

United States Department of the Interior
National Park Service



SG-991

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Fratt, Charles & Idalia House

other names/site number Fratt Mansion

2. Location

street & number 1725 Grand Avenue

not for publication

city or town Everett

vicinity

state Washington code WA county Snohomish code 061 zip code 98201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria

 A X B X C D

Signature of certifying official/Title

Date

Allyson M. 3-16-17

WASHINGTON SHPO

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain:)

Signature of the Keeper

Date of Action

[Signature]

5/8/2017

Charles & Idalia Fratt House
Name of Property

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

<u>Contributing</u>	<u>Noncontributing</u>	
<u>1</u>	<u>1</u>	buildings
		district
		site
		structure
		object
<u>1</u>	<u>1</u>	Total

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

Number of contributing resources previously listed in the National Register

N/A

None

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: Single Dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC: Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE VICTORIAN: Shingle Style

Materials
(Enter categories from instructions.)

foundation: CONCRETE; BRICK
walls: WOOD: Weatherboard

roof: WOOD: Shingle
other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Charles & Idalia Fratt House is located on 6 city lots at the South West corner of Grand Avenue and 18th Street in Everett, Washington. The lot, which measures 150 feet wide by 125 feet deep, is nearly flat and slopes slightly to the west towards Grand Avenue. It is covered by extensive landscaping with traditional and period appropriate shrubbery including a legacy laurel hedge on the East and South borders of the property. The Grand and 18th street frontage is highlighted by a low decorative concrete block wall capped with an iron picket railing. The house is 55 feet wide, and consumes 2 city lots, built on approximately lots 12 and 13. It faces West along Grand Avenue overlooking Grand Avenue Park and Port Gardner Bay. A paved alley abuts the property on the rear/east border.

EXTERIOR:

The house is a large 2 ½ story rectangular dwelling with a full basement and medium pitched side gabled roof clad with wooden shingles. The west and south facades feature covered porches, each accented by large tapered Tuscan wood columns. Deep cornice returns highlight prow-shaped projections in the gable ends which are supported by a single bracket. The 3-foot-wide soffits are clad in tongue-in-groove wood boards. The exterior is clad with 2" exposed weatherboard highlighted by a flared water table and second floor stringcourse. The 3rd floor gabled ends are shingled and are defined by a flared stringcourse held in place by rows of modillions. The home rests on a foundation cast concrete blocks molded to look like stone blocks. Beaded piping mortar joints separate the blocks. Craftsman style wood sash windows include a variety of double hung, casement, awning and fixed pane units. These were custom designed to replicate the original windows per period photographs of the home. Generally 1st floor units are one-over-one, while the second floor sashes are four-over-one and 3rd floor sashes are six-over-one. Wishing to maintain as much original fabric as possible some of the "wavy" original glass was used for the creation of thirteen leaded glass windows designed for use within the home. Each floor has at least two of these leaded glass inserts, all a variation of the same "tulip" design.

The home features a centered dormer on the west and east facades. The west dormer highlights a small extension of the footprint of the home which houses exterior doors for the first and second floors. At the first floor is an asymmetrical recessed entrance with original glass oak front door highlighted by glass sidelights. The entry is covered by a large raised porch resting on Tuscan columns. The ceiling of the porch features an unusual geometric paneling. The porch roof holds a balcony for the second floor. This porch is accessed via two five-panel glass French doors with narrow double hung sidelights. The balcony balustrade is solid and features a flared base matching the detailing of the main body of the home.

The south façade has a newer porch, matching the detailing of the main porch on the west façade. Per historic images, this porch was not featured in the original design of the home. The north side property of the house is within about 20' of a single-family Dutch colonial brick home. The north side of the house features a one-story breakfast room addition which was added in 2001. Details of the addition match those of the main body of the house with the exception of chamfered corners, forming a bay like window and rectangular transom windows in the gable end.

The east or rear façade of the home faces the alley and the carriage house is to the northeast. Due to a 75-year-old 13' tall laurel hedge, the rear of the house is only partially visible from the public alley that runs the length of the block. The east elevation of the house continues the architectural details of the home. There is a rear entrance with concrete steps and wrought iron railing which leads to a back porch. The back porch

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(upgraded in 2001) features tall vertical casement windows. There are also concrete steps leading down to the basement floor which includes an oversized original half-lite fir door which leads into to the equipment room.

INTERIOR

The house contains 7,510 square feet of finished interior space on four floors. The floor plan could be best described as late Victorian. The balconies and porches comprise another 615 square feet. The carriage house includes an 864 square foot garage and a second floor den/ guest room with 844 square feet, totaling 9,833 of built out space.

The first floor flooring is wider plank old growth fir installed in 2001 to match the original flooring and the original fir flooring which remains on the 2nd and 3rd floor. This flooring is assumed to have been produced by Robinson Manufacturing in Everett. The first floor original flooring was damaged beyond repair by a 1976 parquet flooring stapled over the original, thus the replacement. The entry hall, kitchen and powder room floors are marble. The back porch flooring is a porcelain slate. The rear entry hall has original lathe and plaster as well stairwell siding. Original 8-ft. wide sliding fir doors are on the entry hall separating the dining room, parlor and rear dwelling of the house from the entry hall. The reception entry hall features a marble floor installed in 2002. The stained wood fir original stair case and railing rises with a landing to the second floor. Original wainscoting borders the stairwell. The original stained finish was found under 11 layers of paint and was replicated in the restoration. The house in its original state had pictures rails on the main and second floor. These have been restored or replaced as well extending same to the top floor and the downstairs. The parlor is in the southwest corner of the first floor. There are 2 large double-hung fir framed windows built in 2002 to replicate the original windows. (The originals were removed and replaced with "modern" picture windows in the 1950's remodel). The existing mahogany fireplace mantel was purchased by the current owners and is of English late 19th Century origins. The original fireplace mantel (design unknown) was removed in a 1976 modernization effort and replaced by a modern teak surround. Surrounding the antique mantel is a newly built frame of matching mahogany old growth wood extending to the ceiling with mirrored highlights.

Original grill work for cold air return remains in the parlor as well the dining room. The dining room is off the entry hall to the north. It includes a "musician's" alcove with original fir wainscoting matching that of the stairwell and also features a rounded alcove which holds a built in china cabinet. This feature was added in 2002, when it was discovered during the renovation that there had originally been a built in china buffet (estimated to have been removed in 1930's remodel). The dining room opens into a butler's pantry via an original swinging door with brass hardware. The butler's pantry has 2001 built old growth fir cabinets with glass fronts and granite counters matching that of the renovated kitchen and as well wall subway tile that is identical to the tile in the original butler pantry. The sink was modeled after the original which was cracked and unrepairable. The original faucet & spigot were restored and re-chromed.

The kitchen is located at the Northeast corner of the first floor and in 2000-2002 experienced a complete remodel of the previous remodeling/renovations. The kitchen experienced the most remodeling within the home over the years including the 1920's, 1930's, 1940's, 1950's, 1970's and 1980's. Traditional fir cabinets of a design complimentary to the period the house hold granite counter tops. Adding to the authenticity of styling was a discarded old hanging cabinet found in basement which reflect essentially the same design. The dishwasher and refrigerator feature fir fronts as well to maximize the traditional appearance. Typical of the era would have been to have open shelf pantries. As such, a double glass door paned pantry was built in as well a built-in china cabinet trimmed in granite in the kitchen. A 2002 breakfast room addition off the kitchen features a peaked ceiling and wood framed casement windows with fir book and plant corbeled shelving above the windows and room exit.

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The southeast corner of the 1st floor is the "Garden Room". It is original to the house but was enlarged by enclosing the back porch in the early 1930's remodel. The original windows in this room were removed in the 1950's remodel as was the original fireplace. A 2002 remodel included adding all new wood sash windows and a tile faced fireplace with old growth, simple-styled fir mantel with flanking corbels and four antique floral English fireplace tiles. The corbels are featured throughout the house and were on the original chimneys and parlor fireplace. The light fixtures are antiques of the period. The original home had no powder room on the main floor. In the mid 1950's the owners installed a pink tile ½ bath. Because of its location and conflicting style with the traditional home, the current owners had it replaced with a period appropriate pedestal sink and appropriate tiles and Victorian fleur de Lis wallpaper. The powder room was also moved to allow for a formal stairway to lead to the downstairs vs the rough-in stairs that existed prior.

