

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 05000922

Date Listed: 8/24/2005

Hubbard Bungalow
Property Name

Lewis
County

WA
State

Centralia Armistace Day, 1919 MPS
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

8/24/05
Date of Action

=====
Amended Items in Nomination:

Significance

The correct Areas of Significance should read: *Architecture and Social History*

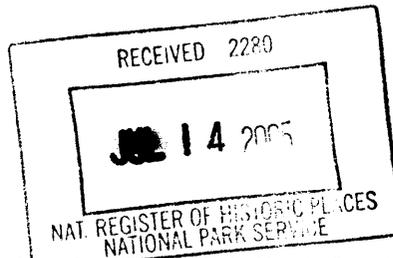
These clarifications were confirmed with the WA SHPO office.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

922

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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 HUBBARD BUNGALOW
Other names/site number Hubbard, Francis & Mina, House

2. Location

street & number 717 N Washington Avenue not for publication
city or town Centralia vicinity
State Washington code WA county Lewis code 041 zip code 98531

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] 7/21/05
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] 8-24-05
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	
2		buildings
		sites
		structures
		objects
2		Total

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

Properties Associated with the
Centralia Armistice Day, 1919

Number of contributing resources previously
listed in the National Register

None

6. Functions 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 19th Century and Early 20th Century

American Movements: Bungalow/Craftsman

Materials
(Enter categories from instructions)

foundation Stone

walls Wood: Weatherboard, Shingle

roof Synthetic

other

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.
X B Property is associated with the lives of persons significant in our past.
x 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

????

Period of Significance

1908-1927

Significant Dates

1908

Significant Person

(Complete if Criterion B is marked above)

Hubbard, Francis B.

Cultural Affiliation

Architect/Builder

Bullard, George W. (Architect)

Dickson, J.C. (Builder)

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#

Primary location of additional data:

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

Name of repository:

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM References on a continuation sheet.)

1	<u>10</u> Zone	<u>5</u> <u>02</u> <u>985</u> Easting	<u>51</u> <u>74</u> <u>395</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 Arthur & Glenda Veach
 organization _____ date February 2005
 street & number 717 N. Washington Avenue telephone (360) 736-4419
 city or town Centralia state WA zip code 98531

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.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

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 Arthur & Glenda Veach
 street & number 717 N. Washington Avenue telephone (360) 736-4419
 city or town Centralia state WA zip code 98531

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LEWIS COUNTY, WASHINGTON

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Narrative Description:

Setting:

The Hubbard Bungalow is located on the northwest end of the Edison neighborhood in Centralia, Washington. The neighborhood is characterized by a variety of architectural styles, built for some of Centralia's most influential early citizens. The Hubbard Bungalow located mid block, faces east and sits on a flat lot. Landscaping on the site is minimal, limited to foundation plantings and a large butternut tree in the front yard.

Exterior

Completed in 1908 at the beginning of the Arts & Crafts movement, the Hubbard Bungalow displays the typical low profile, rectangular form associated with the style. The house has a side facing gable roof, accented with three gable dormers on the main façade and a shed roof dormer on the rear facade. The roof is low pitched and provides large overhanging eaves with massive, oversized knee braces as detailing which form a protection over the porches and entrances on both east and west sides. The rafter tails are left exposed but are partly obscured by gutters. The roof was originally clad with wood shingles but currently boasts "Onduline" roofing in an earth color with tile motif. "Onduline" was originally developed in Europe in the late 1940s and is tough, lightweight corrugated roofing and wall cladding made from organic fibers.

One distinctive feature on the main façade is a second story octagonal bay window capped by a conical roof. The bay is held in place by a small hip roof supported by knee braces. This feature is not typical of the Arts & Crafts movement and is a hold-over element from the preceding Victorian era.

The 1½ story home is irregular in plan and occupies an area 80 ft. long by 50 ft. wide. It includes a full basement. Approximate square footage of the home is 4,500 sq. ft. with an additional 2,500 sq. ft. of basement space.

At the north end of the main façade the home has a large inset covered entry porch. The porch is held in place by large square columns of rusticated sandstone and is highlighted by a broad set of stairs flanked by stone stem walls, which lead to the

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main entry door. The full light entry door is 42" wide and boasts its original screen door.

The home is of wood frame construction and rests on a poured concrete foundation with sandstone trimmings. A new idea was introduced in the exterior sheathing. On the first floor are five courses of 6-inch "V" ceiling boards (turned rough side out) each course being two feet apart. These were laid vertically instead of horizontally. The second story walls are clad in wood shingles and are laid in a repeat pattern of 3-inch exposure then 9 inch exposure. To augment a shadow effect, a thin furring strip was put on the lower side of each course raising it about 3/8 inches.

The windows consist of a variety of types including one-over-one and eight-over-one double hung wood windows, 6 pane casement style windows, leaded glass windows, and diamond paned windows in the sun room.

The home features three chimneys, one at each end of the house, and one at the ridgeline. The southern chimney features a symmetrical design of rusticated sandstone, which gives way to a smaller chimney of brick and clinker brick at the second story. The northern chimney also features the same combination of stone and brick, but is asymmetrical in design. The ridge line chimney is of simple brick design.

Interior:

The interior of the Hubbard Bungalow consists of living room, library, dining room, sun room, foyer, reception room, kitchen, butler's pantry, five bedrooms with a sitting room off the master bedroom, three fireplaces, 10 large walk-in, cedar lined closets, 2¼ baths and a full basement.

