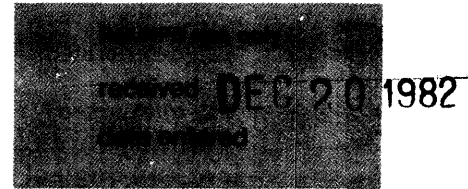


United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Haddaway Hall

and/or common Weyerhaeuser Mansion

2. Location

street & number 4301 N. Stevens _____ not for publication

city, town Tacoma _____ vicinity of ~~Congressional District~~

state Washington code 053 county Pierce code 053

3. Classification

| Category | Ownership | Status | Present Use |
|---|---|---|---|
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input type="checkbox"/> commercial |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input checked="" type="checkbox"/> educational |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment |
| <input type="checkbox"/> object | <input type="checkbox"/> n/a in process | <input type="checkbox"/> yes: restricted | <input type="checkbox"/> government |
| | <input type="checkbox"/> n/a being considered | <input checked="" type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial |
| | | <input type="checkbox"/> no | <input type="checkbox"/> military |
| | | | <input type="checkbox"/> museum |
| | | | <input type="checkbox"/> park |
| | | | <input type="checkbox"/> private residence |
| | | | <input checked="" type="checkbox"/> religious |
| | | | <input type="checkbox"/> scientific |
| | | | <input type="checkbox"/> transportation |
| | | | <input type="checkbox"/> other: |

4. Owner of Property

name Northwest Baptist Seminary

street & number 4301 N. Stevens

city, town Tacoma _____ vicinity of _____ state Washington 98407

5. Location of Legal Description

courthouse, registry of deeds, etc. Pierce County Assessor

street & number 2401 S. 35th Street

city, town Tacoma _____ state Washington 98409

6. Representation in Existing Surveys

title Tacoma Cultural Resource Survey has this property been determined eligible? yes no

date April 1981 _____ federal _____ state _____ county local

depository for survey records Tacoma Department of Community Development

city, town 740 St. Helens, Tacoma _____ state Washington 98402

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

Haddaway Hall and its grounds are magnificently sited on a headland with expansive views of Puget Sound to the north and Mount Rainier to the southeast. Although now flanked on two sides by homes of many different sizes and styles, Haddaway Hall retains an atmosphere of graceful repose, due largely to the trees which obscure views from the street and the position of the home on the building lot. Its use has changed from the residence of one of the Pacific Northwest's most noted businessmen to a seminary, but its careful design and construction have not been altered in a substantial way.

Built originally by John P. Weyerhaeuser, Sr., Haddaway Hall is bordered on the west and south by a brick wall; gateways in the wall give way to an arced drive. The main residence is placed mid way on the northeast side of the drive, and a greenhouse and carriage house form a small compound adjacent to the western property boundary. During its use as a novitiate by the Sisters of St. Dominic, a chapel and a seminary were added to the grounds. The chapel reflects the styling of the manor house and is joined to it by a brick masonry passage to the southeast. A two story brick classroom and library building is located to the southwest of the drive. It is of anonymous design and screened by landscaping and neither the seminary nor the chapel intrude upon the sense established by the dominating original buildings of the Weyerhaeuser estate.

The handsome brick manor house and outbuildings were designed in a Jacobethan Revival style by architects F.B. Meade and James Hamilton of Cleveland, Ohio. The residence is accented by six and eight foot high brick buttresses at the intersection of each building or projecting corner, and each buttress is edged and capped with sandstone blocks. Vertical and inclined wooden planks recall half-timbering in the gables and wings; interstices are filled with brick laid up in herring bone and basket weave patterns. The barge board on the dormers are carved in the pattern of dogwood, and the dogwood accents are carried into the house and are evident in most of the patterns found on the plaster ceilings and plastered beams. The dogwood pattern is even carried to the small petals surrounding the light bulb retainers in all of the light fixtures.

