

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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RECEIVED DEC 28 1979
DATE ENTERED MAR 10 1980

**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

J.H. Lotz House

AND/OR COMMON

LOCATION

STREET & NUMBER

1004 2nd Avenue, N.W.

__NOT FOR PUBLICATION

CITY, TOWN

Puyallup

CONGRESSIONAL DISTRICT

__VICINITY OF

6th - Norm Dicks

STATE

Washington

CODE

53

COUNTY

Pierce

CODE

053

CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

__DISTRICT

__PUBLIC

OCCUPIED

__AGRICULTURE

__MUSEUM

BUILDING(S)

PRIVATE

__UNOCCUPIED

__COMMERCIAL

__PARK

__STRUCTURE

__BOTH

__WORK IN PROGRESS

__EDUCATIONAL

PRIVATE RESIDENCE

__SITE

PUBLIC ACQUISITION

ACCESSIBLE

__ENTERTAINMENT

__RELIGIOUS

__OBJECT

__IN PROCESS

YES: RESTRICTED

__GOVERNMENT

__SCIENTIFIC

__BEING CONSIDERED

__YES: UNRESTRICTED

__INDUSTRIAL

__TRANSPORTATION

__NO

__MILITARY

__OTHER:

OWNER OF PROPERTY

NAME

Charles Denny and Verna A. Faris

STREET & NUMBER

1004 2nd Avenue, N.W.

CITY, TOWN

Puyallup

__VICINITY OF

STATE

Washington 98371

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Pierce County Assessor

STREET & NUMBER

2401 South 35th Street

CITY, TOWN

Tacoma

STATE

Washington 98409

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

__FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input 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 J.H. Lotz House is a balloon-frame eclectic-style structure consisting of a two-story rectangular main block to which a one-story rear kitchen wing is attached. The decked hip roof was originally covered with sawn cedar shingles and was restored in 1968 with the same material. Beneath the eaves are carved brackets and a frieze of vertical half-round moldings. The original fir timber and pier foundation was stabilized with concrete blocks and footings in 1972. The exterior walls are sheathed in rustic fir siding finished with corner boards and quarter-round moldings. On the facade (north) and east elevations are two-story rectangular, gabled window bays trimmed with diamond-cut shingles, triple-bead molded panels, and pairs of double-hung one-over-one sash with colored glass borders. There are three porches: rear (5 by 5 feet, shed roof, plain posts), side (5 by 17 feet, hip roof, pierced posts with scroll-saw brackets), and front (5 by 7 feet, hip roof with diamond-cut shingles, turned posts supporting bracketed frieze with diagonal moldings). The paneled cedar frontdoor features a single light bordered by small colored panes which match those in the window bays; the motif is repeated in the transom above the door.

The plan of the first floor consists of entrance hall and parlor, behind which are library and dining room; kitchen, pantry, and bath are in the rear. Upstairs are three bedrooms and a bath, the latter having been added probably in the 1940's (the one downstairs is original). All walls and ceilings were replastered in 1973 with the exception of an area beneath the stairway, which was in sound condition. The house contains three sizes of matching paneled cedar doors: oversized sliding pocket doors open from the library to the parlor and to the dining room; narrow 23-inch doors lead to the pantry, baths, and closets; and standard 32-inch doors are in the remaining rooms. Hardware is wrought bronze with jet knobs, and both door and window openings have molded framings with shaped and routed corner blocks. The window trim in the parlor and dining room has "J.H. Lotz, Puyallup, Washington" written on the back. Baseboards of 12-inch shaped cedar are used throughout except in the kitchen, pantry, and downstairs bath, which have 3-foot high wainscoting. In the entrance hall, the quarter-turn stairway, which rises eleven steps to a landing and another seven to the top, features scroll brackets, carved newels, slender turned balusters, and a molded oak handrail. A rectangular one-over-one stairwell window has a border of colored glass in the upper sash.

On the southeast corner of the lot, facing 10th Street, is the former carriage house, a 10 by 20-foot single-story frame structure with siding and gable trim matching that of the house. The yard is newly planted in rose beds, while the tall fir trees on the west lawn appear contemporary with the house.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input 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 John H. Lotz

STATEMENT OF SIGNIFICANCE

The J.H. Lotz House survives as an almost textbook example of the eclecticism of late-nineteenth century American middle-class domestic design. Its striking integrity results from a minimal degree of structural or surface alteration over the years and a meticulous restoration program (in the most conservative sense of the term) conducted during the past decade. It is a legacy of the personal taste and the professional skill of its builder, for whom it is named.

