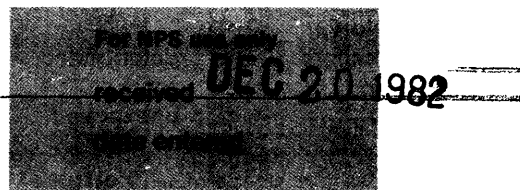


**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**



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

**1. Name**

historic Rhodesleigh

and/or common

**2. Location**

street & number 10815 Greendale Drive S.W.  not for publication

city, town Tacoma (Lakewood) vicinity of ~~Congressional district~~

state Washington code 053 county Pierce code 053

**3. Classification**

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

**4. Owner of Property**

name Gordon Burns

street & number P.O. Box 99666

city, town Tacoma vicinity of state Washington 98499

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Pierce County Annex

street & number 2401 South 35th Street

city, town Tacoma state Washington 98409

**6. Representation in Existing Surveys**

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

date March 1981  federal  state  county  local

depository for survey records 2401 South 35th Street, Room 16

city, town Tacoma state Washington 98409

## 7. Description

Condition  
 excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

Check one  
 unaltered  
 altered

Check one  
 original site  
 moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

Rhodesleigh is on the southern edge of a lagoon located on the southwestern end of Steilacoom Lake in Pierce County, Washington. This area of the county is referred to as Lakewood because of the many lakes located on the prairie which extends north and east from Puget Sound and the Nisqually River. Steilacoom Lake was originally the site of some of the earliest settlement activity prior to the turn of the century, and the area surrounding it maintained a rural appearance until Lakewood Center, a major shopping complex, was opened in 1937. After that time, Lakewood developed into a major suburb for the City of Tacoma located north of Steilacoom Lake. At the time Rhodesleigh was constructed little development had occurred along the shoreline of the lake. The house is sited so that the northern side faces the lake and the main entry faces south upon a curved driveway.

Rhodesleigh is a modified English Tudor manor house with interior baroque influences. It was designed by Frederick Heath and George Gove for Henry Rhodes. After he sold it to Norton Clapp the latter altered the original design. Later, the entire house was converted into small apartment units, and portions of the grounds were sold for more recently constructed suburban housing. Beginning in 1981, the present owner has begun to re-convert the original family quarters into a single family residence, but intends to maintain what was originally the servants quarters, located on the east end of the house, as well as the attic, as apartment units. The total property under consideration is composed of 3.5 acres including the grounds which extend to the shoreline of the lake.

The main exterior of Rhodesleigh is two and one half stories in height with brick tile on its truncated hip roof. It is roughly rectangular in shape and constructed of irregularly patterned Tufastone sandstone blocks. Onto each end of the building are one and one half story cross gable roof wings. On both sides of the main roof are gable dormers with curved bargeboard, finials and six pane casement windows. Gable dormers on the north side of both east and west wings have half-timbering and stucco, and dentils above the top window frame, in addition to repeating the motif for the smaller dormers. The east wing dormer is on brackets with side drips. East end double gable dormers have single pane casement windows. The dormer on the west wing has a grouping of three twelve pane casement windows. Original windows in the east wing were six over one double hung sash.

Both the north and south sides of the house have double cross gable extensions with single stepped ends and stone capping. Crenellation connects the two gable ends on the north side. On the south side one extension forms the main enclosed porch which has one small lancet arched side window and a segmentally arched entry flanked by ornamental light fixtures. Above the three over one casement second story windows there is a diamond-shaped window in the gable end. The far west wing on the south side has a small cross gable extension with a segmentally arched door. This door, the window in the entry, and the stepped windows to the east of the entry all have label moulding to conform to the window shapes. Windows to the west of the main entry are groupings of six over one double hung sash on the second and third stories with four over four double hung sash flanking those on the second floor. First floor windows are single pane casement with nine pane casement transoms. Unaltered windows on the north side of the house are two over one, three over one, and six over one double hung sash. There are twelve pane casement lancet-shaped windows underneath the crenellation on the second floor. The north side living room windows are single pane casement with nine pane casement lancet-shaped transoms. Major window groupings and the front entry have rectangular label mouldings.