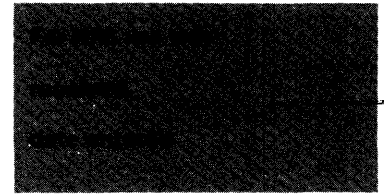
The front entry and opposite facing rear loggia are flat faced except for projecting oriel windows on the second floor level. These two central features project away from the building about six feet and are capped by crenellated parapets. Flanking the entry are two south facing gabled ends three stories in height but with their ridges intersecting the main roof below the ridge. At the third floor level project three small dormers, one at the center point of the building and one evenly spaced at each third point of the remaining roof. On the front parapetted entry is a sandstone inlay containing an incomplete coat of arms.

To the west side of the major dormer projections is a massive fireplace system with three interlocking diamonds. To the east is a smaller chimney system with two flues. The west chimney contains a blank sandstone inlay of original design.

The dormers on the opposite or northeast elevation contain the same detailing. However, only one dormer contains an inlay or was even designed for one. It contains, at about the second floor level, a sandstone inlay depicting a fish with a hook in its mouth. While the selection of this device is at present unknown, it may be an adaptation of a traditional religious symbol. This seems likely since the property was once owned by

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Whitworth College, a Presbyterian institution, and John Weyerhaeuser was considered a strong Presbyterian. This facade almost duplicates the entry or south side, except that the lower portion of the loggia forms an arcade with five arches. From this loggia, one steps onto a terrace with a most spectacular view of Commencement Bay, Browns Point, and a portion of Tacoma's industrial area. There is Wilkeson sandstone inlay over the middle arch of the arcade. Surrounding the terrace is a sandstone balustrade with steps leading down to a garden area.

The southeast end of the house has on its first floor an observatory/solarium which once gave a direct axial view of Mt. Rainier. In fact, one could stand in three rooms within the house and look directly at the mountain. There now stands a chapel on the ground east of the main house, thus effectively blocking the view eastward. At uniform distances around the first floor level are perfect semi-circular brick window wells affording light to the basement rooms. These are protected by iron grates.

The roof of the entire structure, as well as the carriage house and greenhouse work room, is covered with six inch by twelve inch tile one-half inch thick. The rear side of each tile has one-inch wide lands and grooves about one-sixteenth inch thick. The upper face of each tile has sharp cut grooves quite close together. This visual appearance has led many to believe that the roofing is of cedar shingles, which was probably the visual intent. The method of attaching the tile to the sub-roofing cannot be determined. Extra tiles lay in the greenhouse on the main table. Each of these wood-grain appearing tiles bear the inscription Chicago Imperial Tile on their rear sides. All gutters, rain leaders, and ridge caps are copper.

The house is 120 feet long and is 55 feet wide at its greatest point. As the building narrows and widens, the interior spaces change in purpose and in character.

The first floor contains, from west to east, the pantry, meat room, butler's pantry (with built-in breakfast room) with a walk-in silver vault, elevator, ice room, kitchen, and flower room. Then the dining room opposite the sitting hall, the entry opposite the loggia, and a vaulted ceiling library (facing south) opposite the north and east facing living room. Contained in the living room is an Aeolian Duo-Art pipe organ. This organ is actually a reproducing organ and several dozen player rolls remain. The pipes and vacuum mechanism, located in the basement, are still in excellent condition.

The second floor contains, from west to east, maids' rooms C, A (with bath), B, D (with bath), an elevator, and linen rooms. The central hall and stairs from the first floor follow, and to the east are bedrooms A (with bath and dressing rooms), B (with a bath directly over the front entry), and bedrooms C and D. In the northeast corner is a sitting room which formerly afforded a view of Mt. Rainier. The servants were definitely separated from the main sleeping quarters of the family. There is even an iron gate in a concealed pocket that can close off the family's quarters from the rest of the house.

The third floor is comprised of very small quarters and storage rooms. The third floor is very plain, remote, and utilitarian except for one large well tiled bathroom called the "massage room." The original purpose and function of the large space, beyond the function of a bathroom, is unknown.

