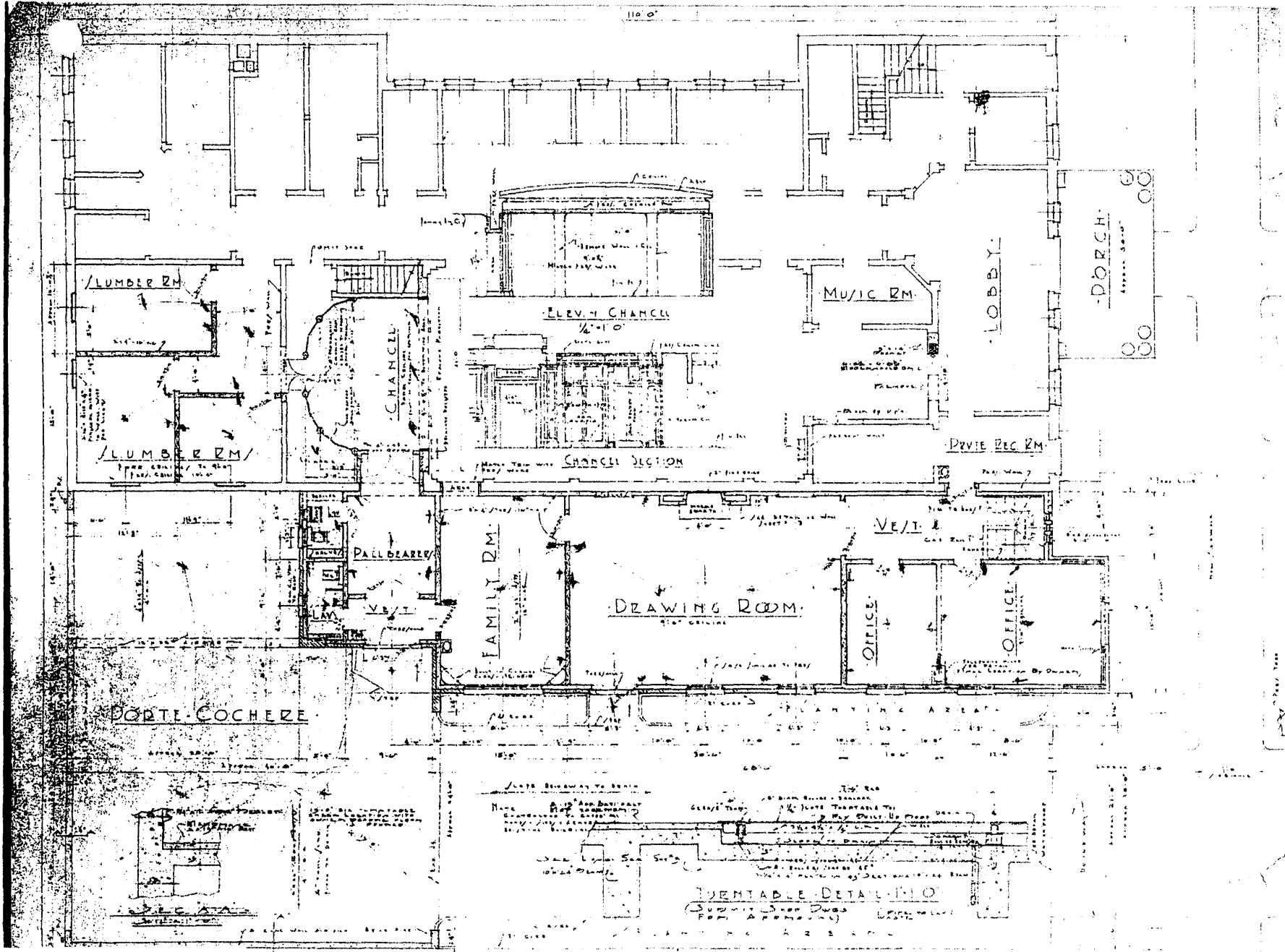


FOUNDATION PLAN 4' x 10"

SECTION 2-10

SECTION COLUMN  
DEPART. 107  
SILAS E. NELSON  
ARCHT.