There are two north slope chimneys and a west end exterior chimney stepped at its base all with stone capping and conical clay vents. On the western cross gable end on the north side of the house is an "R" in stone relief. This can also be seen in the metal drains

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

**National Register of Historic Places  
Inventory—Nomination Form**

Continuation sheet

Item number 7

Page 2

leading from the gutters. The porch on the north side is of cast cement with true arched balusters, interspersed with square posts which have recesses and embossed floral diamond-shaped designs. Exterior stairs opposite this porch repeat the motif and lead to the west wing of the house. Between is a tile covered fountain with a lion's head forming the spout.

The interior of Rhodesleigh has approximately thirty-eight rooms with 5000 square feet on each of the first two floors. It is divided approximately half (the east end) for servants quarters and half (the western end) for family living space. The full length basement has, besides various rooms for storage purposes, the original boiler, and circuit box which extends from the ceiling to the floor and is approximately three feet wide. Rhodes also had installed in the house a complete overhead sprinkler system and maintained his own water supply system for fire protection.

The second story is simple in design, although two lancet arched doors separate the servants quarters from the main living area. A serpentine hallway and ramp connects the various bedroom and living spaces in the family area. Research undertaken by the present owner suggests that this arrangement was added by Norton Clapp and the original was a straight hallway with a small flight of stairs providing two levels to the second story. There is a small skylight at the western end of the hallway.

The west end of the first floor consists (from west to east) of a music room/library (now a separate apartment), the living room, an L-shaped hallway and a dining room. A kitchen and pantry separate the main living area from the servants quarters. Oak, walnut, and birch paneling and fireplace treatment are used in the various rooms with the living room distinctive for its wall and window pilasters. Cornice and ceiling treatment is a gold leaf floral pattern. Lancet arches, wood paneling, and the floral cornice and ceiling treatment between the ceiling beams are repeated throughout the west side of the main floor, as are the bronze light fixtures and door handles.

The main center entry has an oak paneled lancet arched door with cross- and rectangular-mullioned leaded glass sidelights. The quarry tiled hallway leads, on the north side, to a bracketed exit whose windows repeat the lancet arched motif. Adjacent to this exit, on the east side, is one entry into the dining room. The wood paneled closets were added by Norton Clapp. The eastern extension of the hallway is also oak paneled with quarry tile floors and leads to a second entry into the dining room as well as to stairs to the second story. The latter has a carved balustrade and corner posts and extends along the second story landing adjacent to the master bedroom. Artichoke patterned pendants extend from the second story balustrade. Three windows are stepped along the stairs. Each has leaded mullions of twenty pane casement lancet arched transoms over thirty pane casement windows.

Also to be included in the nomination is the original boathouse located along the shoreline and to the east of the present dock. This is a single story wood frame and stucco covered building with a flat roof. There is a stone lined passage way leading from the lake to the boathouse. The front wood-slotted draw gate is true arched with inverted sunbursts in the corners. Double hung sash windows are the same slotted pattern as the draw gate. There is also a door opening adjacent to the draw gate, but the door has been removed.

Visible exterior alterations to the main house, most done during the time when Norton Clapp owned the building, have been changes to window types. On the west wing of the building he had two three-sided first story bay windows added to the west end of the building and a five-sided bay added to the north side. In addition, upon converting the attic into a playroom, the original rectangular vents whose rectangular label mouldings repeated that on the north side of the second floor, were replaced by groupings of single pane casement windows. This occurred also in the master bedroom windows located on the

OWP NO. 2001-0019  
EXT. 10/31/86

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

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

Item number

7

Page

3

north side of the second floor and the north side window in the wall dormer located in the eastern wing of the building. Clapp also converted the eastern end of the house into a four car garage, thus eliminating the original Wilkeson sandstone fence which extended east from the main building. This has been replaced by a pumice stone fence with wrought iron gates. The garages were later made into apartment units and have aluminum frame windows, as does one window on the north side of the east wing on the first floor. The newer windows on the north side of the house, with the exception of the attic area and the bay, were placed in the original frames. Apart from these exterior changes, the house has maintained its original characteristics. The only other interior alteration done by Clapp but not noted are mirrors which surround the front room fireplace.