At the 2nd floor original fir flooring remains in place as well as most five-panel fir doors for the bedrooms and closets. The laundry chute off the master bedroom in the master bath is original to the house as well. Authentic antique milk glass ceiling and complimentary wall fixtures are in place.

The current owners were able to determine that the original home featured many wall gas lit sconces. (In fact the house had its own acetylene gas generator). Original owner Charles Fratt knew that electric power was coming soon, so the house was wired for electrical as well. The original master bedroom has a wood stove; therefore, in the 2001 renovation a corner gas fireplace was added. The original home had a single bathroom connected to the master bedroom and central hallway on the second floor, complete with a water closet. The water closet (toilet room) remains intact with its original door, while the fixture is a period reproduction. The bathroom includes two leaded glass windows that allow for light while providing for privacy from the alley. These windows are identical to the size and style of the original windows of the house. The southwest bedroom on the 2nd floor was used for many years as a master bedroom. Original five-panel closet doors and fir flooring remain. The adjoining bath which connects to the office has all new fixtures but are period appropriate including authentic antique light fixtures. The tile is done in a style that was common in Victorian style homes (tile around tub extends across ceiling over the tub). This is the room where supposedly Harry Truman as a U.S. Senator stayed while a guest. Adjoining the pass-through bathroom from this bedroom is another bedroom. It is used as an office by current owners. Located on the hallway leading to the top floor stairs is the original fir framed circuit box with knob & tube wiring (disconnected).

The 3rd floor was the servants' floor when first occupied. It has the original bead board wall/ceiling covering in all 3 bedrooms as well as original fir flooring. Each of the servant's bedrooms (3) also still boast their original wall sinks which had hot and cold running water. The Fratts had a cook, house servant and a full time gardener. There are 2 milk glass wall lights original to the house located on this floor. The current owners used these as a guide for purchasing antique fixtures to compliment the balance of the home. There was no bathroom in the original design on the top floor. In 1976, the owners installed a modern bathroom in the space that was previously used as a "trunk room".

The basement level is a complete remodel, removing a quasi-paneled bedroom and den from the 1976 remodel. Original elements that remained were only the exterior door leading out of the furnace room, and a cedar upright chest used for storing wool clothing during the summer. A fir stairwell was constructed matching the original main floor stairwell, including wainscoting which leads to the downstairs. This stairwell replaced the standard rough in open stairwells which were traditionally built for basements. A 2000-2003 renovation created a library, wine cellar, root cellar, entertainment room, exercise room, ¾ bath, laundry room, equipment room and a hobby room. The wine cellar features the original brick foundation and brick stucco covered chimney base. In removing the rustic living space done in the 1976 remodel, the current owners decided to remodel the basement level to match that of the balance of the home. The theatre room has an oak dance floor in the center, done so because the Meyer family who owned the home from 1950-1975 spoke fondly of the teenage dances held in that location during their upbringing. A primary feature is the extensive old growth fir that composes the trim for most of the room. The same pillar design from the parlor and dining room are featured in this room as well the corbels. Of interest in this room, is the marquee in the center of the theatre.

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It carries a hand carved "G", done by the renovation architect, Doug Hannam who was responsible for all the restoration design. Of historical interest is the original Empire style sofa which belonged to the original owners and which was a part of the home's furnishing from 1905 until 1931. It was generously given to the current owners in 2014 by a Fratt grandson. The library adjoining the theatre room has shelves, glass paned doors and shoebox drawers fashioned after the Craigdarrouh Castle located in Victoria B.C (built just prior to the time frame of the Fratt Mansion). A corner gas fireplace trimmed in fir and complimentary to the master bedroom fireplace continues the corbel design feature.

Of historical interest is a glass wall cabinet in the library which holds memorabilia relics from the original home discovered during the renovation of the home 2000-2003. Items include a horse shoe and carriage axle wrench, an elementary school writing book owned by Elsie Fratt, (one of Charles Fratt's daughters), bottles, wall paper scraps, children's toys, an "F" playing card, doorknobs, plumbing and tube wiring. The balance of flooring is terrazzo, typical of many "downstairs" commercial buildings of the period with the exception of the two cellars which are stained concrete.

GARAGE/CARPORT (non-contributing):

The Carriage House, built in 2003, is located on the North East corner of the property is in the approximate location of the original carriage house. A photo from 1909 clearly shows a carriage house. The decision was made to demolish a 2 car garage built in the 1940's which replaced that original structure. At the time the roof of the 1940's garage was collapsing and the entire structure was torn down at the close of the renovation effort of the house. A special permit was given for a "carriage house" to be constructed with a higher roof line than county code permitted. This was requested in order to replicate the look of the original which housed horses including the upper floor for hay. The upper floor of the 2003 Carriage House is now used as an auxiliary guest bedroom/den. It includes bead board and old growth fir floors done to replicate the top floor servants' quarters in the main house. The siding matches that of the house and small 4 paned double hung windows are on the west, north and south side of the structure matching that of the original design of the main house' smaller windows. The roofing is identical to that of the main house.

ALTERATIONS:

Early 1930's: Balconies and front/back porches removed. Shingles and clap board siding creosoted and covered with large cedar shakes. An additional bathroom was added to south end of the house, and the southeast bedroom and downstairs garden room were enlarged via enclosing the balcony and back porch. A bathroom was also added to the 2nd floor.

1950's: An updated kitchen remodel and a powder room were added on the 1st floor. Paneling added to the garden room and the fireplace mantel was remodeled. Fir trim and wainscoting were also painted throughout the house. Windows replace in parlor and garden room.

1976: The parlor fireplace mantel removed and a contemporary teak one replaced it. Bathroom remodels on the 2nd floor included removing the claw foot bathtubs. An addition bathroom was created on the 3rd floor out of the previous "trunk" room. Wallpaper which covered the bead board in the top 3 bedrooms was removed and the bead board stained walnut. A complete kitchen and butler's pantry remodel was also done. Two "makeshift" bedrooms were also created in the basement.

1980's: A minor kitchen and 2nd floor bathrooms were remodeled. Modular built-in oak furniture was added to the south bedroom of the 2nd floor. Extensive landscaping, including the removing of old fir and cherry trees also happened during this time.

2000-2003: Complete renovation and restoration of exterior and interior of house plus landscaping with the purpose of returning the home architectural character. The project also involved rehabilitating the interior of

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the home to reflect its traditional styling, removing the conflicting 1950's and 1970's remodeling efforts. The house was brought up to all modern building codes, including earthquake codes. All wiring, plumbing, HVAC and information systems were completely replaced and modernized. The basement was dug down eighteen inches to allow the downstairs to be finished out to an 8' 2" ceiling height. The overall design intent was to use materials and techniques sufficient to last another 100 years, so that a major re-build of this magnitude would not be needed until the house's 200th birthday.

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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.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

Period of Significance

1905-1930

Significant Dates

1905

Significant Person

(Complete only if Criterion B is marked above.)

Fratt, Charles D.

Cultural Affiliation

Architect/Builder

Bishop, G.H. (Builder)

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Charles & Idalia Fratt House in Everett, Washington is eligible for listing on the National Register of Historic Places under criteria "B" for its direct connection to prominent businessman Charles D. Fratt. The home is also significant under Criteria "C" as a property that embodies the distinctive characteristics of a period of construction. Constructed in 1905, the home is late example of the shingle style. The period of significance begins in 1905, the date the home was built, and ends in 1930 when the home was sold out of the Fratt family.

Everett History

While the first permanent Euro-American settlers arrived in the future city of Everett in the early 1860s' it was the arrival of Tacoma lumberman and land speculator Henry Hewitt Jr. in the spring of 1890 which changed the fate of the then fledgling settlement. Hewitt arrived with \$400,000 of his own money, dreaming of establishing a great industrial city.