Entry to the home is through a massive full-light beveled glass door. Flanking the door are two large leaded glass windows. This combination allows ample light into the foyer. The foyer features box beams and arts & crafts stenciling. To the right is a reception room, master bedroom and sitting room, coat and hat closet and bathroom. Ahead is the stairway and a short hall leading to the kitchen (see attached floor plan).

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The reception room boasts its original light fixture with a large circle of hand-painted roses on the ceiling around it. Next to the reception room lies a hall containing a small portion of the original burlap wall covering and light fixture. Sometime in the 1930s, access to this room was changed from a large opening directly off the main hall to a small single door off of the passage hall (see floor plan). The passage hall leads to the master bedroom suite. Here one enters the boudoir/sitting room area. The fireplace in the sitting room is faced with 3x6 inch rough surface, pale gray Rookwood tile. Other features of the room include a window seat/wood box to the left of the fireplace and bookcase with leaded glass doors to the right. The windows on each side of the fireplace are leaded glass in a diamond pattern. The sitting room opens to a large master bedroom with private bath. The bath has its original oval shaped pedestal sink and octagonal blue and white tile floor. A decorative etched glass panel door leads from the master bath back to the passage hallway.

To the left of the entry foyer is a large living room complete with boxed beam ceilings. Between the beams are decorative paintings which feature decorative urns. Each urn contains hand painted roses, each bouquet different from the other. On the west wall is a large Arts & Crafts fireplace, faced with undecorated 6 inch Grueby Tiles in a green earth tone. The room boasts its original light fixtures and cast iron heaters.

The library is accessed off the living room south wall via a large fir pocket door. The library also has boxed beams with a stencil of Arts & Crafts style flowers of the same design between each beam. It is wainscoted with plate rail to a height of 5 feet. At the south end of the room is a fireplace, faced with 6 inch Grueby Tiles in a shaded reddish brown tone. Window seats/woodboxes are located at each side of the fireplace with their original red tufted leather cushions. Windows above the seats are leaded glass. At the north end of the room, flanking the pocket door, are built-in bookshelves enclosed by decorative leaded glass doors. A small fir pocket door at the southwest end of the library leads to the sunroom.

The sunroom is one of the innovations of the home. The south and west sides of the room are largely made up of glass windows and doors. These multi-pane windows are highlighted by a unique muntin bar design which features a large diamond in the upper 1/3 of the window. The remainder of the sunroom is paneled with a light brown fir. The room also contains a coffered ceiling, designed using 24" wide boards

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set at an angle, then centered with a 48" wide single board at the middle. A pocket door featuring the same diamond pane glass configuration as the sunroom windows, provides light and warmth into the dining room adjoining it.

The dining room features box beams (now painted white) and lath and plaster walls. A single door opening leads to the living room and a swing door on the north wall leads to the butler's pantry and kitchen area.

The butler's pantry, with its original cabinets remains intact. The kitchen has been updated with newer cabinets. Circa 1930, the rear porch was enclosed and kitchen and pantry area was expanded to the west. The expansion created a small breakfast nook in the former pantry area.

Off the foyer is a grand Arts & Crafts staircase leading to the second floor. The dogleg style stairs rise 13 treads to a small consumption porch which is accessed through a screened glass door and flanked by tall leaded glass windows. The stairs reverse at this point and rise another 4 treads to the second story. The balustrades boast smile style design cutouts in each panel. The stairs are highlighted on the first floor by a simple newel post, which serves as a base for an ornate bronze statue. Unsigned, the piece integrates a diaphanously clothed woman clinging to a grape vine reminiscent of bacchanalian revelry. The grapes, executed in a light green glass, are internally lit. At the base of the statue is a bronze plaque, which reads: "LA NUIT", which is French for "The Night".

Upstairs are four bedrooms and one bath. Set within the roofline, the rooms encompass angled ceilings and storage areas in the eaves. The smallest bedroom, located next to the stairs is labeled on the original floors plans as the maid's room. It contains a wall sink and small closet. The far south bedroom, the largest in the group, encompasses the octagonal bay window, several closets and a small boudoir/sitting room. At the top of the stairs is a smaller bedroom, which has access to a covered balcony, via a set of French doors. At the far north end of the upstairs is another bedroom, which encompasses a gable roof dormer.

Nearly all the bedroom closets in the home contain windows that are screened and open to the outside to allow for air circulation.

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The basement contains a laundry room, ¼ bath, boiler room, workshop, gardener's quarters and fruit room. The remainder of the basement area is open. There is also a door leading directly to the outside.

The home continues to be heated with the original enclosed hot water radiator system which features decorative, low-profile radiators in the living room and foyer and conventional embossed radiators in the remaining rooms. All woodwork is done in a simple stained and lacquered fir. Window sashes are all fitted with metal inset screws which can be adjusted for easy removal of the trim for windows adjustment and sash rope replacement. The wood used in the home was selected for its grain and whether it was curly grained fir or a freak growth, it was equal if not superior to any on the coast at that time.

Outbuildings:

A two-car garage sits to the southwest corner of the lot. The building has a side gable roof covered with "Onduline" roofing. Siding matches the home with coursed shingles and vertical T & G boards on the lower portion. The garage doors are newer. The interior is finished with bead board.

Alterations:

Changes to the Hubbard Bungalow are minimal. From the exterior they include the addition of a gable roof extension on the second floor porch on the main façade, new roof material, and the extension of the kitchen onto the back porch area.

Changes to the interior include painting of some woodwork, removal of wainscoting from the foyer, stair and dining room, the closing of entry to the reception room from the foyer, and the removal of the tile from the walls of the bathrooms.