As noted above, the present owner has begun to restore the family quarters of Rhodesleigh as much as is possible to that originally designed for Henry Rhodes. To date this has included eliminating all the apartment units on the second and first floors from the living room area to the kitchen. In the future the west wing (library and music room) apartment will be eliminated and the original entry restored from the living room. These double wood paneled doors are presently in the living room which had been partitioned when made into an apartment. These partitions will all be removed. Restoration is possible because when the house was converted into apartments very little of the original wood work and decorative features were impaired or altered.

# 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 type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1922 **Builder/Architect** Frederick Heath and George Gove

## Statement of Significance (in one paragraph)

Rhodesleigh, the seventy acre country estate of Tacoma businessman and financier Henry A. Rhodes, was designed and built by the Tacoma architectural firm of Frederick Heath and George Gove on Steilacoom Lake in Lakewood, Washington. It was completed in 1922, and architecturally represents a rare example of English Tudor design in Pierce County. The house is distinctive for having two owners who have contributed significantly to the history of Tacoma and Washington State. Henry A. Rhodes developed a small tea and coffee business into a major land investment firm. Norton Clapp, who acquired Rhodesleigh from Rhodes in 1939, is associated with the Weyerhaeuser Company and responsible for one of the first planned suburban shopping centers in Washington State.

In May of 1892, Henry A. Rhodes arrived in Tacoma, Washington, in order to take advantage of the economic potential of that town as the terminus for the Northern Pacific Railroad. Two months later, with a capital of \$1,000, he and his brother Will started a tea and coffee business at 932 Broadway. In 1893, Albert Rhodes, another brother, joined the concern and it was incorporated as Rhodes Bros., Inc. Gradually, the brothers expanded the business until 1900 when it was decided to establish a department store on the northwest corner of South 11th Street and Broadway. The Rhodes Bros. Department Store served as the economic base for Henry's later investment activity and was kept in his ownership until he sold it in 1925.

It was during the time that the department store was expanding as a business venture that Henry decided to build his home on Steilacoom Lake. In 1908, he purchased lots 85 and 86, Block B, Interlaaken. He later included lots 87 through 89, and began to construct summer homes for himself and his children. One such home was for his son, Edward B. When Edward died in 1918 during the closing days of World War I, this home was incorporated into the overall design of Rhodesleigh as the west wing, or music room. The entire house became a memorial to Edward.

Henry Rhodes retained the services of the Tacoma architectural firm of Heath and Gove to design the house. Frederick Heath, as the senior member of the firm at this time, most likely designed it. Heath began his architectural career in Tacoma in 1893 after serving as an apprentice for ten years in the office of Warren H. Hayes in Minneapolis, Minnesota (the same town from which Rhodes had immigrated in 1892). While there he rose to the position of chief draftsman. Heath is credited with having designed churches in all of the original 48 states except Arizona. He became the official school architect for Tacoma with his school designs including Stadium High School, Lincoln High School, and Central School, Tacoma's administrative offices. He was instrumental in proposing and designing the Stadium Bowl; the Bowl and Stadium High School are included in the Stadium-Seminary Historic District (National Register, 1977). Other work completed during this period of time included the Masonic Temple in Yakima, and the National Realty Building in Tacoma. Heath is considered one of Tacoma's major architects during the early years of the twentieth century.