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The basement contains a fruit room, dry room, laundry, play room, store room, fuel room, heater room, elevator machine room, and organ blower room (a galvanized sheet iron lined room with an air-tight refrigerator door leading to it). The blower room is eleven feet below grade and is used to create the vacuum required to operate the pipe organ on the first floor. A short hallway is next, then a wood room and wood lift to the upper floors. All of the rooms in the basement are finished except for one corner room which is constructed of stone on its four sides, two of which are the foundation walls for the corner of the house above.

All rooms in the house had room annunciators to ring signals and light a numbered signal station in the kitchen and basement. The room panels are gone, although the kitchen panel and wiring remain.

The interior of the manor house is quite impressive. It still retains the calm and pleasant atmosphere of a well-cared-for residence. Except for carpeting over the hardwood floors, the interior has not been altered. The woodwork is still in excellent condition and left in its natural finish. The first floor is especially noted for the arched or vaulted ceiling (reputedly imported from a European castle) in the library, solid oak dining room trim and built-in cabinets, copper tops in the scullery areas, mirrored built-in huntboard in the butler's pantry, leaded glass cabinets and windows in the flower room, and a considerable amount of leaded glass cabinets for dishes, etc. Prior to being served in the dining room, the food was prepared in the kitchen, then dished into serving bowls and platters in the serving room next to the dining room.

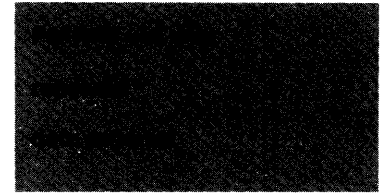
Dogwood detailing abounds in all first floor rooms from the onyx sconces in the solarium to the pressed metal on the light fixtures. The solarium, with Gothic arched French doors and red brick floor, is almost a greenhouse of its own, and gives a pleasant diversion from the other living areas. A grand stairway with carved balusters leads to the second floor.

The second floor is noted for its gold leaf chandeliers and cedar lined closets; most of the closets have jamb buttons that turn off the closet light when the door is closed. Each guest room has a door on each side of the jamb for added privacy. The sitting room has its own fireplace as does the north bedroom. All bathrooms have tile walls and marble window sills, and all showers have thermometers in the plumbing so that a person taking a shower can see the temperature of the water and adjust as necessary. The hallway behind the family bedrooms is lined with linen cabinets and provides private access to all the other rooms in the family area without the need of passing through the sitting room.

The second floor main hall landing at the top of the stairs is especially noted for its plaster detailing and natural finish on the oak trim, mouldings, and paneling. The acorn and dogwood design appears on all woodwork and ceiling plaster; however, the servants quarters are quite plain and utilitarian. The main linen rooms contain an ironing board and a small window. The passenger elevator is not now in use. It was unusual in that it had no cage; it was a simple platform, raised and lowered by a motor in the basement.

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The greenhouse is 22 feet by 78 feet with brick and glass construction. Iron mullions separate the window lights and the entire operating mechanical system for the window opener/closers was made in North Tonawanda, New York by the King Construction Company. The greenhouse is in excellent condition, as is the carriage house. The carriage house, with caretakers quarters on the second floor, was modified so that the three sets of double swinging doors were removed and the openings bricked-in. The boiler, located in the lower level of the carriage house, is the original and still functions perfectly to provide hot water to the main house radiators. It was recently converted to natural gas.

At the suggestion of architects Meade and Hamilton, Weyerhaeuser retained the Olmsted Brothers to design the landscaping for his home. Between February of 1922 and January of 1923, the firm prepared 42 drawings which outlined an extensive and highly developed site for Haddaway Hall. The view from the entry of the house was shaped by a carefully sculpted and rigidly symmetrical arc-shaped turf covered berm. At the back of the house, steps from the terrace were to lead down to the Heather Garden, a picturesque rambling of intersecting and branching paths that negotiated the occasionally steep contours with boulder-trimmed steps. East from the terrace, a turf walk leads to an overlook. From the overlook, the Olmsted Brothers called for a formal stairway to an equally formal flower garden with a central pool. A pavilion was to perch at the very edge of the sizeable bluff that was the margin of useable land. West from the terrace was a path that led through a high brick wall to a vegetable garden adjacent to the carriage house.