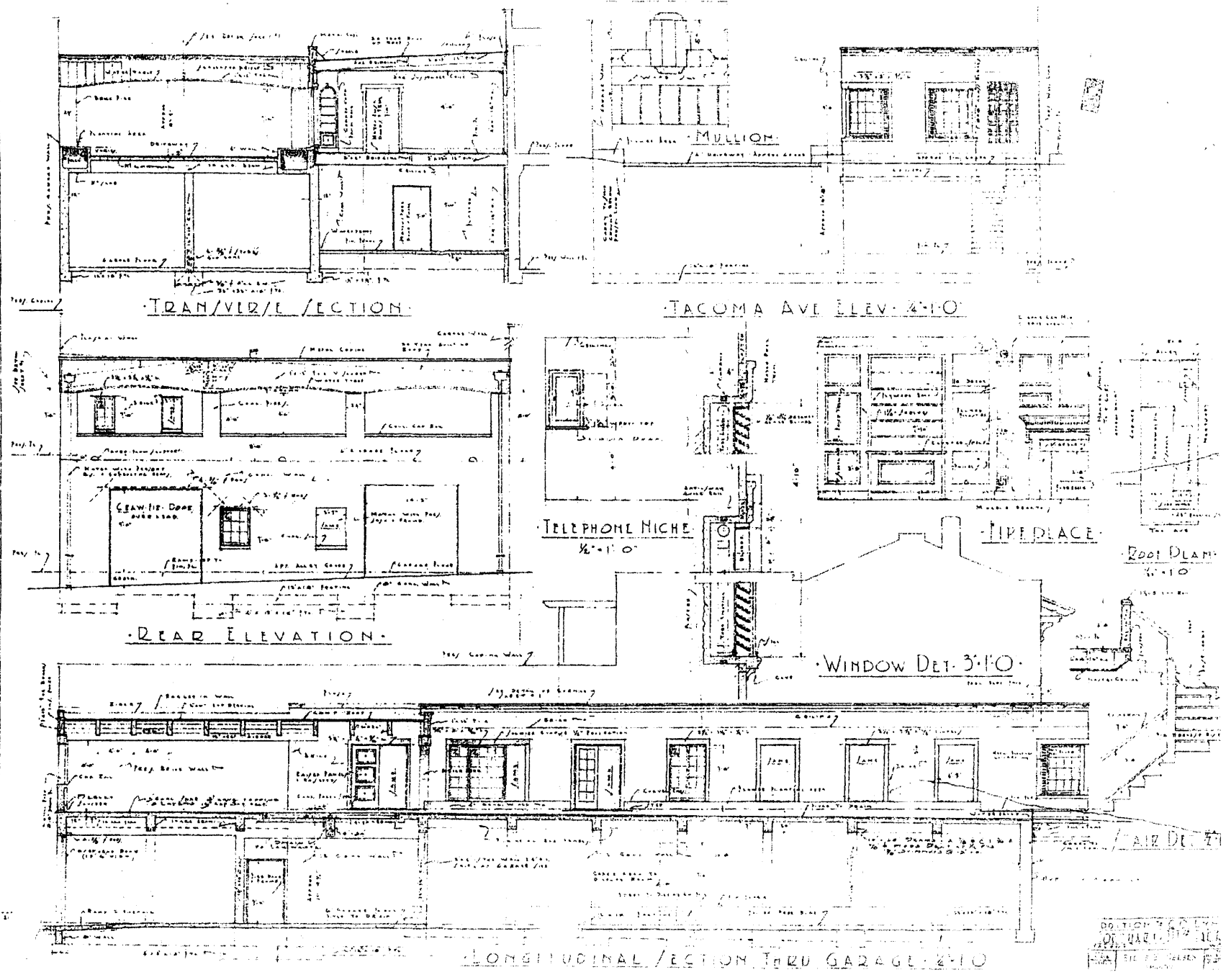
NATIONAL REGISTER NOMINATION  
C.O. LYNN CO. FUNERAL HOME, 717 TACOMA AVE. S., TACOMA (PIERCE COUNTY) WA  
DRAWINGS



MAIN FLOOR PLAN 4'-10"

ARCHITECTURE  
C. O. LYNN CO. FUNERAL HOME  
717 TACOMA AVE. S.  
TACOMA, WASH. STATE

NATIONAL REGISTER NOMINATION  
C.O. LYNN CO. FUNERAL HOME, 717 TACOMA AVE. S., TACOMA (PIERCE COUNTY) WA  
DRAWINGS



POSITION & ELEV.  
OF HARDWARE  
SEE THE RECORDS