Restoration is in progress to reverse many of the conditions with the exception of the kitchen expansion.

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Statement of Significance:

The Hubbard Bungalow is eligible for the National Register of Historic Places under criterion "B" for its association to lumber baron and prominent businessman Francis B. Hubbard. It is further eligible for the National Register as defined in the *"Properties Associated with Centralia Armistice Day, 1919"* MPD, which states that dwellings associated with significant figures in the Armistice Day event can be listed. The Hubbard Bungalow is also significant under criterion "C" at the local level of significance, as a property that embodies the distinctive characteristics of the Arts & Crafts Movement. Additionally the 1908 home is representative of the work of the Tacoma architectural firm of Bullard & Hill and master builder J.C. Dickson. The property's period of significance begins in 1908 when the home was constructed and ends in 1927, the year of Hubbard's death.

Francis B. Hubbard

Francis B. Hubbard was born in Cottage, NY in 1849. While his formal education is unknown, at the age of 20 he reportedly left New York and secured employment with the Michigan Central Railroad, headquartered in Kalamazoo, Michigan. While in Michigan, in 1873 he married Mina Tuttle, a native of Indiana. Together they had two children Charles and Mellie. Charles died at the age of sixteen. By 1881 Hubbard and his new bride had moved to St. Paul, Minnesota where he took a job as Superintendent of Construction of Telegraph and Telephones for the Northern Pacific Railroad.

In 1900 the family moved to McCormick, Washington. Utilizing Hubbard's knowledge and expertise he had gained from working with the Northern Pacific Railroad, Hubbard established the McCormick Lumber Company with Harry McCormick. The company dealt mainly in the manufacture of telegraph and telephone pole cross-arms.

Shortly thereafter Hubbard organized the Rock Creek Lumber Company in Walville, WA which also produced cross-arms for telegraph and telephone poles. Reportedly the plant was one of the largest cross arm manufacturers of Washington at the time. Now abandoned, the community of Walville was located 4 miles southwest of Pe Ell along SR 6, on the Pacific County border.

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In 1905 Hubbard disposed of his interests in the McCormick and Rock Creek Lumber Companies and became involved with the Doty Lumber Company at Doty, WA. However, in 1908 he sold his interest in Doty and moved to Centralia, most likely to oversee his newest business venture, the Eastern Railway & Lumber Company.

Hubbard and several other partners (C.S. Gilchrist, D.F. Davies, H. Allan and George Dysart) had organized the Eastern Railway & Lumber Company in 1903 with a capital of \$200,000. At the height of the operations, the mill was one of the finest equipped plants in the world. Their extensive fir timber holdings included over 400,000,000 feet of standing timber (known as the Charlemagne Tower Estate). Output of the plant, which covered 30 acres, consisted mainly of shingles, telephone pole cross-arms and high-grade lumber. Capacity of the plant exceeded 125,00 board ft of lumber and 250,000 shingles per day with the plant employing over 300 men. The entire property of the Eastern Railway & Lumber Company was valued at one-and-a-half million dollars. In addition to the timber holdings and mill, the Eastern Railway & Lumber Company had purchased several miles of old railroad right-of-way and developed over 12 miles of railroads to transport the timber to their mill site. Logging camps were established at Kopiah and Mendota, each employing 225 men.

Hubbard served as President and General Manager of the company. With a monthly payroll in excess of \$25,000, the company was one of the largest mills in southwest Washington and provided a major source of income for the area. Reportedly the company was the greatest force in the development of the resources near Centralia. Credit for the success of the business was given to Hubbard's foresight, business acumen and persistency.

As one of the leading businessmen in Centralia, Hubbard's business skills and friendship was in high demand. He served as president of the Union Loan & Trust Company of Centralia and was a large stockholder in the US National Bank. He was prominent in local Masonic circles, being both a York and Scottish Rite Mason, and a charter member and trustee of the Benevolent and Protective Order of the Elks in Centralia. Additionally Hubbard was founding president of the Southwest Washington Fair, which at the time was serving as the Washington State Fair.

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Hubbard was also the President of the Employers Association at the time of the November 11, 1919 Armistice Day Massacre in Centralia. While not specifically called out by name in legal documents from the time, he appears to have been a key player in the actual events. As such, Hubbard's home is eligible for listing under the registration requirements of the Properties Associated with Centralia Armistice Day, 1919 MPD which notes that contemporaneous buildings including the houses of significant figures can be listed.

The events of the Armistice Day Massacre began as a result of a labor strike in 1917, which financially almost ruined Hubbard's business and pitted him and others in Centralia directly against the labor movement. Reportedly, Hubbard for years had been a strong advocate of the open shop and was known for his staunch position against any form of labor unions. Some speculate that his labor-hatred reached the point of fanaticism.

In 1917, the year of the strike, the Lumber Workers' Industrial Union of the IWW (Wobblies) opened a hall in Centralia, in an attempt to unionize timber industry workers. Halls were imperative to the survival of the I.W.W. Unlike other unions, their membership was largely homeless, so the halls were the primary means of contact between members. In 1918 the hall was raided in the middle of the Armistice Day parade, which was organized to support the Red Cross. During the event several marchers left the parade, stormed the hall, led the Wobblies into the street, and proceeded to destroy the hall. The Wobblies were taken to the edge of town and asked not to return. Reportedly Hubbard, who by then was 69 years old, helped organize the raid and afterward appropriated for himself the stolen desk of the Union Secretary.