After learning that one of John D. Rockefeller's associates, Charles L. Colby was looking for a site for the American Steel Barge Company of which he was president, Hewitt met with him. He convinced him that the peninsula with its river and bay access offered the perfect location for his manufacturing plant and other industrial concerns. Impressed, Colby talked it up with friends and relatives. Once they were on board, Hewitt immediately approached several other early settlers and land holders, and enticed them to join him. They transferred half of their holdings, nearly 800 acres, to the syndicate backed with the East Coast money of Rockefeller, Colby, and Colgate Hoyt (a director of the Great Northern Railroad).

In November 1890, the group incorporated as the Everett Land Company with Hewitt as president. By the spring of 1891, the peninsula began to hum as land was cleared for a nail factory, the barge works, a paper mill, and smelter. Five hundred men graded, surveyed, and platted the townsite. Hewitt Avenue, one and half mile long and 100 feet wide, was cut from bay side to riverside. The townsite of stumps became Everett, named after the son of Charles Colby.

Over the months, the city of Everett saw astonishing growth. The streets were choked with mud, and its sidewalks were made of wooden planks. Before the Everett Land Company lots went on sale, William Swalwell jumped the gun and began selling his own lots on banks of the Snohomish River in September 1891. He also built a large dock for sternwheel steamer traffic. The Everett Land Company built a long wharf at 14th Street on which a sawmill was built at the end. They also built an immense warehouse of some 400 feet and an grand Queen Anne style hotel, the Monte Cristo, in 1892. By the time the company started selling their residential and commercial property in late 1891, the building frenzy had attracted national attention.

By the spring of 1892, Everett resembled a city, albeit with stumps. There were frame homes, schools, churches, and theaters as well as 5,600 citizens, a third of them foreign born (mostly English and Scandinavian) enjoying streetcar service, electricity, streetlights, and telephones. The promise of riches in the mines in the Cascades spurred the building of the Everett-Monte Cristo railroad from there to a smelter on the peninsula.

In April of 1893, incorporated Everett but financial trouble soon followed. In May, the Silver Panic caused a national depression that slammed into Everett. Factories closed down. Banks failed. Wages dropped 60 percent. The railroads either failed or faltered and people left in droves. By 1895, Rockefeller started to withdraw his investments. Hewitt was dismissed from the Everett Land Company and Colby took over. The lack of return on fees nearly bankrupted the city government.

The city began to recover in 1899 after Rockefeller's Everett Land Company transferred its holdings to railroad magnate James J. Hills who saw benefits for his Great Northern Railroad. He sent 42-year-old John T. McChesney to Everett as his representative. McChesney focused on improving the local utilities, including water, electric light, power, and trolley lines. He also organized the American National Bank and served as

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president until it was consolidated with the First National Bank. Industrial growth improved and work continued on dredging the river and the bay. Frederick Weyerhaeuser, a neighbor of Hill in St. Paul, Minnesota, came to Everett and founded the Weyerhaeuser Timber Company. He built the world's largest lumber mill which produced 70 million feet by 1912.

By 1903, the town was booming again. Everett boasted 10 sawmills, 12 shingle mills, a paper mill, flouring mill, foundries and machine shops, planning mills, a smelter, an arsenic plant, a refinery, "creosoting" works, a brewer, a sash and door plant, an ice and cold storage plant, and a creamery. Industry employed more than 2,835 men. Times were good.

In 1907, Everett passed a First Class City Charter and boomed after the San Francisco earthquake and fire brought huge orders for Northwest lumber. By 1910 the population had nearly tripled to 24,814. Referred to as the "City of Smokestacks" the city reportedly had ninety-five manufacturing plants. This included 11 lumber mills, 16 shingle mills and an additional 17 mills producing both.

Charles D. Fratt

It was under these conditions that saw the arrival of businessman and entrepreneur Charles D. Fratt in the fall of 1890. Fratt had initially moved to Everett in order to help establish a new St. Paul & Tacoma lumber mill in the community. Quickly he became one of the leading citizens in the burgeoning city. For reasons unknown, by 1892 he took a position at the Everett First National Bank, rising to the level of Vice President by 1902. A businessman at heart, Fratt was one of the initial investors for the Washington Tar Works, incorporated in 1900. He, along with investors P.D. Lawrence, Dr. Darrin, Henry Hewitt Jr. contributed a total of \$250,000 towards the company. They owned a patent obtained by Lawrence for extracting tar, pitch, turpentine and other products from Fir stumps. At the time of incorporation they had already secured 2,000 acres of logged off lands near Port Susan. Stumps were to be shipped to a factory in Everett.

Charles Diller Fratt was born in Racine, Wisconsin on December 30, 1862. He was the youngest of six children and grew up in a prominent local family. His dad was President of the First National Bank of Racine. Fratt attended McMynn's Academy, a private school, and then went off to college at the University of Wisconsin at Madison in the Fall of 1879. After formally graduating in the Spring of 1883 he took a job as a surveyor with the Wisconsin Central Railroad. By 1884 Fratt had moved to Menasha, Wisconsin and took a job as a clerk at Webster Manufacturing Company, a spoke and hub factory. By the fall of 1885 he had risen to the level of secretary and treasurer for the company where he remained until July of 1889 until being enticed by the growing opportunities in the west.

He first took a job as head of the lumber sales department of the St. Paul & Tacoma Lumber Co. in Tacoma. While there he met his future wife, Miss. Idalia Ouimette (1867-1954), a native of Olympia. Idalia was raised in a wealthy Tacoma family; her dad was president of the Washington National Bank. She was among the first to graduate from the exclusive Annie Wright Seminary (at the time an all-female boarding school) in 1886. Their society wedding in July 1892 was big news in the local Tacoma newspapers. Together they raised six children: Elsie (1893-1984), Charles Diller Jr. (1895-1978), Katherine (1896-1981), Nicholas (1898-1974), Norbert (1904-1981), and Idalia (1907-1992).

After working for the lumber company and the First National Bank in Everett, by January of 1902 Fratt saw an opportunity for a new business venture in the bustling town. He was asked by investor Thomas Robinson to help him open a door, sash and molding company. The Robinson Manufacturing Company was capitalized for \$50,000 by Robinson, E.A. Nickerson, and A.D. Adams in August 1901. Fratt served as Secretary and Treasurer of the company and while not an initial investor, he likely held stock. Quickly they built a new modern manufacturing plant at the foot of 22nd Street on the shore of Puget Sound; just north of the downtown (present site of the Everett Naval base). The plant had a specialty of vertical grain doors and quickly became the largest such mill north of Tacoma and the second largest mill in the state, employing over 125 men. Fratt became a strong promoter of the company as well as a champion of business interest in Everett. He served as treasurer of the Chamber of Commerce (1902); was a charter member of the Cascade Club, and was

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founding member and officer of the Everett Golf & Country Club. In the 1920s he invested in different companies including incorporating Millwork Supply (1924) in Seattle, and helped increase in the capital stock of the Robinson Co. (1922).

The Fratt's constructed the nominated home in 1905, however this was their second attempt of a house on the site. Just as the first home was nearing completion it was completely destroyed by fire on February 8, 1905. The *Everett Herald* reported that when the fire department reached the nearly completed home the "interior was ablaze and the flames were breaking out of the windows." The firemen were handicapped by a lack of pressure in the water line were streams of water could not reach the second story until a "reducer" was eventually placed on the hose. The nearest fire hydrant was a couple of blocks away and the department lacked long enough ladders that could reach the second floor. The building was valued at \$4,500 and was insured by Fratt for \$3,000. It was a total loss. Newspaper reports indicate builder G.H. Bishop who was working on the first house, immediately started reconstruction of a new house.

The lot that Fratt's chose to build their new home on was then on the outskirts of development of the city. It was the first home on street within a six block radius. Fratt most likely chose the location in order to have a view of the Robinson Manufacturing Co. plant which was located down the bluff and slightly south. Reportedly the city wanted "grand" homes built on Grand Avenue above the waterfront. Stories persist that Fratt agreed to build a home there only if the city put in a park across the street. The area had previously been platted for standard 25' residential lots. In 1906 the city purchased a three block area along the bluff for \$1.00 from the Everett Land Company and agreed to develop a park, now called Grand Avenue Park.