Rhodesleigh was completed in July of 1922. Because picnickers utilized the grounds on the north side of the house, and along the western lagoon, Rhodes acquired further land totalling seventy acres in order to obtain the privacy which he desired. The modified English Tudor design of the house is the only one of its scale in Pierce County and its construction at the time is representative of the Lakewood area as the place for the summer

## 9. Major Bibliographical References

Rhodes, Henry A., *Memoirs of a Merchant*, Seattle, Metropolitan Press, 1952.  
Washington State Historical Society Library, Tacoma Washington. Biographical files for  
Norton Clapp and Frederick Heath.

## 10. Geographical Data

Acreege of nominated property 3.5

Quadrangle name Steilacoom

Quadrangle scale 1:24,000

### UMT References

A 

1	0	5	3	5	3	2	0	5	2	2	2	7	6	0
Zone		Easting				Northing								

B 

Zone		Easting				Northing								

C 

Zone		Easting				Northing								

D 

Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

### Verbal boundary description and justification

A tract of land in Lots 2, 3, 4, and 5, Block 2, Interlaaken Park, according to plat recorded in Book 14 of Plats at Page 65.

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

state	n/a	code	county	code

state	n/a	code	county	code

## 11. Form Prepared By

name/title Caroline Gallacci

organization Pierce County Cultural Resource Survey date April 30, 1982

street & number 2401 South 35th Street telephone (206) 593-4003

city or town Tacoma state Washington 98409

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature

title Jacob E. Thon date Dec. 10, 1982

*for NPS use only*  
I hereby certify that this property is included in the National Register  
Entered in the National Register date 1/27/83  
Keeper of the National Register

Attest: [Signature] date \_\_\_\_\_  
Chief of Registration

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

**National Register of Historic Places  
Inventory—Nomination Form**

Continuation sheet

Item number

8

Page 2

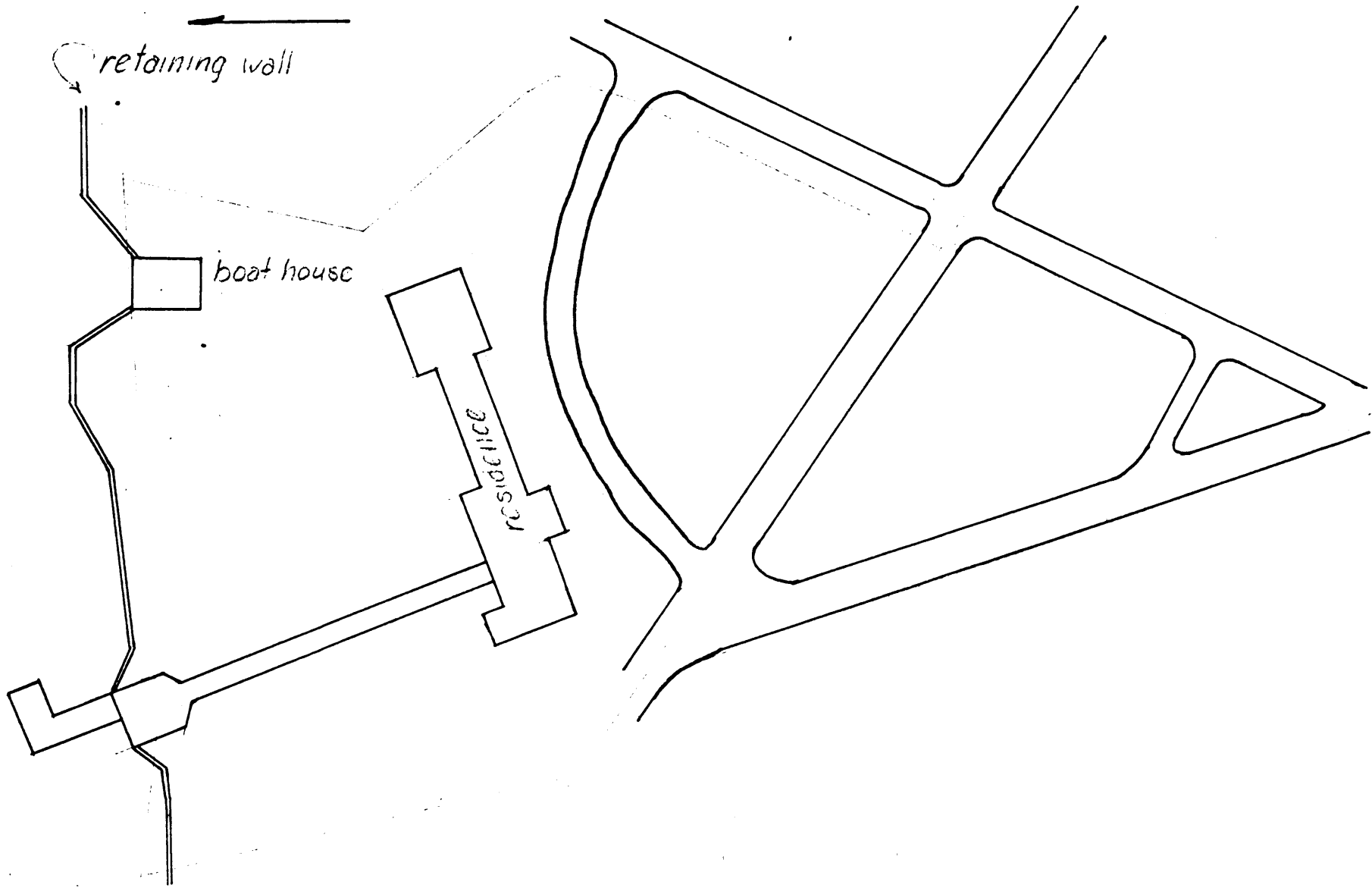
and permanent residences of Tacoma's more prominent families.

