

Landmarks Preservation Commission

Tacoma Community and Economic Development Department



747 Market Street ❖ Room 345 ❖ Tacoma WA 98402-3793 ❖ 253.591.5254

TACOMA REGISTER OF HISTORIC PLACES NOMINATION FORM

This form is required to nominate properties to the Tacoma Register of Historic Places per Tacoma Municipal Code 13.07.050. Type all entries and complete all applicable sections. Contact the Historic Preservation Office with any questions at 253-591-5254.

PART 1: PROPERTY INFORMATION (for 'HELP' press the F1 key)

Property Name	
Historic Name	Willamette Casket Building
Common Name	Harmon Furniture Complex; Gregory Furniture Building; North Star Glove Company
Location	
Street Address	2916 TO 2926 S STEELE ST
Zip	98409
Parcel No(s)	0320074008
Legal Description and Plat or Addition: Section 07 Township 20 Range 03 Quarter 42 : BEG 120 FT S OF INTER S LI OF CENT ST EXT W & E LI W 1/2 OF SE TH W 618.9 FT TH S 408.2 FT TO N LI N P R R/W TH NELY ALG R/W TO PT S OF BEG TH N 214.25 FT TO BEG ALSO BEG E LI W 1/2 SE WITH INTER SECTION OF NLY LI N P R/W TH N 157.1 FT TO SLY LI PRESCOTTS 2ND ADD PRODUCED WLY TH N 72 DEG 36 MIN E TO SW COR OF BLK 10 PRESCOTTS 2ND ADD TH S ON EXT OF W LI OF SD BLK 10 TO SWLY LI OF SPUR TRACK EASE TH SELY ALG SD SWLY I TO INTER N LI N P R R/W TH SWLY ALG SD N LI TO BEG SUBJ TO SPUR TRACK EASE ETN 4466159 PROBLEM WITH LEGAL WORKED ON INTENT 06/11/2018MC	
Nominated Elements	
Please indicate below significant elements of the property that are included in the nomination by checking the appropriate box(es) below. These elements should be described specifically in the narrative section of this form.	
<input checked="" type="checkbox"/> Principal Structure	<input type="checkbox"/> Site
<input checked="" type="checkbox"/> Historic Additions	<input type="checkbox"/> Historic Landscaping, Fencing, Walkways, etc.
<input checked="" type="checkbox"/> Accessory Buildings/Outbuildings	<input type="checkbox"/> Interior Spaces/Other (inventory in narrative)

04/2017

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Owner of Property

Name HORIZON HOLDINGS I LLC

Address 2125 COMMERCE ST City TACOMA State WA Zip 98402

Is the owner the sponsor of this nomination? If not, please provide evidence that the owner has been contacted.

Yes No

Owner Signature, if possible:

Form Preparer

Name/Title Michael Sullivan; Russell Holter and Ed Echte Company/Organization Cultural Reconnaissance

Address PO Box 722 City Tacoma State WA Zip 98401

Phone 253-905-1381 Email russell@culturalreconnaissance.com

Nomination Checklist—Attachments

- \$100 Filing Fee (payable to City Treasurer)
- Site Map (REQUIRED)
- Photographs (REQUIRED): *please label or caption photographs and include a photography index*
- Last Deed of Title (REQUIRED): *this document can usually be obtained for little or no cost from a titling company*
- Continuation Sheets
- Historical Plans
- Other (please indicate): _____

FOR OFFICE USE

Date Received 12/21/2022

Fee Paid \$100

Narrative (continued)

PART 2: PHYSICAL DESCRIPTION

Extent of Changes

Please summarize the changes that have been made to the original plan, exterior, materials, cladding, windows, interior, and other significant elements by selecting the choices below. If the property has been previously documented, these may be indicated on the Washington State Historic Property Inventory Form. These changes should be described specifically in the narrative section of this form.

	Original Materials Intact			Original Materials Intact	
Plan (i.e.: no additions to footprint , relocation of walls, or roof plan)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Interior (woodwork, finishes, flooring, fixtures)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Original cladding/exterior materials	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Other elements	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Windows (no replacement windows or replacement sashes)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			

Physical Description Narrative

Describe in detail the original (if known) and present physical appearance, condition and architectural characteristics of the site (context, location), exterior (all four walls), and interior. Please include a list of known alterations and their dates (use additional sheets if necessary).