Over the years the home became a source of pride for the family and social hot spot in the city. Numerous newspaper articles both in Everett and Seattle note the house playing host to a variety of parties, weddings, high teas and visitors. Charles D. Fratt died on February 4, 1928 following a brief illness at the age of 66. His wife continued to reside in the home until the early 1930s when she moved to Seattle. Idalia passed away in Seattle on December 18, 1954.

Additional Owners

Around 1931 the home was purchased by William T. & Martha Knowles. William was another successful lumber baron in Everett, serving as president of the K & K Timber Co. The Knowles' family undertook a massive remodeling of the exterior of the home and some interior upgrades. This included removal of the front entry porch, removal of the second floor flare and the covering of the original shingle siding with large-scale raked, cedar shingles. The rear back porch was also enclosed and the roofline was extended. After William passed away in 1933, his widow and children continued to live in the home until it was purchased by Guy & Lilly Brazeau in 1935. Guy was the mill manager at the Weyerhaeuser Timber Co. Pulp Division plant.

The Brazeau's sold the home to then U.S. Senator and future Governor Monrad C. Wallgren and his wife Mable in 1941. The Wallgren's owned the nominated home for only a short time; just after Monrad was appointed to his U.S. Senate seat. In June of 1943 they sold the nominated home to Dr. Russell B. & Alileen Townsend. They sold the home to Dr. William & Dorothy Meyer in 1951 who retained ownership of the property until 1975. Dr. Meyers, a pediatrician, and his wife raised five children in the home. Dr. Meyers passed away in 1970 and Dorothy sold the home to Everett businessman Robert Smith and his wife, Mary. Smith was manager of the downtown J.C. Penney's store. In 1980 the home was sold to Harry "Sandy" & Dawn Stuchell.

The current owners purchased the home in 1997, saving the house from a potential demolition. While the building systems were shot, and much of the character of the home had been compromised, they undertook a complete rehabilitation of the home in 2000 with the goal of returning many of the missing features of the house. It was listed on the local register in 2003 and was featured in the May/June issue of *Preservation* magazine in 2010.

Charles & Idalia Fratt House

Name of Property

Snohomish County, WA

County and State

Shingle Style

Some histories note that Charles Fratt was architect of the home, however this seems unlikely based on his training and profession. Everett had several notable and highly trained architects practicing in the community at the time, and the complexity of the design points to a high skill level. To date no verified designer of the home has been found.

The design of the home is eclectic, but reflective of a late example of the Shingle style; a material readily available in Everett. In fact the city was noted one time as "Shingle Capital of the World." Defining characteristics include the heavy use of exterior shingles (which originally covered all the second floor walls and gable ends, as well as the porch. Large tapered columns and cornice returns lean toward the Classical Revival, a typical Shingle style element. Other classic Shingle style details include the enclosed, folded porches covered in shingles and supported by a single, centered bracket, and the flared water table and second floor stringcourse.

Quined by the noted architectural historian Vincent Scully in the mid-1950s, the Shingle Style was developed on the New England coast in the 1880s and over the next two decades expanded across the U.S. A transitional style, it occupies a period between the Queen Anne style and the Colonial Revival's formal Georgian period. From the Queen Anne style it borrows massing and asymmetry as well as some of its picturesque features such as turrets, an abundance of complex windows, and broad verandas. From the Colonial Revival vein, it borrows embellishments such as Palladian windows, classical columns, balustrades, and oval windows. To this blending is added a strong low, horizontal continuity and a near uniform sheath of wooden shingles covering the building from top to bottom. Some examples also add Richardsonian Romanesque arches.

Mainly a residential style, the Shingle Style has been described as "the first modern American house style", and initially served as an expression for summer homes of wealthy east coast families. It has its roots in New England Colonial architecture and the Richardsonian Romanesque style. The best examples were designed by W. R. Emerson, H. H. Richardson, and the architectural firms of McKim, Mead & White and Peabody & Stearns. By the late 1890s the Shingle style was declining among the Eastern wealthy, however it continued to blossom across the rest of the country as dozens of young architects, trained in the large east coast firms, moved west. Also helping the migration of the style were the publication of photos of Shingle Style homes in a variety of architectural journals like *Inland Architect* and *Western Architect*.

The style appears briefly in the Pacific Northwest but in limited "watered-down" versions, with the best expressions appearing in the 1890s. Elements of the style however hold on in the region for another twenty years until 1910. Shingle style homes can take on many forms. Five principle sub-types have been defined: hipped roof with cross gable; side-gabled roof; front-gable roof; cross-gabled roof; and gambrel roof. Typically Shingle style dwellings are one-and-a-half to two-and-a-half stories tall, and are spread low against the ground resting on a heavy stone foundation. Often rounded contours define recessed window openings of grouped sashes. Multi-pane top sashes and one-over-one sash windows are common, although diamond pane sashes can be found.

Verandas are common and are integrated fully into the overall design rather than as separate attachments. Entry porches are typically defined by heavy, low arches, held up by short, stubby columns, sometimes grouped in pairs. Roofs are prominent, sometimes complex, and are often broken by hipped-roof or curving eyebrow style dormers. Eaves of the roof are close to the wall so as to not distract from the homogeneous and monochromatic shingle covering.

Charles & Idalia Fratt House
Name of Property

Snohomish County, WA
County and State

9. Major Bibliographical References

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

- “Ouimette – Fratt: Wedding Bells Ring This Morning” – Tacoma Daily Ledger – July 27, 1892.
- “Everett’s Tar Works” – Seattle Daily Times – June 11, 1900. Pg 10.
- “Everett” – Seattle Daily Times – January 23, 1902. Pg 4.
- “Looking for Lost Daughter” – Seattle Daily Times – March 22, 1902. Pg 14.
- “Mr. and Mrs. C.D. Fratt celebrated their tenth wedding.....” – Seattle Daily Times – July 27, 1902. Pg 26.
- “To Help Seattle” – Seattle Daily Times – December 16, 1902. Pg 3.
- “Chamber Elects Officers” – Seattle Daily Times – December 22, 1902. Pg 2.
- “Fratt Residence is Now in Ashes” The Herald – February 8, 1905 .
- “Other Residences ranking among the best....” The Herald - April 15, 1905.
- “C.D. Fratt Residence” The Herald – July 1, 1905.
- “A pretty party was given Saturday....” – Seattle Daily Times – July 29, 1906. Pg 38.
- “C.D. Fratt, of the Robinson Sash & Door company, of Everett, came...” The Wenatchee Daily World – April 20, 1910. Pg 8.
- “Everett Holds Big Foursomes Event” – Seattle Daily Times – October 31, 1915. Pg 4.
- “Pretty Service In Home marks Young Everett Girl’s Wedding” – Seattle Daily Times – November 27, 1919. Pg 18.
- “Mrs. Charles Diller Fratt Jr.....” – Seattle Daily Times – May 7, 1922. Pg 4.
- “New Incorporations” – Seattle Daily Times – Sept 29, 1924. Pg 17.
- “Mrs. Idalia Fratt in school at Mount Vernon Seminary....” – Seattle Daily Times – December 21, 1925. Pg 24.
- “To introduce Mrs. F.P. Miller of New York City....” – Seattle Daily Times – July 24, 1927. Pg 4.
- “Charles D. Fratt Passes Away Here Saturday Morning” Everett Daily Herald - February 4, 1928.
- “Accident Delays Nuptials” – Seattle Daily Times – December 21, 1928. Pg 14.
- “Mrs. C.D. Fratt has as guest last week....” – Seattle Daily Times – August 12, 1928. Pg 5.
- “Bride-to-Be is Honored at Luncheon” – Seattle Daily Times – November 25, 1928. Pg 3.
- “Mrs. Staatz Elected” – Seattle Daily Times – January 23, 1938. Pg 4.
- “Senator Sells Home” Everett Daily Herald – June 5 1943.
- “Gale Blanchards Will Live here After Marriage” – Seattle Daily Times – September 2, 1943. Pg 24.
- “Week-End Guest” – Seattle Daily Times – August 8, 1944. Pg 9.
- Prosser, William F. History of Puget Sound Country – It’s Resources, it’s Commerce, and its People
Volume 2, The Lewis Publishing Co., New York, NY, 1903

Charles & Idalia Fratt House
Name of Property

Snohomish County, WA
County and State

1912 Everett Golf and Country Club Membership List

Sanborn Map 1914

Polk Directory - 1893-1910

Photos – Courtesy of Charles & Idalia Fratt’s grandsons, John Fratt and William O’Neil

Photos – Courtesy of William T. Knowles (resident 1930; s), grandson Ron Knowles

Historic Property Inventory Form – April 1, 1992

The Wisconsin Alumni Magazine, Vol 7. December 1905. Pg 103.

