

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**DATA SHEET**

FOR NPS USE ONLY	
RECEIVED	DEC 8 1976
DATE ENTERED	OCT 18 1977

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC James C. Saunders House

AND/OR COMMON  
Holly Manor

**LOCATION**

STREET & NUMBER  
Sims Way

CITY, TOWN  
Port Townsend

— NOT FOR PUBLICATION  
CONGRESSIONAL DISTRICT  
3rd - Donald L. Bonker

STATE  
Washington

CODE  
53

COUNTY  
Jefferson

CODE  
031

**CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> PARK
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

**OWNER OF PROPERTY**

NAME  
Dr. David L. Green, Division of Orthopedic Surgery

STREET & NUMBER  
Case Western Reserve University Hospital

CITY, TOWN  
Cleveland

STATE  
Ohio

**LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.  
Assessor's Office, Jefferson County Courthouse

STREET & NUMBER  
Jefferson Street

CITY, TOWN  
Port Townsend

STATE  
Washington

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE  
Washington State Inventory of Historic Places

DATE

— FEDERAL  STATE — COUNTY — LOCAL

DEPOSITORY FOR  
SURVEY RECORDS  
Washington State Parks & Recreation Commission

CITY, TOWN  
Olympia

STATE  
Washington

## 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The imposing James C. Saunders House is located one-half mile southwest of historic Port Townsend on Washington's Olympic Peninsula. The unusual Queen Anne-Colonial Revival style mansion, designed by the local architect Edward A. Batwell, was completed in 1891. The property is situated in Port Townsend's Eisenbeis Addition along State Route #20, the major highway approach into town. Standing on a high hill, the Saunders House commands an impressive view of Port Townsend Bay and the village to the east and northeast.

The mansion itself is encircled by a lawn landscaped with mature shrubbery, a variety of trees, and a large garden to the north. On its eastern perimeter the property is bounded by a picket fence which separates it from an adjoining sheep pasture. It is across this field, from a point further downhill on Highway #20 that the passerby is afforded the fullest view of the house. To the west, or rear of the mansion stands the original carriage-house. This is a small, one and one-half story, gabled structure with a sturdy, squared corner tower. It is covered with shiplap and shingle siding, and rests on a recently poured cement foundation. Lunette windows and a clipper ship weathervane adorn the tower. As an interesting and intact example of an original dependency, the carriage house is also included in the nomination.

The Saunders House has served as a single family residence since its completion in 1891. However, during its lifetime the house has also functioned at various times as a youth hostel and house museum managed by its owners. For some time the property has been locally known as Holly Manor. Various owners have undertaken minor remodeling and modernization projects, chiefly on the interior of the house. Nevertheless, all original exterior and most major interior features of architectural import remain unaltered.

The house is a two and one-half story frame structure of generous proportions. The lot upon which it stands slopes gradually to the east and south, thus exposing a considerable portion of the rusticated stone foundation on those elevations. The massing of the structure is quite complex with a profusion of turrets, bay windows, and protruding porches that characterize the Queen Anne style. Also typical of that style are the steeply pitched intersecting roof gables, punctuated by conical and bellcast cupolas, dormers, and sculptured English chimneys with decorative brickwork.

Shiplapped siding covers the first story of the Saunders House, in contrast to the shingled sheathing of the second story and the attic level gables. Further surface variety is achieved through the liberal use of applied millwork: vertical and horizontal fascias and watertables, turned posts and balusters, grooved brackets and consoles, latticework, and ornamental detail derived from the emerging Colonial Revival. In the present-day color scheme this prolific decoration is clearly defined by the use of light tan paint against chocolate brown wall surfaces. The various gables and cupolas of the roof structure are sheathed with wooden shingles.