Despite the extensive planning and interest of the family--Mrs. Weyerhaeuser journeyed to Massachusetts to discuss the proposals--little of the project was built. The vegetable garden and its encircling brick wall was established (it is currently planted with roses) and the easternmost overlook was built, but apparently little else. The grounds are currently set with lawn and plantings that probably owe their origins to the Olmsted design, but the intensive scheme the landscape architects portrayed remained unfulfilled.

8. Significance

| Period | Areas of Significance—Check and justify below | | | |
|---|--|---|---|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ humanitarian |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> theater |
| <input type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> transportation |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> other (specify) |
| | | <input type="checkbox"/> invention | | |

| Specific dates | Builder/Architect |
|----------------|--------------------|
| 1922-23 | Meade and Hamilton |

Statement of Significance (in one paragraph)

The significance of Haddaway Hall lies in its association with its owner, John P. Weyerhaeuser, and in its compelling architectural statement which reflects the careful execution of a style often selected by prosperous individuals in the period following World War I. It is notable too as an estate whose grounds partially fulfill a landscape design issued by the Olmsted Brothers.

Weyerhaeuser is a name synonymous with the timber industry, and it was John P. Weyerhaeuser who brought the family's interest in lumbering from Minnesota. His father, Frederick, was commonly known as the "lumber king," and he raised son John in the family business. The Weyerhaeusers began in the Pacific Northwest in 1900, when they purchased 900,000 acres of timberland from the Northern Pacific Railroad. Following the election of John P. to the presidency of the various firms under family ownership, he moved to Tacoma in 1916. Weyerhaeuser managers are attributed with being among the first who saw timber as an agricultural crop, with cut lands to be replanted and harvested repeatedly. The practice also helped stabilize an industry which previously had been subject to cycles of boom and bust.

In the fall of 1920, Weyerhaeuser purchased the site for Haddaway Hall. The compact parcel lay to the northwest of downtown Tacoma and offered spectacular vistas of Puget Sound, Tacoma's harbor, and Mount Rainier. It was originally part of a land promotion developed by Allen C. Mason in the 1890's, and it was in fact the same set of lots that Mason had selected for his own home. Mason is credited with beginning the city's first library, which he donated to the city in 1893. In 1899, he sold his 60 room mansion to Whitworth College, a Presbyterian institution, where it became the focal point of a cluster of college buildings constructed within the next decade. The city donated the library to the College as well, with the stipulation that it remain open to the public two days each week.

Despite the quality of its campus, support for Whitworth College declined in Tacoma, and in the summer of 1914, the College moved to Spokane; that city became its permanent and present home. Apparently Mason's home--called The Residence during its collegiate associations--remained vacant until purchased by Weyerhaeuser. In any case, it and the library building were razed to make way for new construction. (It is generally acknowledged that some pieces of the Mason house were reused on the grounds at Haddaway Hall, and the secluded southeast overlook is conventionally assigned that origin on the basis of its stone walls and Corinthian columns. However, it does not appear from the historic photos that Corinthian columns were a feature of the Mason house, although the rubble stonework is almost certainly from the earlier building.)

Some sources attribute the selection of the manor-like style of the residence to Anna Weyerhaeuser, John's wife. F.B. Mead and James Hamilton of Cleveland, Ohio, were retained to design the home and its outbuildings, and construction was awarded to the Cornell

9. Major Bibliographical References

Mr. C. Davis Weyerhaeuser, telephone interview, July 10, 1981.

Lonnie Slater, Tacoma Public Schools, draft National Register nomination for Haddaway Hall, 1976.