Websites:

Densho Encyclopedia: http://encyclopedia.densho.org/Monrad_C._Wallgren/

U.S. Senate Congressional bios – Monard Wallgren; <http://bioguide.congress.gov/scripts/biodisplay.pl?index=w000088>

National Governor's Association – Governor Monard C. Wallgren: https://www.nga.org/cms/home/governors/past-governors-bios/page_washington/col2-content/main-content-list/title_wallgren_monrad.default.html

The Truman Library – Monrad C. Wallgren Papers: <https://www.trumanlibrary.org/hstpape/wallgrenmc.htm>

History Link – Wallgren, Monard Charles (1891-1961): <http://www.historylink.org/File/9246>

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 Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Charles & Idalia Fratt House
Name of Property

Snohomish County, WA
County and State

10. Geographical Data

Acreage of Property Less than one acre
(Do not include previously listed resource acreage.)

UTM References NAD 1927 or NAD 1983

(Place additional UTM references on a continuation sheet.)

1
Zone Easting Northing

3
Zone Easting Northing

2
Zone Easting Northing

4
Zone Easting Northing

Or Latitude/Longitude Coordinates

(enter coordinates to 6 decimal places)

1 47.994095° -122.212174°
Latitude Longitude

3
Latitude Longitude

2
Latitude Longitude

4
Latitude Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated area is located in the SE ¼ of Section 18, Township 29, Range 5 of the Willamette Meridian in Snohomish County. It is legally described as lots 11 to 16 of block 344 of the Everett Addition "L" Plat in Everett, Washington. It is otherwise known as Parcel No. 00438034401100.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property encompasses the entire urban tax lot that is currently occupied by the Fratt House.

11. Form Prepared By

name/title Sandra Cope & Walt Gillette

organization date February 2017

street & number 1725 Grand Ave telephone 425-259-1725

city or town Everett state WA zip code 98201

e-mail sjcope@comcast.net

Charles & Idalia Fratt House
Name of Property

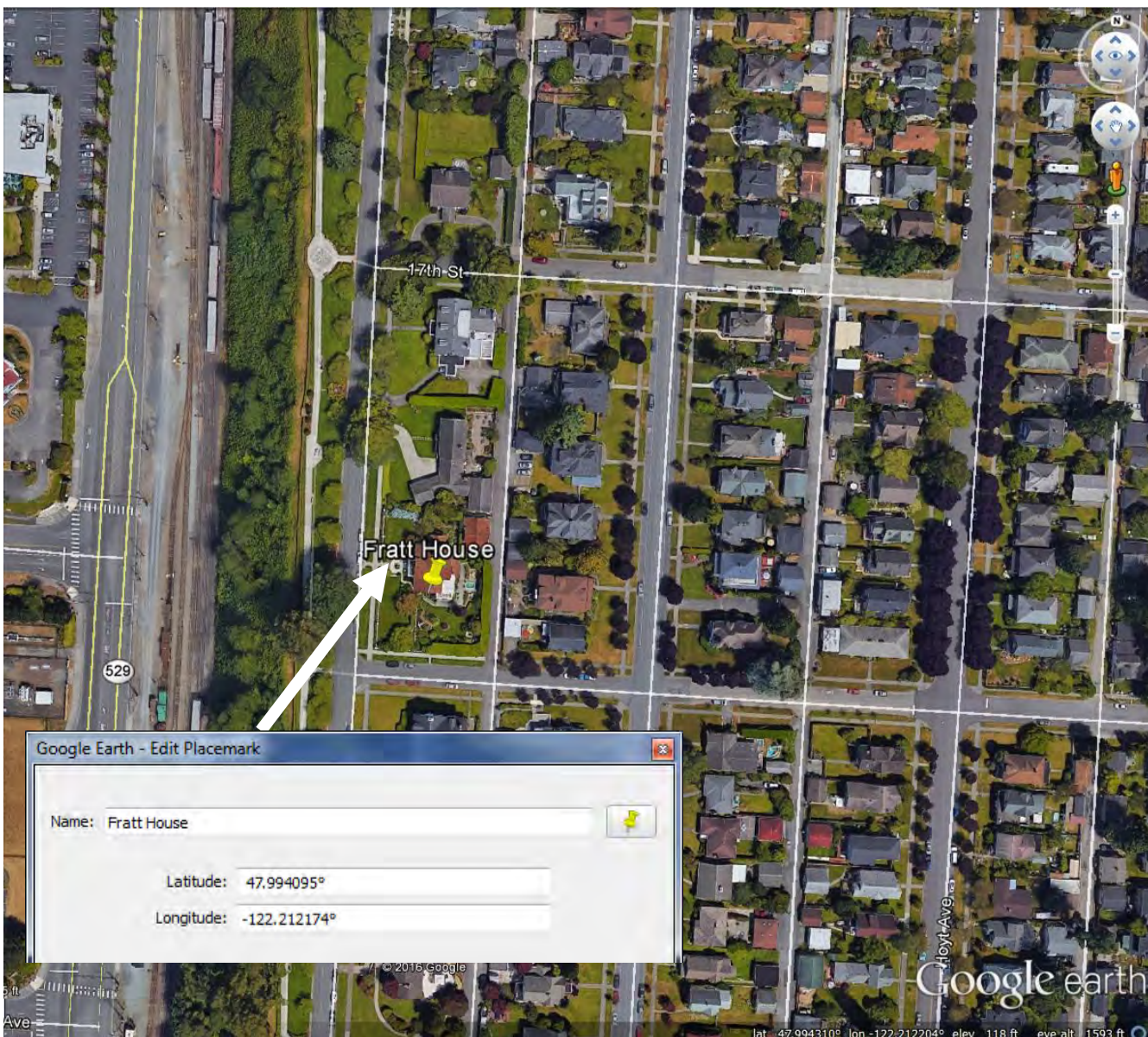
Snohomish County, WA
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)