Three particularly distinctive features of the exterior are the verandah, the attic balcony, and the dormer windows. The covered verandah extends across approximately two-thirds of the face of the front or east elevation and wraps around the corner turret to the south facade. The structural posts which support this raised porch are hidden behind latticework. The verandah's gently sloping hipped roof forms a shallow pediment above the flight of steps leading to the formal entrance. Within this pediment is an abstracted sunburst motif on a field of latticework. Slender turned columns support this verandah roof and are in turn linked together by spans of spindled balusters. Recessed within the major gable of

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the east elevation is a sheltered attic balcony which features "soft" reveals and a low, spindled balustrade. Dormer windows on the east and south elevations are notable for their bold, seemingly incongruous Colonial Revival treatment. Multi-paned sash are fixed between decorative pilasters and are topped with garlanded panels and broken shell pediments.

Irregular in placement and design, the Saunders House fenestration typifies the Queen Anne aesthetic. The first-story windows of more formal rooms consist chiefly of broad plate glass sash with fixed stained glass transoms. Second story windows are, on the whole, comprised of two-over-one light, double-hung sash. A continuous span of four window units, at the level of the interior staircase landing on the north elevation, retains the upper semi-circular half of an elaborate design in stained glass. A narrow semi-circular stained glass window appears on the south elevation at first-floor level. Multi-paned sash in the dormer windows provide further variety. In general, window surrounds consist of simple planks with moulded cap entablatures.

On the interior of the house, the Queen Anne influence is expressed in an asymmetrical floorplan, varied by projecting bay window and turret spaces. However, it is the Colonial Revival theme which dominates the architectural interior. This is most boldly demonstrated in the three major mantelpieces of the dining room, library, and formal parlor. The dining room fireplace features an elaborate overmantle pierced by a deep niche and inset with a narrow, round-arched panel of stained glass. The parlor mantelpiece is also comprised of classically-inspired elements, and is an equally free interpretation of Georgian design. The restrained composition and absence of an overmantle are rather more reflective of the Adamesque fashion of the Federal period. The library fireplace retains some elements of classical flavor but has been partially dismantled and obscured by a plywood panelling which encases the entire chimney breast.

Other features of the first-floor living area are suggestive of a "colonial" influence. Each formal room contains a simple, concentric circle ceiling medallion of plaster. In the recent past, these were decorated with stencilled vine patterns. Massive, six-panel sliding doors separate these rooms from the hallway. That spacious area retains all of its original redwood wainscotting with multiple recessed, moulded panels. The sturdy staircase newels are also panelled, and the stair balusters are spool-turned. The door and window trim is less easily classified stylistically - it consists generally of regularly grooved surrounds with decorated corner blocks.

For the most part, alterations to the interior occurred in the 1940s. At that time, the stained, varnished woodwork was painted white in all ground-floor locations, with the exception of woodwork in the servants' stairhall to the rear of the formal staircase. Many of the stained glass windows were removed; however, in recent years the panels have been largely restored to their original positions. A full partition was installed between the dining room and library, partially destroying the open circulation which characterized the first-floor plan. A spacious kitchen to the rear of the house is panelled with narrow tongue-in-groove wainscotting. Some remodelling of partitions, windows, and doors took place in this room at an unknown date.

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Three large bedrooms are arranged around a broad central hall on the second floor of the Saunders House. Bay and turret windows in each of these rooms afford spectacular views to the north, south, and east. With the exception of those in the servants' quarters above the kitchen, all elements of woodwork have again been covered with paint. Four-panel doors with moveable transoms occur throughout the upstairs. Fireplaces in each of the three major bedrooms feature simple wood mantelpieces. Hearths and fireplaces are laid with ornamental glazed tiles. The bathroom retains its original tongue-in-groove wainscoting.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input checked="" type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

1891

BUILDER/ARCHITECT

Edward A. Batwell

## STATEMENT OF SIGNIFICANCE

The J. C. Saunders House is a prime example of the residential construction which characterized Port Townsend's brief but exuberant building boom of 1889-1890. Designed by local architect Edward A. Batwell and completed in 1891, the mansion is significant to the community in two respects. It was built for the family of James C. Saunders, a prominent local citizen with a background in government service and business in the East and in the South. During his relatively brief stay in Port Townsend, Saunders engaged in real estate speculation and served as customs collector and president of the Commercial Bank. The Saunders House represents but one of many equally ambitious building projects undertaken during Port Townsend's most optimistic era. However, an unusual variety of styles are united in this pretentious mansion, resulting in a structure of unique architectural interest. Although the house is separated from the concentration of Victorian buildings which comprise the Port Townsend Historic District, it contributes in an important way to the community's rich architectural heritage.