The house is located on what was the 1853 donation land claim of B. Franklin Wright (approximately 297 acres now within the city limits of Puyallup). For the next thirty-five years settlers came and the area prospered, reaching a peak around 1889, when Washington gained statehood. That year Wright sold a 40-acre tract of his claim for further subdividing to Alexander G. Matthews, a real estate promoter and later sheriff of Pierce County. In 1891 John H. Lotz, a local builder who had been instrumental in organizing the Carpenters' Union of Tacoma, purchased a lot from Matthews, took a construction loan, and built his house. Puyallup had by then become the center of a twenty-million-dollar industry based on the cultivation of hops, used in beer and ale production. Fortunes were made, of which the most notable was that of the "Hop King of the World," Ezra Meeker (1830-1928), founder and first mayor of Puyallup, who devoted the last quarter century of his long life to the preservation and interpretation of the Oregon Trail. During the 1890's the nation experienced an economic decline, exacerbated in Puyallup by a crop failure which closed banks and ended local prosperity. J.H. Lotz sold his house to Charles Masterson, former treasurer of the Tacoma Chamber of Commerce, in 1894, and for seventy years thereafter it had five owners, two of whom occupied it for a combined total of fifty-eight years. In 1966 the property was purchased by Viola H. Earnst, who initiated a comprehensive restoration based on documentary research and a painstaking analysis of the physical fabric of the house, which, except for the deterioration of aging, had continued remarkably unchanged through the decades. The present owners are a young family fully appreciative of the caliber of the restoration and the architectural character which conveys a past era's concept of home.

Stylistically, the J.H. Lotz House is akin to the High Victorian Italianate in its configuration (the major roof volumes and the vertical tendency of its massing, accentuated by the window bays). The exterior finish acknowledges the Stick style in the pronounced corner posts and diagonal members in the front porch frieze and gables of the window bays, evoking the structural framework underneath. The influence of the Queen Anne mode, also chiefly decorative, is exemplified in the diamond-cut shingles, colored glass borders, and turned posts. The treatment of

9 MAJOR BIBLIOGRAPHICAL REFERENCES

The John H. Lotz House: Historic Structure Report. Commissioned by Viola A. Earnst and now in possession of Charles Denny and Verna A. Faris, owners of J.H. Lotz House.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than **UTM NOT VERIFIED** Quad Name: Puyallup
 UTM REFERENCES **ACREAGE NOT VERIFIED** Quad Scale: 1:24,000

A	1,0	5,5,2	5,7,0	5,2	2,6	5,9,0	B					
	ZONE	EASTING		NORTHING				ZONE	EASTING	NORTHING		
C							D					

VERBAL BOUNDARY DESCRIPTION

Lots 1 to 5 inclusive, in Block 6 of Mountain View Addition (Part 1) to the Town of Puyallup, as per map thereof recorded in Book 4 of Plats at page 18, records of Pierce County Auditor, situated in the City of Tacoma, County of Pierce, and State of Washington.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Dawn Maddox, Architectural Historian

ORGANIZATION

Washington State Office of Archaeology and Historic Preservation October 31, 1979

STREET & NUMBER

111 West Twenty-first Avenue (206) 753-1707

CITY OR TOWN

Olympia Washington 98504

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

Jeanne M. Welch 12/14/79

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Charles D. Skell

DATE 2-10-80

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE 3-7-80

KEEPER OF THE NATIONAL REGISTER

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CONTINUATION SHEET

ITEM NUMBER 8

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Item 8: STATEMENT OF SIGNIFICANCE

the interior, while similarly inclusive, is controlled in its effect because of the visual unity of the material used throughout (stained wood). One would not of course know from observation that the house had been owned by a professional builder, but the knowledge does illuminate the result. Also instructive is a comparison of the house to the Ezra Meeker Mansion, built in Puyallup in 1887. Despite an obvious difference in scale, the two residences share likenesses of organization and ornament, and a local but unsubstantiated tradition credits J.H. Lotz with work on the older house.