Charles & Idalia Fratt House

Google Earth Map

Not to Scale

Charles & Idalia Fratt House
Name of Property

Snohomish County, WA
County and State



Nomination Boundaries

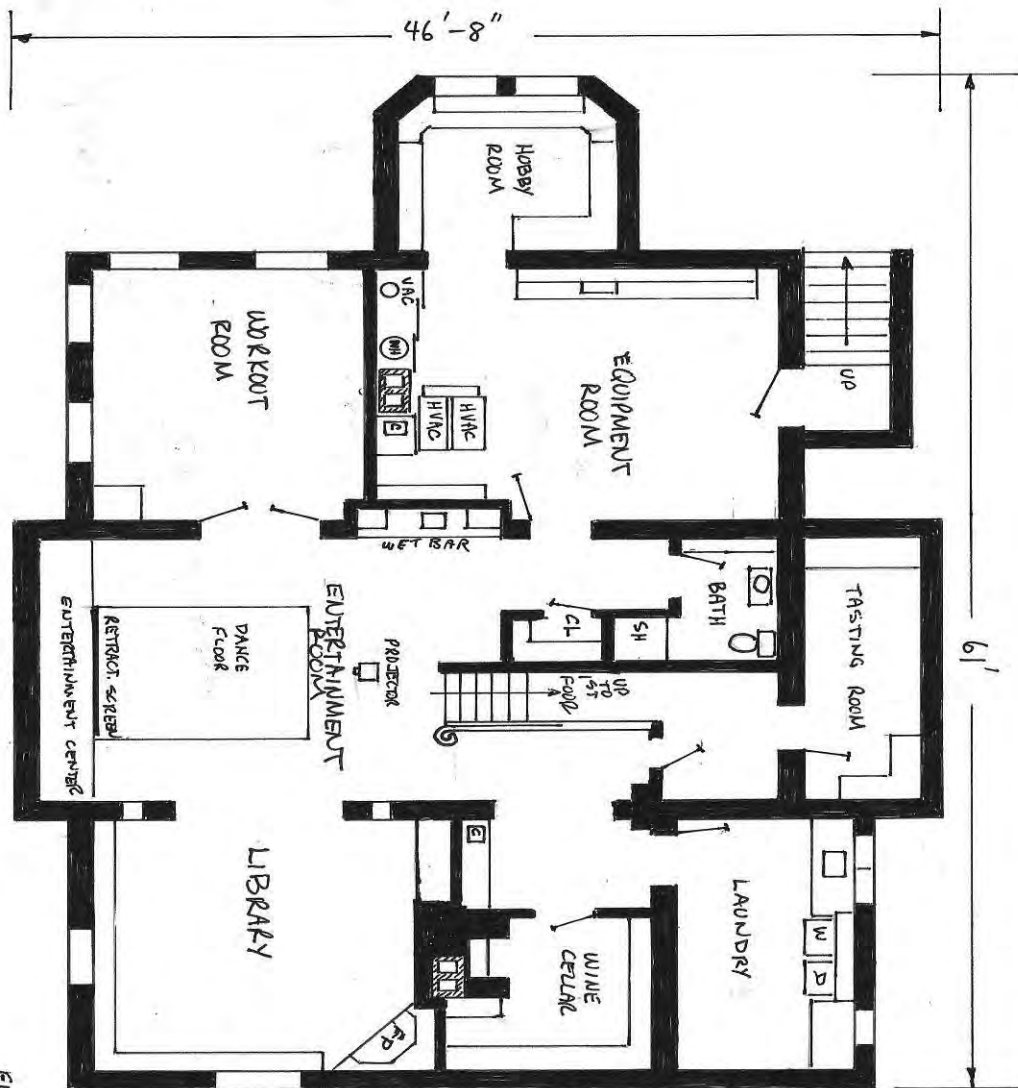
Charles & Idalia Fratt House
Plat Map
Not to Scale

Charles & Idalia Fratt House

Snohomish County, WA

Name of Property

County and State



FRATT MANSION

DOWNSTAIRS

SCALE: 1/8" = 1'