The raid of 1918 did not weaken the lumber workers' Union in Centralia. On the contrary it served to strengthen it, however more than a year passed until they were able to establish a new headquarters. Citizens concern over the re-establishment of the hall was great and on October 19, 1919 the local newspaper Centralia Hub published an article urging all employers to attend a meeting at the Elks Club to "Discuss Handling of 'Wobbly' Problem."

The meeting was called to order by chairman William Scales, who at that time was Commander of the Centralia Post of the American Legion. Reportedly Hubbard opened up the meeting by saying that the I.W.W. was "*a menace and should be*

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driven out of town". Chief of Police Hughes, however, cautioned the group against such a course stating that the I.W.W. is not violating any law. Reportedly Hubbard was furious at this turn of affairs and shouted to Chief of Police Hughes, "It's a damned outrage that these men should be permitted to remain in town! Law or no law, if I were Chief of Police they wouldn't stay here twenty-four hours."

Scales responded by noting that although he was not in favor of another raid, there was no American jury that would convict them if they did. He then announced that he would appoint a secret committee to deal with the I.W.W. situation. Hence the so-called "Citizens' Protective League" of Centralia was born. Accounts note that F.B. Hubbard was the man selected to head the group and one of the key tenets of the League was to keep the odium of crime from smirching the fair names of the conspirators. He was told to "perfect his own organization". Hubbard was eminently fitted for his position by reason of his intense labor-hatred and his aptitude for intrigue.

The results of the League's planning efforts culminated in the Armistice Day Massacre of 1919. Although all of the details of the massacre will never be known with precision or complete certainty, there is general agreement about the sequence of events and the culpability of the various participants. The events of the day culminated in an armed skirmish between members of the IWW and members of the American Legion. To mark the first Anniversary of the end of WWI, the American Legion's Centralia post scheduled an Armistice Day parade with an unusual agenda, the destruction of the local IWW hall. The plan was an open secret in town for several weeks, but unbeknownst to the Legion organizers, the IWW decided not to be intimidated and to defend the hall when attacked.

On the afternoon of November 11, 1919, the route of the parade took it down Tower Street to the location of the hall. As the marchers reversed direction to return down the street, members of the contingent rushed the hall. Armed Wobblies opened fire. When the gunfire failed to drive off the attacking Legionnaires, Wobblies scattered. Three legionnaires were killed on the street, and a fourth (Hubbard's nephew Dale) was shot by a fleeing Wobbly (Wesley Everest) on the outskirts of town. Almost a dozen were wounded. The contents of the union hall were dragged into the street and set on fire.

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Initially the violence was reported as an act of IWW aggression against unarmed servicemen. Only later would the IWW have a chance to tell their side of the story. On the evening of the riot, a group of men entered the city jail in the darkness of a pre-arranged municipal black-out and a Wobbly prisoner named Wesley Everest was removed from his cell and hanged. The mob had believed they were taking the local IWW Secretary, the presumed architect of the day's violence. Then several days after the violence, the roundup of suspected Wobblies led to a sixth casualty, when one search posse mistook a fellow vigilante in the woods for a Wobbly and shot him dead.

Unfortunately vigilante justice prevailed initially, with no legal consequences for the parade mob participants. No member of the mob that broke into the Centralia jail was charged for the lynching of Everest. The shooting in the woods that claimed a sixth death was ruled an accident. Hubbard, who may have been the architect for the riot on the side of the Legionaires, was never sentenced or even questioned at trial. In contrast, Wobbly actions came under close scrutiny from the criminal justice system.

Bullard & Hill

Hubbard's prominence in the community of Centralia was visually established by the construction of his home on Washington Avenue in 1908. Encompassing nearly an entire block, the home was designed by the Tacoma architectural firm of Bullard & Hill in the newest architectural fashion of the day. The Arts & Crafts style was just beginning to emerge and the home boasts features left over from the preceding Victorian Era as well as new innovative ideas which would quickly become the main architecture details for the next 10+ years.

George Wesley Bullard graduated from the University of Illinois at Urbana-Champaign in 1882. He studied in the architecture program under Dr. Nathan Clifford Ricker. By 1885, Bullard had moved to Tacoma. Around 1892 he formed a short-lived partnership with fellow architect Haywood (first name unknown). Well trained, he quickly gained the respect of his peers and was elected as the second president of the Seattle Chapter of the AIA in 1895, serving a two-year term.

By 1899 Bullard was in private practice designing a number of dwellings in and around Tacoma. He remained alone until 1908 when he formed another partnership

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with architect, Irwyn H. Hill. The Hubbard Bungalow was likely one of the first projects of the newly formed partnership. Hill is listed as an associate on the plans.

When Hubbard first consulted Bullard & Hill, his idea was to have a home built entirely from local woods, clays, and stones, using selected stock from his own mills and other materials which would entitle him to speak of his home as an "all Washington product." The one exception made was a small amount of hardwood flooring.

After developing the plan, J.C. Dickson was hired by Bullard & Hill to supervise the construction of the home. Dickson was a well-known builder and contractor in the City of Tacoma and had retired in Centralia after a tragic accident left him unconscious for two weeks. Although not as agile as he was in his prime, Bullard & Hill convinced Dickson to come out of retirement to supervise the construction of two buildings in the city; the Hubbard Bungalow and the Union Loan & Trust Company Bank.

Dickson had developed his skills in construction as a stonecutter under the direction of his father in the quarries of Glasgow, Scotland. Among buildings attributed to him are the first City Hall in Minneapolis (1872) and the Washburn Flour Mill (1873). He also built the Gales Market House, O.A. Bray's Foundry, and three stone buildings at the state penitentiary at Stillwater, Minnesota. Dickson relocated to North Dakota in the 1880s and helped build the first wing of the State Capitol in Bismarck and two wings of the state prison.