The life of J. C. Saunders was characterized by wide experience in a variety of professions, and by frequent changes of residence. A biographical sketch of Saunders, published in An Illustrated History of the State of Washington, provides pertinent chronological details. Born in Memphis, Tennessee in 1854, Saunders was educated at the University of Tennessee. In 1875, the young man took a job in Washington, D.C., as private secretary to Cayse Young, a representative from Tennessee. In 1880, Saunders moved to Fort Smith, Arkansas. Here he established a newspaper known as The Daily Herald, which he operated for three years. While in Fort Smith, Saunders married Alice Sample in 1882. Soon he returned to Washington, D.C., as Clerk of the Committee on Commerce, House of Representatives. During the campaign of 1884, Saunders served as stenographer at Democratic Headquarters in New York. He was appointed Executive Clerk to President Cleveland in March of 1885 and shortly thereafter Indian Inspector to the Washington Territory. The family relocated in the Far West where Saunders held the position until March, 1889.

In that year, at the peak of rampant land speculation fired by the hope of railroad construction between Port Townsend and Portland, Oregon, Saunders established a real estate business in Port Townsend. The firm was known as Saunders and Cullom and was located at 112½ Taylor Street. In addition to this private business venture, Saunders was a founding member of the Commercial Bank of Port Townsend, situated for some time in the Tucker Block. In 1890 he became the bank's first vice-president, the following year a Cashier, and in 1897 President. Saunders was also a founding member and president of the Puget Sound Savings and Loan Association, an institution which was moved to Portland in 1893. In May of 1893, when the real estate and banking businesses could no longer have remained profitable, Saunders was appointed Collector of Customs for the Puget Sound District. This position undoubtedly allowed him to remain in Port Townsend until 1898 when his term of office expired.



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By 1890, Saunders had acquired improved property in the Eisenbeis Addition, one of many rapidly platted additions on the outskirts of town. The local newspaper The Morning Leader carried several notices which detailed the construction progress of "a handsome residence" on this property. The house was described as a two-story residence with attic in a "modified Colonial style of architecture". E. A. Batwell was named as the architect, and total construction cost was reported at \$8,000 in the January 1, 1892 edition of the paper. Saunders took out four mortgages in 1890 in order to finance this substantial project. Shortly after the completion of his term as Customs Collector, a suit to foreclose one of these mortgages was brought against him. Saunders lost the suit and subsequently his house, and appears to have left Port Townsend in 1899. In view of the sudden economic failure which had struck Port Townsend by the close of 1890, amplified by the nationwide panic of 1893, Saunders was perhaps unusually fortunate to have remained solvent until 1899.

Relatively little is known of the architect Edward A. Batwell. His name first appears in the Port Townsend directory of 1890. Batwell and an associate by the name of Patrick are credited with the design of Port Townsend's Queen Anne-style City Hall. Although it has lost its original roof structure, this building still stands on Water Street. Batwell also served as supervising architect of the Lincoln Street School. The exact duration of Batwell's career in Port Townsend has not been established; however, he is thought to have remained in the vicinity during its years of economic collapse and depression.

The Saunders House holds a significant place in the rich repertory of late 19th-century residential architecture in Port Townsend. It is, to begin with, dramatically sited on a high hill overlooking Port Townsend Bay to the east and the village to the northeast. In a sense, the house constitutes a landmark on the main highway approach into Port Townsend, providing a preliminary glimpse of the visual character of the Historic District. Its physical separation from the town proper, a distance of approximately one-half mile, bears evidence to the village's remarkably rapid and optimistic expansion of the 1889-1890 building boom. Stylistically, the Saunders House is a particularly curious blending of two essentially conflicting trends in contemporary architecture. The architect Edward Batwell was clearly designing, in this instance, within the parameters of the widely-accepted Queen Anne style, fashionable in the Pacific Northwest between 1880 and 1900. However, he freely borrowed decorative details from the emerging Colonial Revival style, the latest favorite among wealthy communities of the northeastern seaboard. It is the delightfully superficial application of these period details, only recently rediscovered by McKim, Meade, and White in New England, which marks the Saunders House as a distinctive example of Port Townsend architecture.