WBG 1-11-10

CL - CLOSET
C - CLOTHES
CHUTE

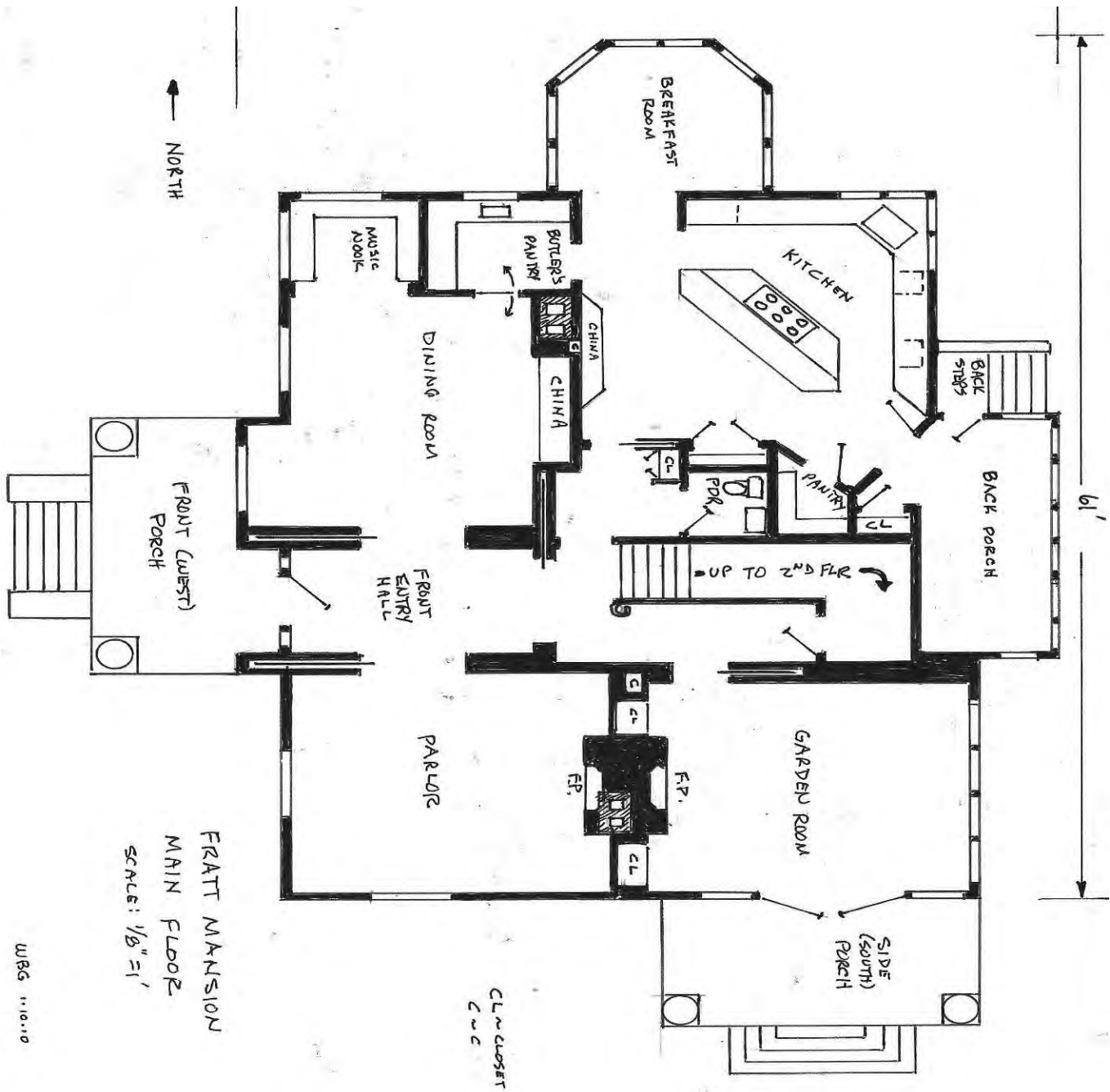
Charles & Idalia Fratt House

Basement Plan

Not to Scale

Charles & Idalia Fratt House
Name of Property

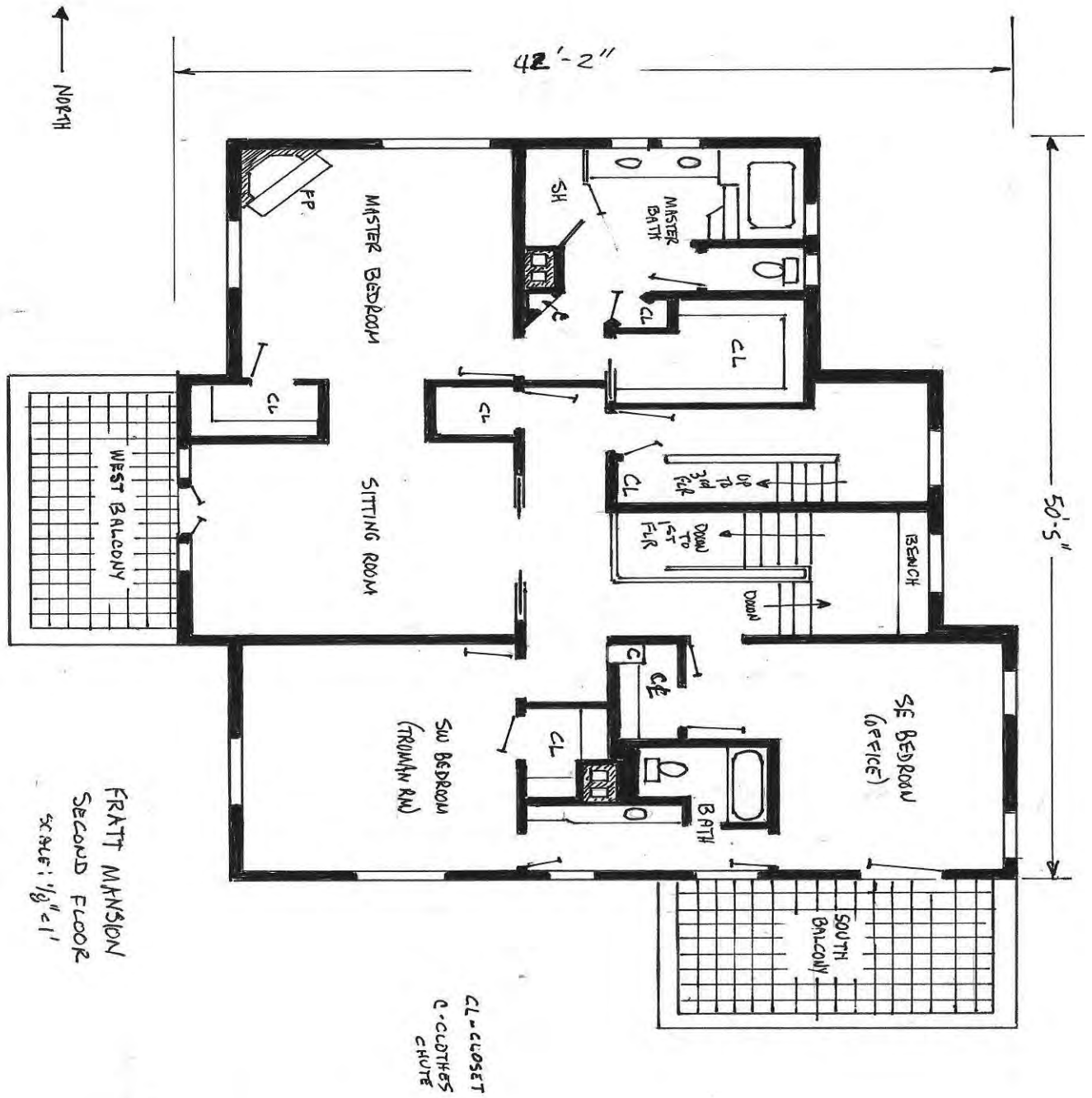
Snohomish County, WA
County and State



Charles & Idalia Fratt House
First Floor
Not to Scale

Charles & Idalia Fratt House
Name of Property

Snohomish County, WA
County and State



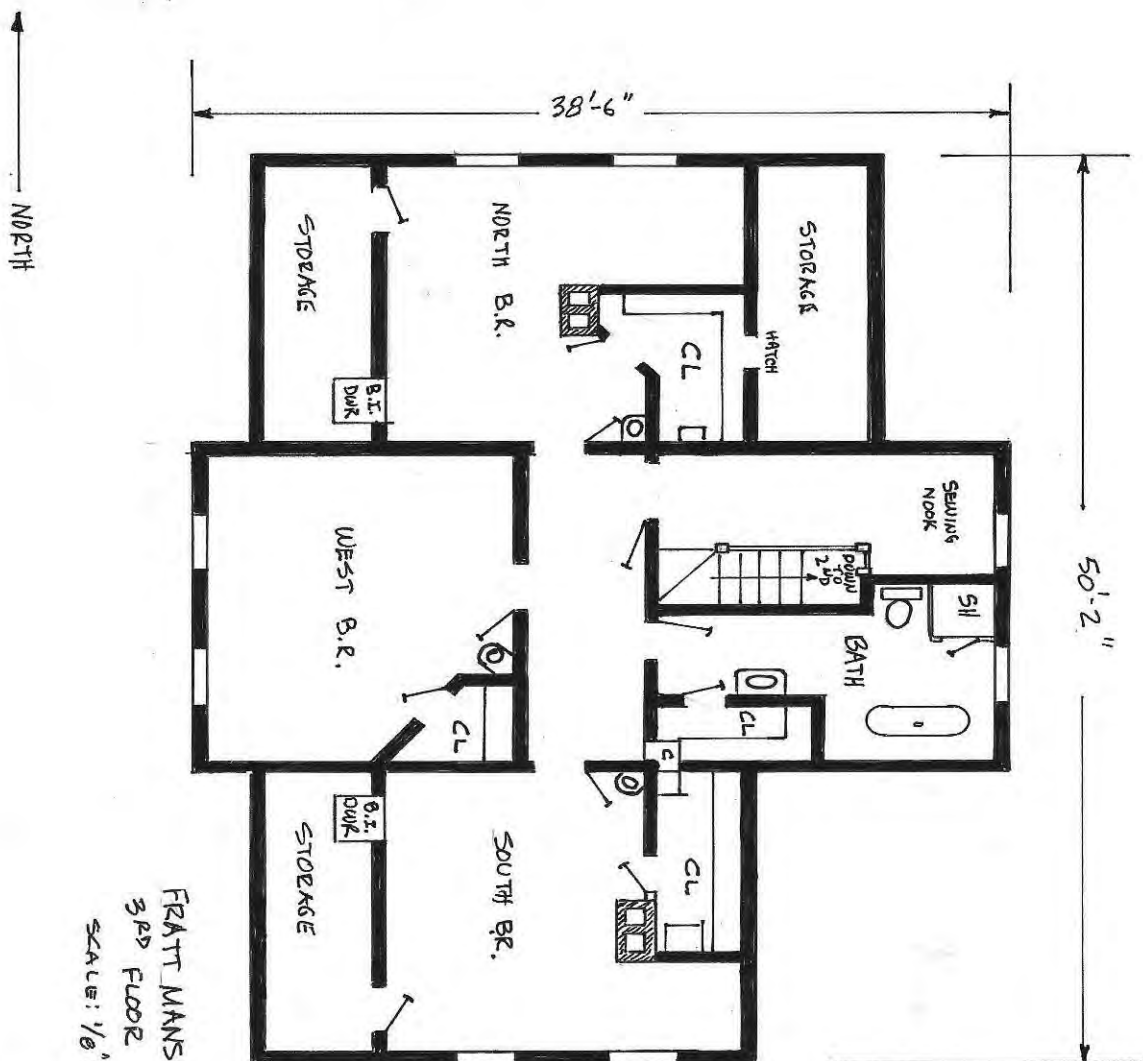
Charles & Idalia Fratt House
Second Floor
Not to Scale

Charles & Idalia Fratt House

Snohomish County, WA

Name of Property

County and State



FRATT MANSION
 3RD FLOOR
 SCALE: 1/8" = 1'