The Willamette Casket Building is a masonry building of an irregular shape having been constructed in three distinct phases over the course of its history. The principal portion of the mid-rise four-story building, constructed in 1907, is an unreinforced brick masonry industrial building that includes a two-story boiler room wing attached to the western facade. The building, measuring 83' by 212', rests on a continuously poured concrete foundation and has subtle Italianate influences. Most striking in appearance of this Frederick Heath designed structure are the three projections from the principal building: the boiler stack, the enclosed exterior staircase, and the exterior freight elevator. The building is located at 2916 to 2926 Steele Street. (See figure 1)

The stair and elevator chases protrude from the southern façade which adjoins the former Northern Pacific railroad right-of-way and where shipping of raw materials and finished good initially took place. Progressive thought in the arena of workplace safety influenced the design of the two exterior chases (the freight elevator and staircase). These character defining features offers a firebreak and accommodates worker evacuation. Other thoroughly modern safety appliances are found strategically throughout the structure including semi-automatic fireproof doors. The two chases are full height. However, the freight elevator had a head-house that protruded above the flat roof. Both the elevator chase and staircase are enclosed brick towers proud of the façade. Access to the staircase is through an open-air landing located at each floor.

At least two ghost signs are notable on the southern façade of the building. The staircase sports a vertical sign which reads "Willamette." This sign is embossed into the brick and is permanent. The freight elevator headhouse was used as an advertising space for Gregory Manufacturing, which was finished in white paint and has become difficult to discern.

The bricks are laid in a common bond with sporadic header courses providing additional structural strength. The common bond continues to the roof line. The roof parapet is capped with flashing that protects a corbelled brick course just below the parapet. The fenestration in the façade is regular. Each window opening is separated by pilasters to either side, a sandstone lintel, and capped by a brick spring arch with keystones made of carved sandstone. Virtually none of the original windows are still found within the cladding plane. However, many of the original windows have been salvaged and are stored within the building. The current ownership plans to restore as many of these windows as possible and reintroduce them as character defining features of the building. The window openings are currently filled in with plywood. Many of these openings include nonconforming windows of widely differing sizes and manufacture, including aluminum and vinyl framed sliders.



As is typical of unreinforced masonry mid-rise structures, the thickness of the brick wythe is greater in the lower courses than that of the floors above. This buttressing is evidenced in the pilasters. Transition pieces of coping sandstone are placed at each floor level where the brick wythe becomes slightly thinner than the floor below.

Steam Plant

The steam plant, located at the southwest corner of the building is a two-story unreinforced masonry building sitting on a continuously poured concrete foundation. The most striking feature is the stack. The boiler room stack is also unreinforced masonry. It is roughly the same height as the freight elevator. It is located near the southwest corner of the boiler room facing the track side of the building. The stack accommodated the venting of boiler gases and spent steam used to power generators and operate mechanical machinery. The stack is slightly tapered bottom to top. The top five courses of brick in the chimney stack form a gradual reverse flare, interrupting the taper at the top.

The two-story steam plant borrows the fenestration pattern of the main building. The pilasters between the windows are not buttressed but are the same width from ground to the roof line. The roof is flat and protected with a shallow parapet. The parapet is coped but does not have share the corbelling detail found on the main building.

Annex

An annex was added to the expanding campus by the Gregory Manufacturing Company in 1922 after acquiring the vacated Willamette Casket property several years earlier. Initially, the annex was a stand-alone structure separate from the main building. The interstitial space between the two buildings served as a covered shipping and receiving area until it too was built out at a later date—thus permanently adjoining the two structures. The roof of the addition is flat protected by a low parapet. The parapet of the front and rear facades of the annex forms a shallow pediment over the entry doors below.

The Annex is a two-story cast concrete structure constructed in the 1920s. It is a simple rectangular shape with a clipped corner. The northeast corner is clipped purposely to accommodate a rail spur which initially served the Gregory Manufacturing company as well as several other adjacent businesses that occupied that block. The eastern façade is the primary face of the structure and serves as the entry to the North Star Glove Company. The primary façade is approximately 75' wide. However, the opposite façade, the western is 100' wide. The difference between the two facades is the sweeping curve that accommodates the railroad right-of-way.

Cast concrete pilasters help to establish the pattern of fenestration for the annex. Each of the pilasters conclude at the parapet with a gable-shaped cap. The pilasters are parged giving them a textured appearance. The first floor has a commercial entry, some windows, and receiving door. These features were added recently and are not character defining. The cast concrete building is clad with vertical tongue and groove siding. The windows on the second floor consist of three sets of three vinyl slider windows. Signage above the main entry to the glove manufacturers showroom serves double duty as a protective awning.

In-fill Addition

The one-story in-fill addition was added to connect the main building with its annex. There is a mezzanine level in back half or western façade. The in-fill borrows stylistically from the annex and is constructed of cast concrete with heavy timber framing. Central to the in-fill addition is a garage style receiving door. Adjacent to the garage door is an employee door. These access doors are flanked by a single aluminum framed slider window. Although not apparent from casual observation, the roof is hipped

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and protected by a torch-down membrane. Centrally located on the infill addition is a small loading platform approximately three feet high. Walk-up access is obtained from stairs located on the south end of the platform. The western façade has a loading dock. Entrance to the mezzanine level is gained from this entrance.