The Queen Anne style is most clearly the underlying influence behind Batwell's design for the Saunders House. The complex massing and roof configurations exemplified here are key characteristics of the style. Elements such as turrets, polygonal bays, variant porch forms, balconies, and dormers contribute to the deliberate asymmetry of each elevation. The contrasting use of clapboards, shingles and rusticated stonework, the fanciful chimney designs, the extensive use of stained glass, and the variety of window forms are evident on each facade. These provide the rich blending of materials, colors, and textures, and

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the endless variation of detail so carefully sought by exponents of the Queen Anne style.

Sparingly applied to this unmistakably Queen Anne design are decorative details of the Colonial Revival. On the exterior these ornaments are entirely cosmetic in nature, and were so freely interpreted by the architect that they appear to have been inspired purely by whimsy. These details include dormer window trim (grooved pilasters, garlanded panels, and oddly-proportioned broken shell pediments), as well as a bold, stylized sunburst which occupies, along with a backdrop of latticework, the porch pediment of the front elevation.

On the interior of the house, however, Batwell chose to express the Colonial Revival mode more positively. Classically-inspired elements of wood and plaster unite the entire first floor in a common "colonial" theme. Three major mantelpieces, some more Adamesque than Georgian in design, multi-panelled wainscotting, and simple circular medallions are a few of the elements which contribute to the cohesiveness of the decorative scheme. None of these details are archaeologically correct in terms of colonial interiors prior to 1776; in fact, many are freely taken from the Federal and Greek Revival as well as from the Georgian period. Nevertheless, the interior of the Saunders House represents a clear attempt to emulate the height of eastern seaboard fashion by returning to the so-called classical purity of colonial America.

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CONTINUATION SHEET

ITEM NUMBER 9 PAGE 2

- 
2. Hines, Rey. H. K. An Illustrated History of the State of Washington.  
Lewis Publishing Company (Chicago, 1893).

Prepared by  
10/15/77

Site Number: 16-8  
Photograph Negative #:

SURVEY-INVENTORY FORM

COMMUNITY CULTURAL RESOURCE SURVEY

1. NAME

Historic JAMES C. SAUNDERS HOUSE

and/or Common HOLLY MANOR

2. LOCATION

UTM References:

Zone 10 Easting 515910

Northing 5327620

- not for publication

Street & Number

902 Sims Way

City, Town

Port Townsend

- vicinity of

State

Washington

County

Jefferson

3. CLASSIFICATION

Ownership: public private both

Status: occupied unoccupied work in progress

Present Use: agriculture commercial educational entertainment government

industrial military museum park private residence

religious scientific transportation other:

4. OWNER OF PROPERTY

Name

Dr. David Green, Division of Orthopedic Surgery

Street & Number

Case Western Reserve University Hospital

City, Town

Cleveland

- vicinity of

State

Ohio 44100

5. MAJOR BIBLIOGRAPHICAL REFERENCES

National Register Nomination Form, 1976.

Hines, Rev. H.K., An Illustrated History of the State of Washington  
(Chicago, 1893).