After relocating to the northwest in the 1890s, Dickson worked on several projects including Elevator "A", the First Presbyterian Church, and the Pacific Brewing and Malting Works all in Tacoma. In 1905 he built the annex to the Tourist Hotel and the following year the Taylor-Wallace and Gardner Buildings also in Tacoma. He also supervised the construction of the Peoples Store, the Sticker Building and the Kellogg Building.

The grounds for the Hubbard Bungalow were laid out under the suggestions of landscape architect, Ebenezer R. Roberts, who was the former superintendent of the Tacoma Park System. Evidence of original landscape features and plantings, which were called out by Roberts, have not been documented.

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The design of the Hubbard Bungalow was derived from the aesthetic principles of the Arts & Crafts Movement. It valued structural honesty, handcrafted features, and a harmonious relationship between a building and site. Characteristics of the style include broad overhanging eaves, shingle or clapboard siding, and structural ornamentation such as braces and exposed rafter tails. The question of light and air was of much importance in the Craftsman movement. This is demonstrated in the Hubbard Bungalow by the use of three porches that were incorporated into the home (see attached plans). By virtue of being recessed and protected, the porches provide opportunity for outdoor living in summer and mild days in the winter. Due to its early construction date, the home boasts several hold-over features from the Victorian era including the octagonal turret and the formal entrance hall with reception room.

The home was very large and formal for Hubbard and his wife. With a master suite on the first floor, and three rooms on the second floor in addition to a maid's room, the house had ample space for the couple.

After the Hubbard Bungalow project, which received acclaim in the August 29, 1908 issue of the Pacific Engineer and Builder, Bullard & Hill focused their attention on specializing in schoolhouses, churches, and public buildings as well as residences. Some of their projects include the state training school in Chehalis, the State Veterans Home at Port Orchard, Cushman Indian School, the First Congregational Church in Tacoma, the First Christian Church in Tacoma, Epworth Methodist Church in Tacoma, Swedish Methodist Church in Seattle, University Methodist Church in Seattle, YMCA Tacoma, YMCA Olympia, State Historical Society Tacoma, Ferry Museum, Pierce County Hospital, Sperry Flour Company Office Building, St. Helen's Hotel Chehalis, Benson and Carey Hotel Prosser, College of Engineering Building University of Illinois, and several buildings at the Agricultural College in Pullman.

Bullard received his architectural license (#23) on December 6, 1919 the year the state began licensing architects. Hill received his the same year (#76). Bullard and Hill remained partners until the early 1920s.

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Bullard formed another partnership with Mason (first name unknown) from 1921-22. He then went back to private practice from 1924 to 1930. He passed away on May 30, 1935.

The Hubbard Bungalow is historically significant as representative of the early work of the Tacoma architectural firm of Bullard & Hill. Master builder, J.C. Dickson's, work is evident in the high artistic values of the property that embody the distinctive characteristics of the Arts & Crafts Movement. Furthermore the home is historically significant for its association to lumber baron and prominent businessman Francis B. Hubbard.

United States Department of the Interior
National Park Service

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"The Commodious Hubbard Bungalow" Centralia News Examiner September 4, 1908.

US Census Record – 1910

"Work on F.B. Hubbard...." Centralia Chronicle October 10, 1907.

VERBAL BOUNDARY DESCRIPTION

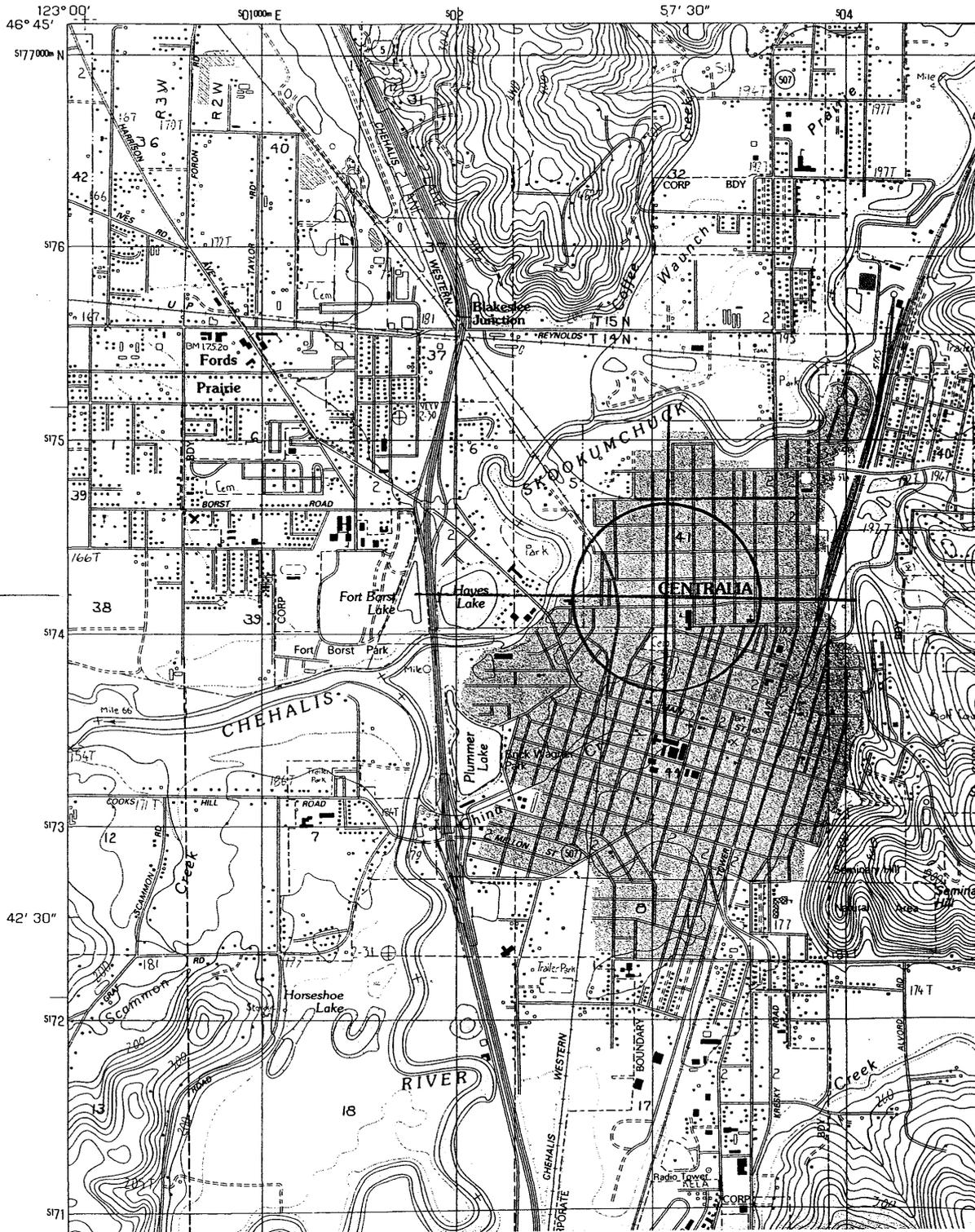
The nominated property is located in Section 19, Township 25N, Range 43E of the Willamette Meridian in Centralia, Washington, and is legally described as the South half of Lot 5, and all of lots 6-12, Block 61 of the Railroad Addition. The property also encompasses the eastern ¼ of the said lots in Block 60.