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2916 TO 2926 S STEELE ST
HORIZON HOLDINGS I LLC

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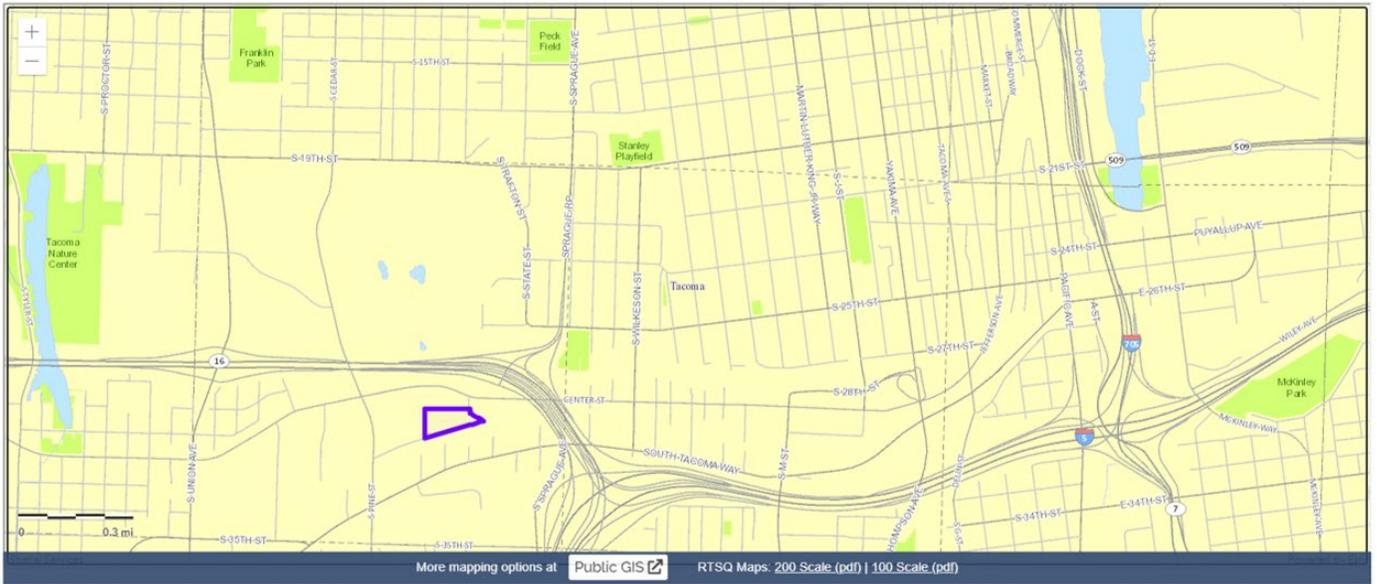


Figure #1: Parcel Map, Willamette building location highlighted in purple.

PART 3: HISTORICAL OR CULTURAL SIGNIFICANCE

Criteria for Designation

Tacoma Municipal Code recognizes six criteria of eligibility for inclusion on the Tacoma Register of Historic Places. Please select any that apply to this property, for which there is documented evidence included in this nomination form.

- A Is associated with events that have made a significant contribution to the broad patterns of our history; or
- B Is associated with the lives of persons significant in our past; or
- C 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 may lack individual distinction; or
- D Has yielded or may be likely to yield, information important in prehistory or history; or
- E Abuts a property that is already listed on the Tacoma Register of Historic Places and was constructed within the period of significance of the adjacent structure; or
- F Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

Historical Data (if known)

Date(s) of Construction 1907 Other Date(s) of Significance 1922
Architect(s) Fredrick Heath Builder Cornell Brothers Engineer _____
Architectural Style(s) Mid-rise Industrial Material(s) Masonry

Statement of Significance

Describe in detail the chronological history of the property and how it meets the criteria for the Register of Historic Places. Please provide a summary in the first paragraph that lists the relevant criteria (use additional sheets if necessary). This section should include a thorough narrative of the property's history, context, occupants, and uses. If using a Multiple Property Nomination that is already on record, or another historical context narrative, please reference it by name and source.

The building at 2926 S Steele Street is eligible for listing in the Tacoma Register of Historic Places under the following local landmarks criteria:

It possesses integrity under criterion A, for association with a period of significant growth for the city, in particular as a surviving example of an early 20th century furniture and other wood products manufacturing concern from the period of Tacoma's prominence in that industry.

It is also eligible under criterion B as the Willamette Building housed a succession of concerns involving significant business and civic leaders including furniture manufacturing pioneers Edwin F. Gregory (1862-1937) and Fremont Smith Harmon (1856-1936). In the time since its construction in 1907, hundreds of skilled woodworkers and related professionals worked in this complex, supporting themselves and their families.