Ms. Caroline Kellogg, Northwest Baptist Seminary brochure, n.d.

10. Geographical Data

Acreege of nominated property 4.7

Quadrangle name Tacoma North

Quadrangle scale 1:24,000

UMT References

A

| | | | | | | | | | | | | | | | |
|------|---|---------|---|---|---|----------|---|---|---|---|---|---|---|---|---|
| 1 | 0 | 5 | 3 | 8 | 2 | 5 | 7 | 5 | 2 | 3 | 7 | 0 | 6 | 1 | 8 |
| Zone | | Easting | | | | Northing | | | | | | | | | |

B

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|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | | |
| Zone | | Easting | | | | Northing | | | | | | | | | |

C

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| Zone | | Easting | | | | Northing | | | | | | | | | |

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| Zone | | Easting | | | | Northing | | | | | | | | | |

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| Zone | | Easting | | | | Northing | | | | | | | | | |

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| Zone | | Easting | | | | Northing | | | | | | | | | |

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| Zone | | Easting | | | | Northing | | | | | | | | | |

H

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| | | | | | | | | | | | | | | | |
| Zone | | Easting | | | | Northing | | | | | | | | | |

Verbal boundary description and justification

Block 1 replat of Wingard's Addition; Block 4 of Hill's Addition; Blocks 17, 18, and 19 of Mason's Waterfront Addition

List all states and counties for properties overlapping state or county boundaries

| state | n/a | code | county | code |
|-------|-----|------|--------|------|
| | | | | |

| state | n/a | code | county | code |
|-------|-----|------|--------|------|
| | | | | |

11. Form Prepared By

name/title William G. Collins

organization _____

date August 1, 1981

street & number 420 Cedar Avenue South

telephone 226-7227

city or town Renton

state Washington 98055

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature _____

title Jacob S. Thon

date Dec. 10, 1982

For NPS use only

I hereby certify that this property is included in the National Register

Alvin Byers

National Register

date 1/27/83

Keeper of the National Register

Attest:

date

Chief of Registration

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Brothers of Tacoma. Work was completed in 1923. Family tradition also attributes the naming of the estate to Mrs. Weyerhaeuser. A strong-willed individual, John Weyerhaeuser frequently said that his wife always had her way, and from that phrase, Haddaway Hall was conceived. Mrs. Weyerhaeuser was especially interested in the landscaping being developed by the Olmsted Brothers while the building of the residence was in progress, and traveled to Massachusetts to consult with them directly.

John P. Weyerhaeuser stepped down from the presidency of the corporation in 1928; he and his wife continued to live at Haddaway Hall until their deaths in 1935 and 1933, respectively. The heirs sold the home in 1936 to George G. Franklin, head of a food store chain. The depression had reduced real estate values so dramatically that Franklin purchased the property for \$26,000 and back taxes; some \$500,000 had originally been invested in it. Franklin renamed the estate Seamount, but he and his family did not live there long. There were threats that his child would be kidnapped, and he had even found a ladder set beneath a bedroom window. Moreover, a neighbor boy had been kidnapped and not found. He sold the property to the Sisters of St. Dominic in 1942; it became a novitiate and furnished teaching nuns to parochial schools in western Washington. Enrollment in parochial schools declined, and in 1969 the Sisters closed the novitiate and leased the buildings to the University of Puget Sound. In 1975, the Northwest Baptist Seminary acquired Haddaway Hall and remain its present owners.

Haddaway Hall is a striking example of a Jacobethan Revival residence whose construction was carried out with consummate craftsmanship. While similarly styled residences were popular in the 1920's for those who could afford them, few in Washington state share the same attention to detail. Carved barge boards, gable pendants, patterned brick masonry, and cut stone combine with an interior of fine woodwork to provide a choice example of the style. The Olmsted design for the surrounding acreage would have provided an apt setting, and although it was not completed in all its parts, most of the landscape features that were constructed survive to the present and contribute sensitively to the poise and balance of Haddaway Hall.