BOUNDARY JUSTIFICATION

The nominated property includes all of the resources associated with the Hubbard Bungalow.

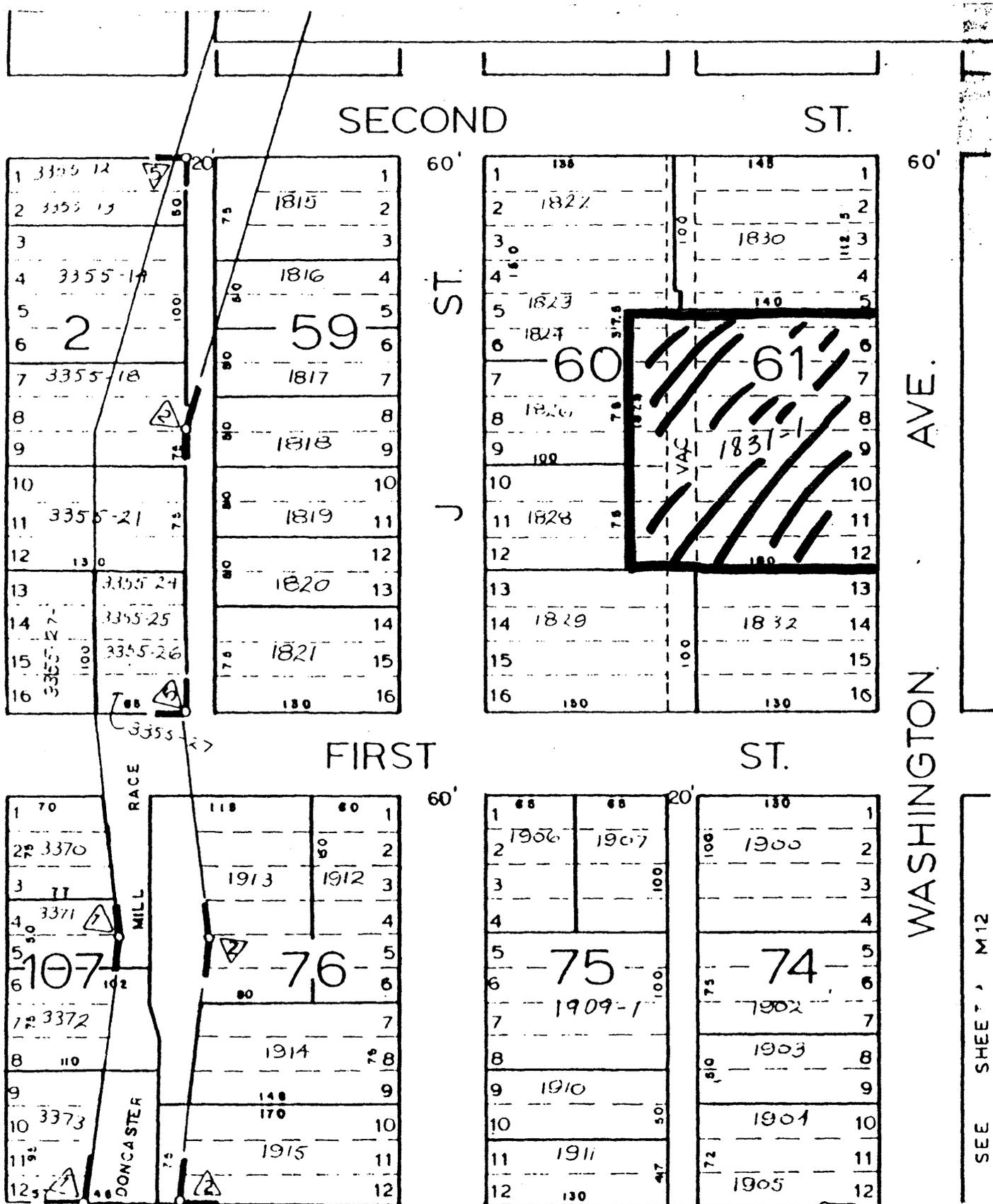
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