The Willamette Building is also eligible under criterion C as an excellent example of innovative period industrial design, integrating a number of then-new fire safety and production efficiency features. Its primary architect, Frederick Henry Heath (1861-1953) is a recognized leader in regional architecture having designed many significant buildings in the city and throughout the region.

Finally, it possesses significance under criterion F as one of the earliest concerns to locate in what became the south Center Street industrial area also known colloquially as "Nalley Valley." It remains a visual landmark as one of the few buildings rising several stories in the area.

Narrative Continuation

This page may be edited or copied as needed.

Continued from page _____.

History of the Willamette Building

The Willamette Building is a notable surviving example of a factory built during the height of Tacoma's once substantial furniture manufacturing industry. In the years following the arrival of the Northern Pacific Railway on Commencement Bay in 1873, Tacoma became a hub for wood product manufacturing. Industries converting raw logs to marketable products proliferated due to the abundance of timber and increased capacity for shipping to distant markets. In the late nineteenth and early twentieth centuries, numerous wood product manufacturers came into being, including several large companies with regional and national market reach. Among these concerns, the Willamette Casket Company, Gregory Manufacturing Company and F. S. Harmon and Company produced products with distribution far beyond the Pacific Northwest. Each, in turn, manufactured their products in the Willamette Building from the time of its construction in 1907 to the latter part of the twentieth century.

The Willamette Casket Co.

After the Northern Pacific Railway established New Tacoma (now Tacoma) as its terminus on Puget Sound, its subsidiary, the Tacoma Land Co. (TLCo) managed the sale of town lots. To stem land speculation, the TLCo required purchasers to submit plans for the proposed structure and its purpose for review and approval. TLCo actively shaped the development of Tacoma, locating new industries to the waterfront south of the railroad's wharf and freight house, in the area surrounding Pacific Ave and 25th St.

In the late 1880s and 1890s the town's industrial area expanded east of Pacific Avenue along 25th and 26th Streets, following the Northern Pacific Cascade Route right-of-way. Among the more substantial of these were the Tacoma Furniture Factory and the Pacific Lounge and Mattress Co, (later Carman Manufacturing Co.) Sometime in the late 1880s the Washington Burial Case Co. came into being, located at 26th and G St. However, in 1890 fire damaged its factory and the company folded shortly after.

In 1892 William Prentice Morgan (1838-1902), president of the California Casket Company based in San Francisco, Robert Westwater (1846-1912) also of San Francisco, and Edward B. Judson (1859-1931) a Tacoma-based investor, acquired the former Washington Burial Case Co. and organized the Willamette Casket Company. Manufacture of caskets resumed in Tacoma, for wholesale distribution throughout the west coast, as well as Montana, Idaho, Utah and British Columbia.

By the mid-1890s Judson was president of Willamette Casket Co. and its factory covered an entire block of land at E 26th and G St. Along with a four-story factory it had its own dedicated lumber yard and employed 44 workers. Its main source of materials was regionally harvested Ash, Poplar and Cedar, but also used imported hardwoods, including Walnut, Rosewood, and Mahogany. Products were shipped through distributors in Portland Oregon and San Francisco. By 1904 Willamette Casket's growing business supported 60 workers as well as a new sales distributor in southern California. It also diversified its offerings at this

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time, adding commercial display cases to its production line, under the brand
Willamette Showcase Co.

The construction of the Chicago Milwaukee and St. Paul Railroad in Tacoma in 1906-07 was the impetus for Willamette Casket to expand and upgrade its aging facilities, as the railroad's preferred right of way included much of its 25th and G St. property. Late in 1906 Willamette Casket sold their property to the railroad and began plans to relocate. In March of 1907 Willamette closed a \$15,000 deal for 2.5 acres "beyond the end of Center St," along the Northern Pacific Railway "Prairie Line" southwest of town, as the location for its new factory.

Shortly after the announcement of the land deal, company officials unveiled their plan for a modern, 83'x212' multi-story brick factory building, designed by noted architect Frederick Henry Heath (1861-1953.) Born in Wisconsin, Heath apprenticed in Minneapolis under Warren H Hayes (1847-1899) a prominent designer of churches and other institutional buildings across North America. In 1893 Heath relocated to Tacoma where he began private practice. After Hayes' death in 1899, Heath acquired his business and expanded his client base nationally. For a short time, he partnered with Ambrose Russell (1857-1938) and Albert Walter Spalding (b. 1859) but returned to private practice in 1903.

In the years 1905-1908 Heath designed many substantial buildings in and around Tacoma in addition to the Willamette Building, including Saint Patrick Catholic Church, the Knights of Pythias Temple, the Washington, Jefferson, McKinley, Sheridan and John R Rogers public schools, and the Washington National Guard Armory.