Rhodes lived at Rhodesleigh from 1922 until 1939. During that time he expanded his land investment activity through his Rhodes Investment Company, which he established in 1913, and the United Rhodes Realty Company. As president of the Citizens Hotel Corporation he was instrumental in the construction of the Winthrop Hotel (included in the Old City Hall Historic District, National Register, 1977), which was completed in 1925. Six years later, his efforts resulted in the completion of the Medical Arts Building (National Register, 1978). He was also the director and president of the Rainier National Park Company. He continued to run his investment business until his death in 1954 at the age of 92. His contributions to civic life included participation in the Tacoma Chamber of Commerce, where he served as director in 1900. In 1909, he was chairman of the Charter Revision Committee which resulted in Tacoma adopting the commission form of government.

In 1939, Rhodesleigh was sold to Norton Clapp, although it has not been established how long he remained there. Two years before acquiring the house Clapp had developed Lakewood Center, one of the first planned shopping centers in Washington State located approximately one mile northeast of Rhodesleigh. He is an attorney by profession but is best known for his association with the Weyerhaeuser Company. His grandfather, M.G. Norton, was one of the company founders. Clapp joined the company as a secretary in 1938, became a member of the board of directors in 1946, and became president in 1960. Before moving into Weyerhaeuser leadership, he was president of Boise Payette, which is now part of the Boise-Cascade Corporation. He has served as director and trustee for numerous banking and real estate companies, and, in 1957, was considered for the position of territorial governor of Alaska.

In 1932, when Clapp was twenty-six years old, he became a trustee of the University of Puget Sound and his participation with the university continues to the present. He had been credited with the sound business operations of the school and for its building program, and was instrumental in establishing the University of Puget Sound Law School in 1970. When permanent quarters were established for this latter program in the late 1970's, it was named the Norton Clapp Law Center. It is located in the restored Rhodes Bros. Department Store at South 11th Street and Broadway in Tacoma.

LAKE STELLACOOM



RHODESLEIGH  
Pierce Co., Wa.

11.82

Sketch Map - Not to Scale