6. FORM PREPARED BY

Name/Title

Katheryn Krafft and Shirley Courtois

Organization

--

Date

November 1984

Street & Number

4021 E. Highland Drive

Telephone

(206) 325-9346

City or Town

Seattle

State

Washington

## 7. DESCRIPTION

Condition:    excellent    good    fair    deteriorated    ruins    unexposed  
Circle one:    unaltered                    altered  
Circle one:    original site            moved    date \_\_\_\_\_

Describe the present and original (if known) physical appearance  
attach photo

The James C. Saunders House is located about one-half mile from the center of Port Townsend, on State Route #20 (Sims Way), the major highway approach into town. It is a two and one-half story, wood frame structure of generous proportions resting on a rusticated stone foundation. The massing of the structure is quite complex, with steeply pitched intersecting roof gables punctuated by conical and bellcast turrets, dormers, and sculptured chimneys with decorative brickwork. Bay windows, a recessed balcony, and a wide wrap-around verandah add to the richness and variety of the ensemble. Shiplap siding covers the first story, in contrast to the shingled sheathing of the second story and the attic level gable ends. Further surface variety is achieved through the liberal use of applied millwork, turned posts and balusters, grooved brackets and consoles, latticework, and ornamental detail derived from the emerging Colonial Revival. Fenestration is irregular in placement and design. The first story windows consist chiefly of broad plate glass sash with fixed stained glass transoms. (see continuation sheet)

Verbal boundary description: Eisenbeis Addition  
Lots 1 through 8, Block 247

Acreage: Less than an acre.

## 8. SIGNIFICANCE

Specific dates    1891                    Builder/Architect    Edward A. Batwell

a. History James Saunders was born in Memphis, Tennessee in 1854 and educated at the University of Tennessee. In 1875 he took a job in Washington, D.C., as private secretary to Cayse Young, a representative from Tennessee. In 1880 Saunders moved to Fort Smith, Arkansas where he established a newspaper, The Daily Herald, which he operated for three years. Upon his return to Washington, D.C. he was employed as Clerk of the Committee on Commerce, House of Representatives. During the campaign of 1884 he served as stenographer at Democratic Headquarters in New York. He was appointed Executive Clerk to President Cleveland in March of 1885 and shortly thereafter Indian Inspector to the Washington Territory. The family relocated in the Far West where Saunders held the position until March, 1889.

(see continuation sheet)

b. Evaluation of Significance The J.C. Saunders House is a prime example of the residential construction which characterized Port Townsend's brief but exuberant building boom of 1889-1890. Designed by local architect Edward A. Batwell and completed in 1891, the mansion is significant in two respects. It was built for the family of James C. Saunders, a new arrival with a background in government service and business who rose to prominence in real estate and banking while residing in Port Townsend. The house itself represents one of the more ambitious residential projects undertaken during the city's most optimistic period. However, an unusual variety of styles are united in this pretentious mansion, resulting in a structure of unique architectural interest.

CONTINUATION SHEET  
SURVEY-INVENTORY FORM  
COMMUNITY CULTURAL RESOURCE SURVEY

## 7. DESCRIPTION (continued)

Second story windows are, on the whole, composed of two-over-one light, double-hung sash. A continuous span of four window units, at the level of the interior staircase landing on the north elevation, retains the upper semi-circular half of an elaborate peacock design in stained glass.

On the interior, the Queen Anne influence is expressed in an asymmetrical floor plan, varied by projecting bay window and turret spaces. However, interior detailing is generally "colonial" in character, expressed in classically-inspired mantelpieces, simple ceiling medallions, and paneled wainscoting and doors. Minor alterations to the interior occurred in the 1940s and later, especially the removal of some stained glass, the installation of a partition between dining room and library, and modification of the kitchen. Generally, however, major features of the interior remain intact.