Willamette planned for its new building to incorporate the latest in industrial design features. The press lauded Willamette for the proposed facility and breathlessly reported it would be the largest plant of its kind west of St. Louis and "one of the finest on the Pacific Coast." Reports enumerated its modern safety features, including concrete interior walls and self-closing steel doors to limit the spread of fire. The design also placed the elevator and stairwell on the exterior of the building, to help prevent fire from spreading between floors as well as provide safer emergency egress for employees. The plan also included dedicated steam and electrical generating facilities on the first floor.

Contractors Cornell Bros. of Tacoma began construction in May of 1907 with tight deadlines, in order for Willamette to resume production by the end of the year. Cornell Bros. built many substantial buildings in the region and worked with Heath on several projects including Fisher's Department Store and the W. B. Coffee Building. Local press followed the construction progress with great interest, publishing photos of the building in various stages of completion. By November the new plant was nearly ready to occupy, although a delay in delivery for some of the new machinery held up the move. By early 1908 the transition was complete.

Not long after the move, Willamette faced a significant setback. On April 16 a large fire in the lumber yard raged out of control for some hours, due to the

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factory's distance from the city's water system. Firefighters located the nearest hydrant at 30th and Ash St, requiring 3600' of hose to reach the scene. By the time water began flowing, the lumber yard and dry-kiln were lost. Firefighters brought the flames under control just as they reached the factory walls, narrowly averting its destruction. In the aftermath the press reported the cause was likely arson.

Over the next few years Willamette continued to produce caskets and display cases, but struggled as more competition entered the field. It remained a large concern, producing more caskets in 1910 than any other manufacturer in the west, but markets lagged. To bolster its sales, Willamette began furniture manufacturing as an ancillary business in 1911. While the quality of its products received good reviews, by the mid-1910s Willamette struggled financially.

Gregory Manufacturing Company

While Willamette's fortunes were in decline, Tacoma's furniture making industries were booming. Tacoma was home to increasing numbers of furniture manufacturers by the early twentieth century with West Coast Chair Co, the Northwest Chair Co., and others joining F. S. Harmon and Carman Manufacturing. In addition to furniture manufacturers, furniture wholesalers and retailers thrived in Tacoma, taking advantage of the city's role as a major land and sea shipping hub. Among the prominent local retailers was Edwin F. Gregory (1862-1937) who arrived in Tacoma in 1889. Gregory was born in New York and apprenticed there as a cabinet maker, opening his first shop at age 19. After he lost this business to fire he relocated to Tacoma, intending to make a new start. He partnered with George McGeer, selling wholesale and retail furniture in their downtown location as Standard House Furniture Co, supplying furniture for residential and commercial use.

By 1916 Gregory was a prominent businessman, involved in many aspects of the Tacoma community. Wishing to expand his enterprises, that year he organized the Gregory Manufacturing Co. and acquired the Willamette factory, immediately converting production entirely to furniture. His son, Howard Gregory, (1891-1967,) served as Vice President, along with Dudley Sherrill, (1868-1943) secretary; and George V. Pinckney, (b. 1869) treasurer. The plant's output mirrored sales at Gregory's Standard House business, manufacturing residential and commercial pieces including dining room and living room sets as well as furnishings for libraries and hotels.

In April 1916 a reporter toured the plant and described the layout: milling kiln-dried lumber into unfinished furniture pieces took place on the first floor, the second floor was dedicated to creating laminated wood for tabletops and veneers. On the third floor, workers assembled the pieces before transferring them to finishing department on the fourth floor. The main styles produced were Colonial, William and Mary and Jacobean. By fall, local press reported Gregory employed 115 men and produced the highest quality furniture on the west coast. The factory's proximity to markets in Washington, Oregon and California saved shipping costs associated with buying from the east, making its products price

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competitive. By 1919 Gregory was the largest furniture factory on the west coast according to the Tacoma Daily Ledger.

As the company expanded production, Gregory added to its factory. A new dry kiln was built in 1917 as well as a 20,000 square foot receiving shed. Two additional mezzanine floors adding 15,000 feet of space for chair assembly were constructed in the main building in 1921. In 1923 two more additions- a new two-story, 48,000 square foot concrete building rose close to the north side of the original plant for storage and veneer production, and a smaller 4,000 square foot addition connected the new building with the 1907 factory. The buildings also received a sprinkler system to further mitigate the ever-present threat of fire.

Edwin Gregory's oft-repeated call to make Tacoma the "Grand Rapids of the West" appeared to come to fruition by the mid-1920s. By then Tacoma's press asserted the town was second in furniture production only to Grand Rapids, Michigan. The Gregory plant covered six acres and shipped to markets throughout the continental US as well as Alaska and Hawaii. Its 200 employees produced thousands of pieces per month, including tables, buffets, china cabinets and chairs. It also boasted the only "Cabriolet leg" machine in the west, able to carve asymmetrical table legs automatically.