CL ~ CLOSET
 C ~ CLOTHES CH
 B.I. DRAW ~ BUILT DRAWER

WBG 1.11.10

Charles & Idalia Fratt House

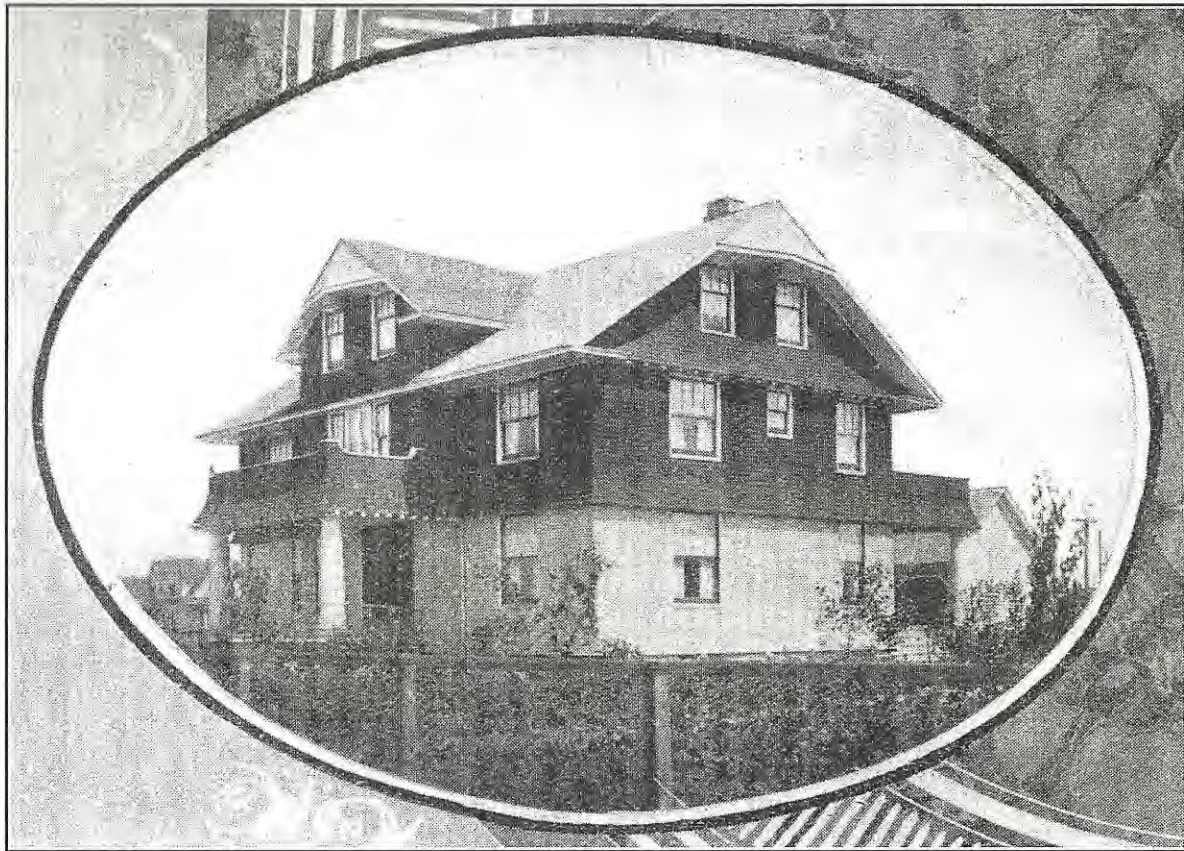
Third Floor
 Not to Scale

Charles & Idalia Fratt House

Name of Property

Snohomish County, WA

County and State



RESIDENCE OF C.D. FRATT, 1725 GRAND AVENUE, CIRCA 1909



C. D. FRATT RESIDENCE
Grand Avenue, near Eighteenth.

Earliest image of Charles & Idalia Fratt House
Everett Herald – July 1, 1905



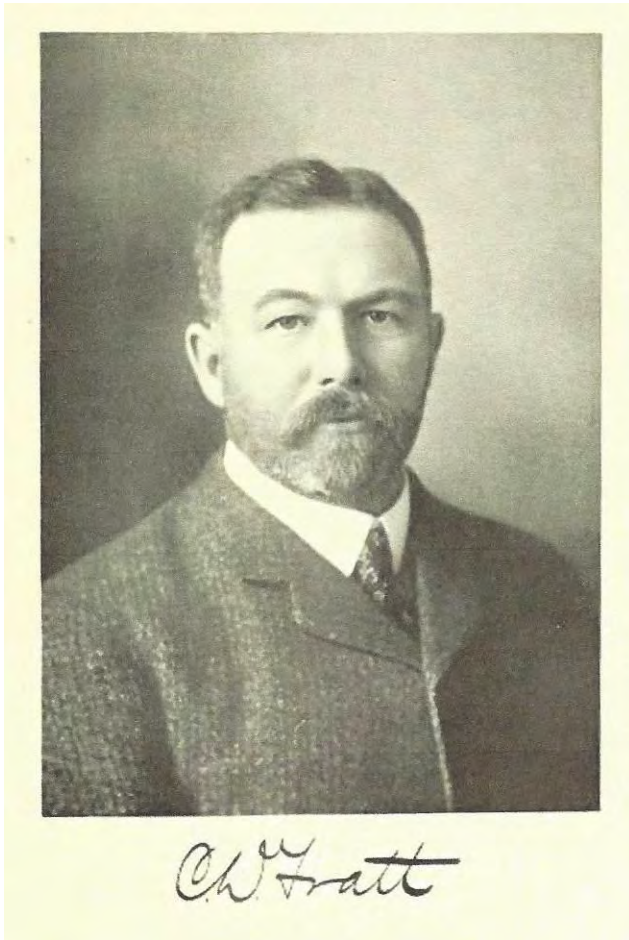
Postcard of Charles & Idalia Fratt House – c. 1915
From the collection of Jack O'Donnell

Charles & Idalia Fratt House

Name of Property

Snohomish County, WA

County and State



Portrait of Charles D. Fratt – A History of Puget Sound Country – Its Resources and its People, 1903



Robinson Manufacturing Co. Plant – Everett – c. 1915

Charles & Idalia Fratt House

Name of Property

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Front Porch of Fratt House – L to R (Barbara, Charles & Polly Fratt), January 14, 1928.



Result of remodeling by Knowles Family – c. 1932

Charles & Idalia Fratt House

Name of Property

Snohomish County, WA

County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Charles & Idalia Fratt House
City or Vicinity: Everett
County: Snohomish **State:** WA

Photographer: Sandra Cope, Walter Gillette, Michael Houser

Date Photographed: Jan 2017 & Sept 2016

Description of Photograph(s) and number:



1 of 11. NW corner of Fratt House.

Charles & Idalia Fratt House
Name of Property

Snohomish County, WA
County and State



2 of 11. View from northwest corner of property.



3 of 11. Main/West facade

Charles & Idalia Fratt House
Name of Property

Snohomish County, WA
County and State



4 of 11. South facade



5 of 11. North facade

Charles & Idalia Fratt House
Name of Property

Snohomish County, WA
County and State



6 of 11. Rear/East facade



7 of 11. Entry hall

Charles & Idalia Fratt House
Name of Property

Snohomish County, WA
County and State



8 of 11. Living room



9 of 11. Dining room

Charles & Idalia Fratt House
Name of Property

Snohomish County, WA
County and State



10 of 11. 3rd floor maids room



11 of 11. Carriage house

Charles & Idalia Fratt House
Name of Property

Snohomish County, WA
County and State

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

name Sandra Cope & Walt Gillette
street & number 1725 Grand telephone 425-259-1725
city or town Everett state WA zip code 98201

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.







1723
ALBERT

1723
ALBERT

















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Fratt, Charles and Idalia, House

Multiple Name:

State & County: WASHINGTON, Snohomish

Date Received: 3/24/2017 Date of Pending List: Date of 16th Day: Date of 45th Day: 5/8/2017 Date of Weekly List:

Reference number: SG100000991

Nominator: State

Reason For Review:

- | | | |
|---|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 5/8/2017 Date

Abstract/Summary Comments: The Charles and Idalia Fratt House is locally significant under National Register Criteria B and C in the areas of Commerce and Architecture. The house is associated with influential local businessman and entrepreneur Charles Diller Fratt, who had relocated from Wisconsin to Washington State around the turn-of-the-century to establish various lumber operations. Manager of several lumber, sash, and turpentine manufacturing firms in Everett, Fratt quickly became a prominent business booster for the city and built his grand home along the newly developing bluff area north of downtown. The 1905 house, perhaps the best (extant) reflection of his contributions and status in the city at the time, was a fine eclectic example of local, early twentieth century Shingle Style-inspired design.

Recommendation/ Criteria: Accept National Register Criteria B and C.

Reviewer: Paul Lusignan

Discipline: Historian

Telephone: (202)354-2229

Date: 5/8/2017

DOCUMENTATION: see attached comments : No see attached SLR : No



Allyson Brooks Ph.D., Director
State Historic Preservation Officer



March 16, 2017

Paul Lusignan
Keeper of the National Register
National Register of Historic Places
1201 "I" Street NW, 8th Floor
Washington, D.C. 20005

RE: Washington State NR Nominations

Dear Paul:

Please find enclosed two new National Register Nomination form for:

- **Charles & Idalia Fratt House – Snohomish County, WA**
(an all-electronic nomination)
- **Lake Washington Boulevard – King County, WA**
(an all-electronic nomination)

and a Multiple Property Document (associated with the Lake Washington Blvd nomination).

- **Seattle's Olmsted Parks & Boulevards – King County, WA**
(an all-electronic nomination)

Should you have any questions regarding these nominations please contact me anytime at (360) 586-3076. I look forward to hearing your final determination on these properties.

Sincerely,

Michael Houser
State Architectural Historian, DAHP
360-586-3076

E-Mail: michael.houser@dahp.wa.gov