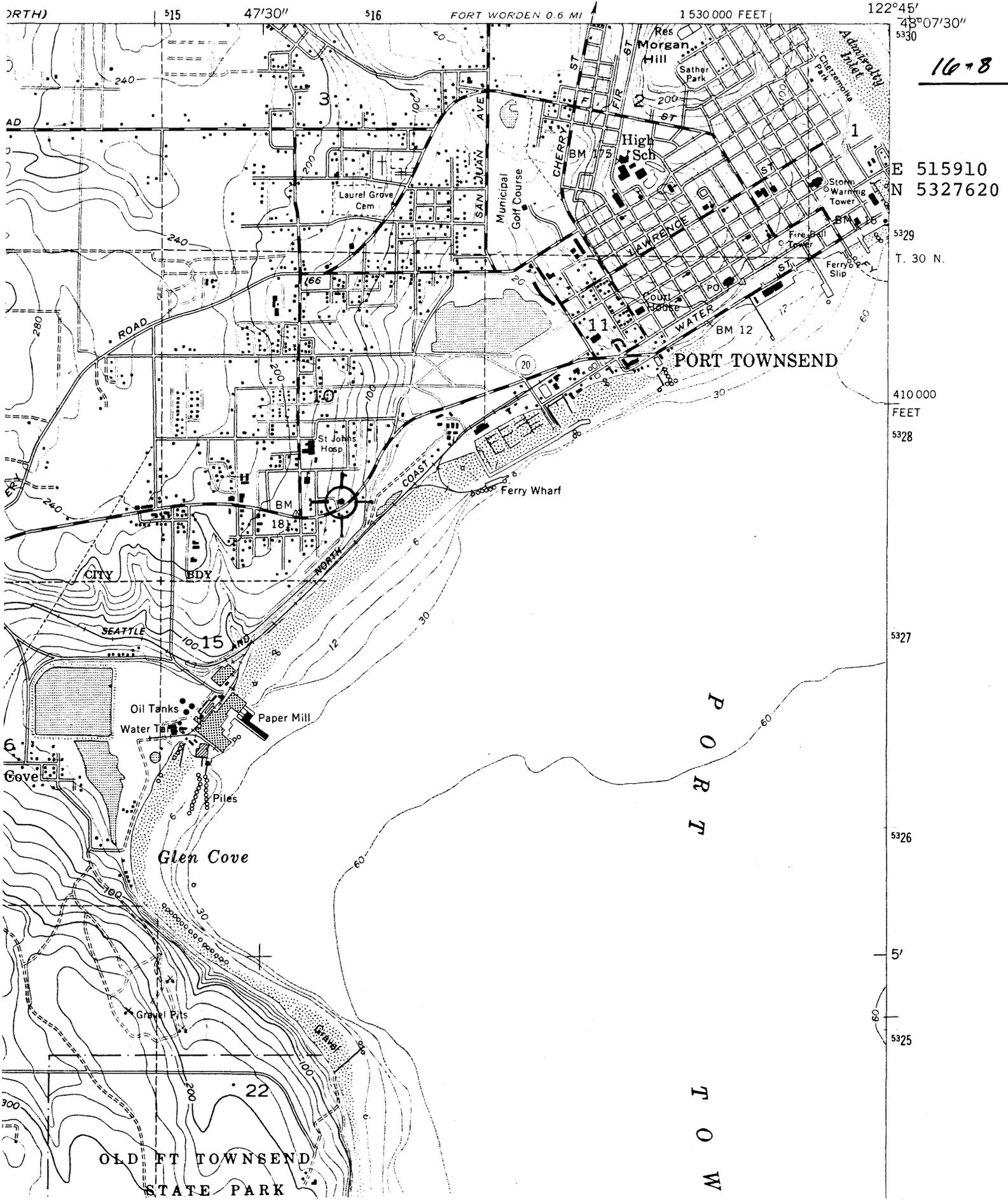
## 8. SIGNIFICANCE (continued)

## a. History

In that year, at the peak of rampant land speculation in Port Townsend, Saunders established a real estate business, Saunders & Cullom. In addition, he was a founding member of the Commercial Bank of Port Townsend, becoming its president in 1897. He was also a founder and president of the Puget Sound Savings and Loan Association, an institution which was moved to Portland in 1893. In May of 1893, when the real estate and banking businesses could no longer have remained profitable, Saunders was appointed Collector of Customs for the Puget Sound District. This position undoubtedly allowed him to remain in Port Townsend until 1898 when his term of office expired.

PORT TOWNSEND SOUTH QUADRANGLE  
WASHINGTON—JEFFERSON CO.  
7.5 MINUTE SERIES (TOPOGRAPHIC)

1480 11 NW  
(COUPEVILLE)



1678

E 515910  
N 5327620

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OLD FT TOWNSEND  
STATE PARK