By then Edwin Gregory's status as a community leader was also well established. Since parting ways with the Standard House business in 1920 he went on to serve as a director for Puget Sound National Bank, the Tacoma Savings and Loan Company Birchfield Boiler Works, Citizens Hotel Corporation, the John D. Hamilton Company and the Warren, Sole & Fairhurst Dry Goods Company, He also served as treasurer of the Franke Tobey Jones Retirement Home, vice president of the Western Fiber Furniture Company, and president of the Alder and Maple Products Company.

Despite Gregory's successes, the 1930s were a time of instability due to forces beyond its control. The Great Depression of the 1930s affected Gregory as it did the economy in general. Diminishing sales led to downsizing, stemming production, and forcing reductions in staffing. In 1937 Edwin Gregory passed away, causing further disruption in the company and Gregory struggled to stay viable.

To meet the changing markets, Howard Gregory partnered with Gregory's former sales manager Eugene C. Butler (1884-1949) to organize the Gregory-Butler Furniture Manufacturing Co. as the successor to Gregory Manufacturing. Gregory-Butler intended to focus production on more profitable medium-grade products made of hardwoods. Organized in 1940, it was housed in the former Gregory plant, employing 40 workers to produce dining and bedroom furniture of mahogany, walnut and maple in colonial and contemporary designs.

Meanwhile, the underutilized portions of the plant were leased to other concerns. Among these, the Westwood Furniture Manufacturing Co., founded earlier in the year in Aberdeen Washington, made inexpensive furniture from plywood and employed eight workers. Tacoma furniture manufacturer and retailer F. S. Harmon and Co. also took up part of the plant as an auxiliary manufacturing and storage facility. Unfortunately, just as these new tenants joined Gregory-Butler in

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the aging factory, another fire broke out in 1944, damaging railroad cars on the spur tracks and several small buildings causing \$25,000 in damage to the planning mill used by Harmon, and likely prompting the factory's transition to its next phase.

F. S. Harmon and Co.

Dating back to Tacoma's earliest days, F. S. Harmon and Co was one of the city's most venerable local concerns. Its founder, Fremont Smith Harmon (1856-1936) arrived in Tacoma from Wisconsin in 1882 with a \$300 stake and some experience in furniture sales. Before long he partnered with Alexander Parker (1826-1901) in his retail business until 1884 when Harmon became sole owner. After 1888 Harmon focused on wholesale furniture distribution from his warehouse on Commerce and 9th near downtown. In 1889 Harmon purchased the Tacoma Furniture Manufacturing Co. to begin supplying his own products.

As Harmon's business expanded, it opened new facilities in Portland in 1904 and Seattle and Spokane in 1909. That year, the Northern Pacific Railway displaced Harmon's original building with its new Union Station Depot and Harmon built a substantial new building in 1908 on Pacific Avenue at 1938 Pacific Ave, reflecting its importance in the city and region's economy. By 1912 it also added a dedicated mattress factory directly behind its Pacific Avenue factory and warehouse.

F.S. Harmon and Company expanded throughout the early twentieth century but faltered during the Great Depression. By 1935 Mr. Harmon's health was in decline and he decided to sell the furniture manufacturing arm of the business to Alan T Crutcher (1884-1947) and Joseph H Kitlar (1903-1988), who worked in management at Harmon. In 1936 F. S. Harmon passed away and Crutcher and Kitlar acquired the remainder of the company. While Harmon's main source of revenue was mattress making, Crutcher and Kitlar began the company's shift toward expanding wood furniture production.

World War II gave a boost to Harmon's manufacturing division when it received federal contracts to produce a number of products for the military including metal framed bunk-beds and seats for Boeing aircraft. To accommodate the increased need for production space, Harmon leased space in the Gregory factory for manufacturing and storage.

At war's end, Harmon struck a deal with Gregory and acquired the 1907 Steele St plant. Afterward, both Gregory-Butler and Westwood built new plants for themselves elsewhere, and Harmon took over the entire Steele St. facility for its own use. While Harmon consolidated mattress making at its Pacific Avenue buildings, the former Gregory plant became the new home of its wood furniture manufacturing division in 1946. Among the upgrades implemented by Harmon was a new finishing line, adding modern plastic surfaces to their products. Product lines included beds, chests, dressers, vanities, tables, chairs, night stands, and table tops for chrome dinettes.

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In 1950 Harmon became the local manufacturer of the "Virginia House" national brand of chrome and laminate dinette sets. Harmon also acquired another factory near the waterfront, the former Northwestern Woodernware Co. Northwestern which manufactured wooden containers for butter and shipping barrels. Harmon retooled the Northwestern plant, using it to produce low-cost unfinished home furnishings. By 1950 Harmon was the 3rd largest furniture factory west of Chicago, with approximately 700 employees.