122° 57' 35"
Longitude

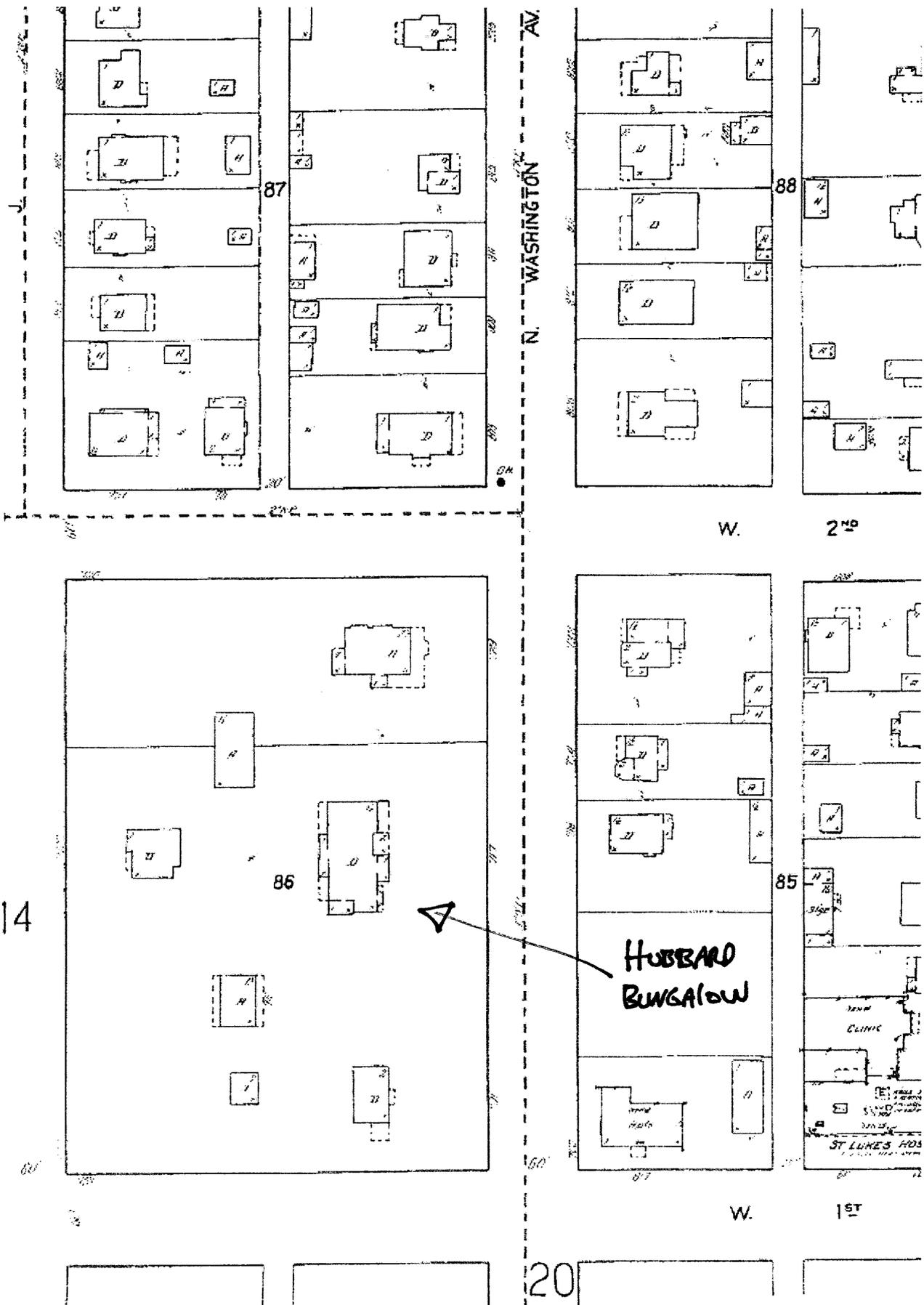


46° 43' 24"
Latitude

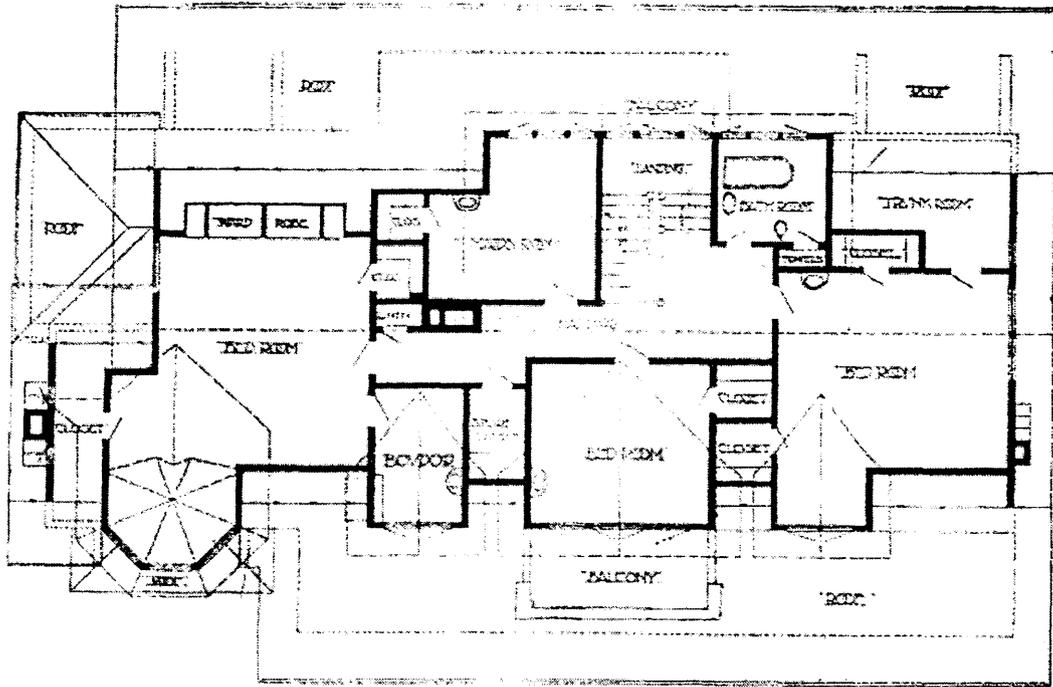
HUBBARD
BONGALOW
ZONE 10
50298SE
517439S N



This sketch is provided, without charge, for your information. It is not intended to show all matters related to the property including, but not limited to, area, dimensions, easements, encroachments, or location of boundaries. It is not a part of, nor does it modify, the commitment or policy to which it is attached. The Company assumes **NO LIABILITY** for any matter related to this sketch. Reference should be made to an accurate survey for further information.



SANBORN MAP DE C 1924

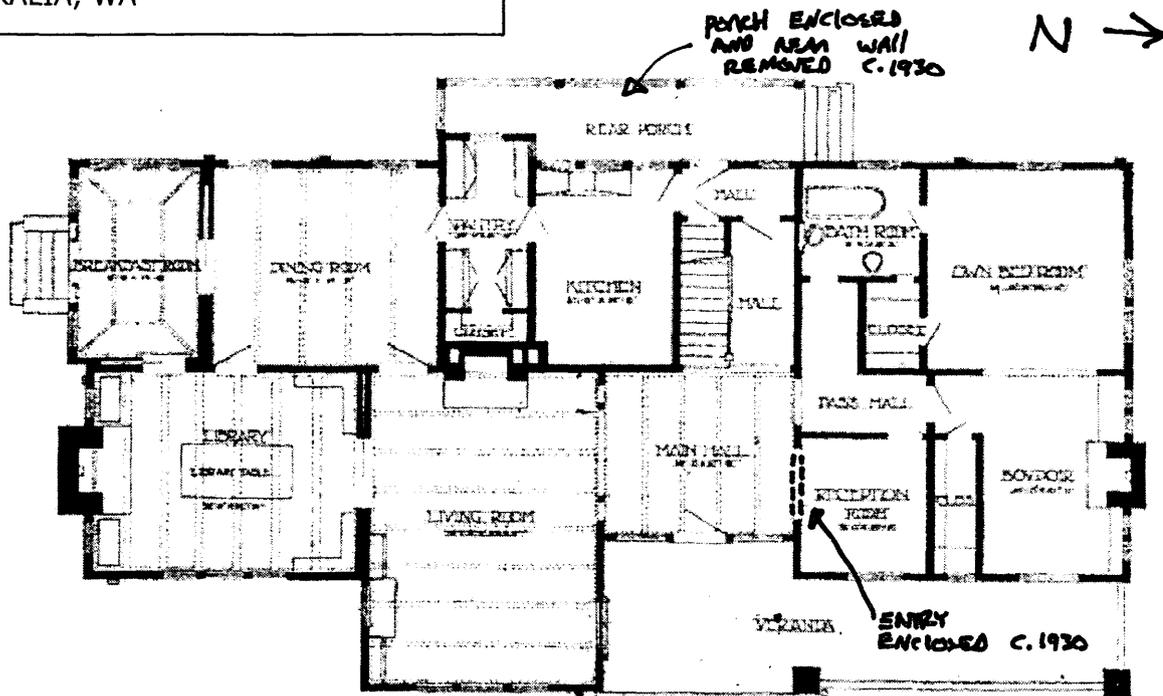


BUNGALOW AT CENTRALIA WASH
 FOR J. E. MEYERD L.S.
 LAWRENCE ARCHITECT
 TACOMA WASH
 I.H. PHEL ASSOCIATE

SECOND FLOOR PLAN

SECOND FLOOR
 NOT TO SCALE

HUBBARD BUNGALOW
 717 N WASHINGTON AVENUE
 CENTRALIA, WA



BUNGALOW AT CENTRALIA WASH
 FOR J. E. MEYERD L.S.
 LAWRENCE ARCHITECT
 TACOMA WASH
 I.H. PHEL ASSOCIATE

FIRST FLOOR PLAN

FIRST FLOOR
 NOT TO SCALE



Note
2nd floor
porch roof
has not
been
extended.

(Image from
Pacific Builder
and Engineer,
August 29, 1908
pg 316)

RESIDENCE OF F. H. HUBBARD, CENTRALIA, W.N.
Hubbard & Hill, Architects - J. C. Dickson, Builder



Note addition of gable roof
over balcony.

Residence, Washington Avenue, Centralia, Wash.

(View from SE corner, Postcard, dated 1912)