Yet another fire damaged the Steele Street plant in 1953, causing \$5,000 in damage. While the loading platform was a complete loss, firefighters narrowly averted a substantial disaster when they halted the flames before they reached fifty drums of paint thinner stored nearby.

Like its predecessors in past decades, by the late 1950s Harmon was slowing down. Despite hopeful stories in the press about a "bright future" for Tacoma's furniture industry, Harmon was downsizing, to only 375 employees by 1958. The nationwide trend toward consolidation, coupled with competition from increasing numbers of inexpensive imports made Tacoma's furniture industry less profitable by the year. By the early 1960s Harmon sold its Pacific Avenue manufacturing facilities, consolidating all production lines and administrative offices at the Steele Street factory.

As before, outside concerns began leasing space from Harmon in the underutilized factory. Among these, the North Star Glove Company was the most resilient, moving in to the 1922 addition in 1963, and continuing to the present. Founded in Tacoma by Swedish immigrant brothers Albert and Charles Wekell in 1910, the company remains family owned and operated, producing "White Ox" brand gloves and many others.

Since the 1960s the Willamette Building continued to house a number of businesses, including Dahlkey Company (office furniture manufacturers,) P H-4 Corp (a cosmetics wholesaler,) Item House and Imperial Motion (apparel manufacturers) and Ultra-Poly Inc (plastics.) In recent years Solar Gem Greenhouses maintains a warehouse at the factory and T A Manning, roofing contractor, uses the facility, along with North Star, Item House and the FS Harmon property management company.

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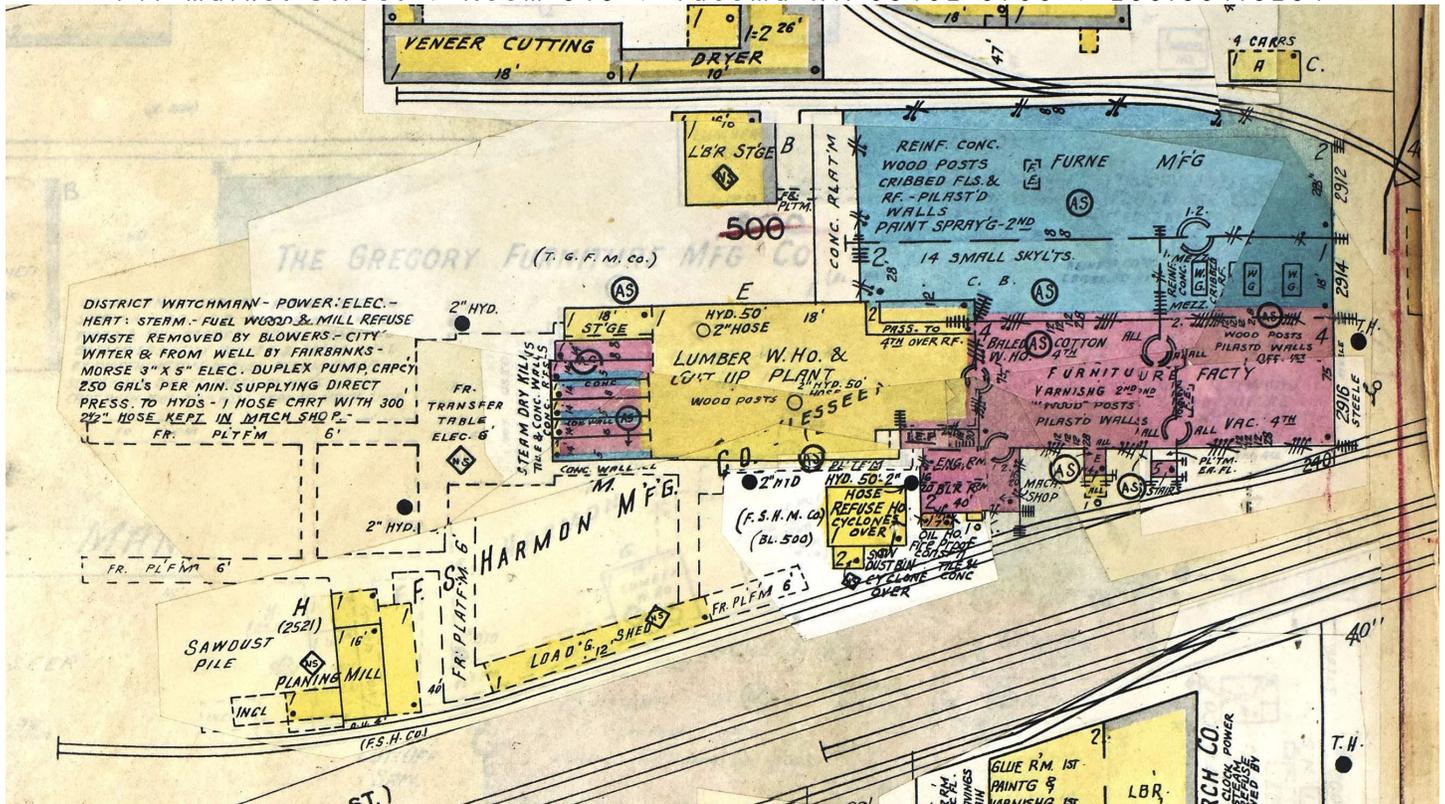
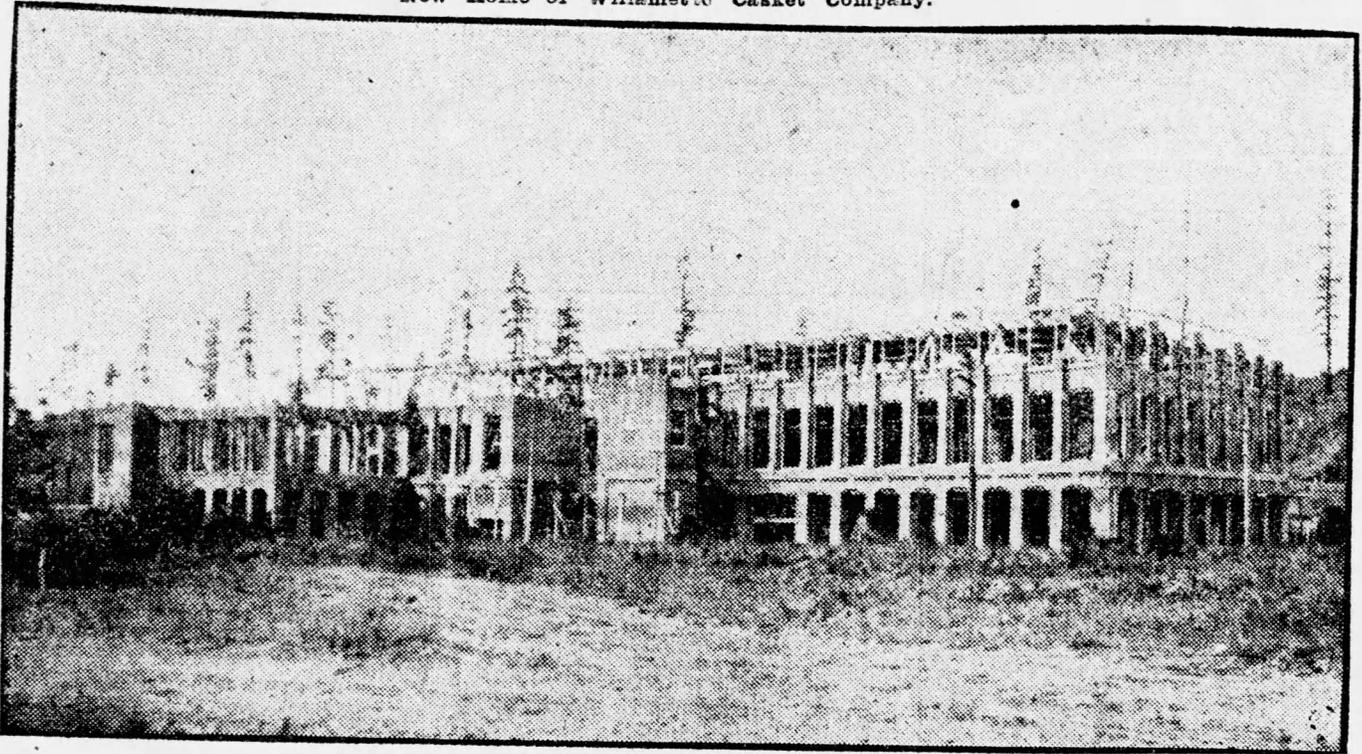


Figure #2 Insurance map showing the original portion of the Willamette Casket Company building in red (1907) and the annex adjacent in blue (1922). The yellow portion labeled "Lumber W.Ho. & Cut Up Plant" (1950) is not considered in this nomination.

MAMMOTH FACTORY BUILDING.
New Home of Willamette Casket Company.



Large forces of men employed in rushing ahead construction work on the plant of the Willamette Casket company and the Willamette Showcase company, at the end of Center street, are making great headway. The walls of the structure have now been carried up three stories and the entire four stories of the outside walls will probably be built this week. This is generally considered one of the finest factory buildings in Tacoma.

Figure #3 Construction progress photo as reported in the Tacoma Daily Ledger (Aug. 11, 1907) p.17.

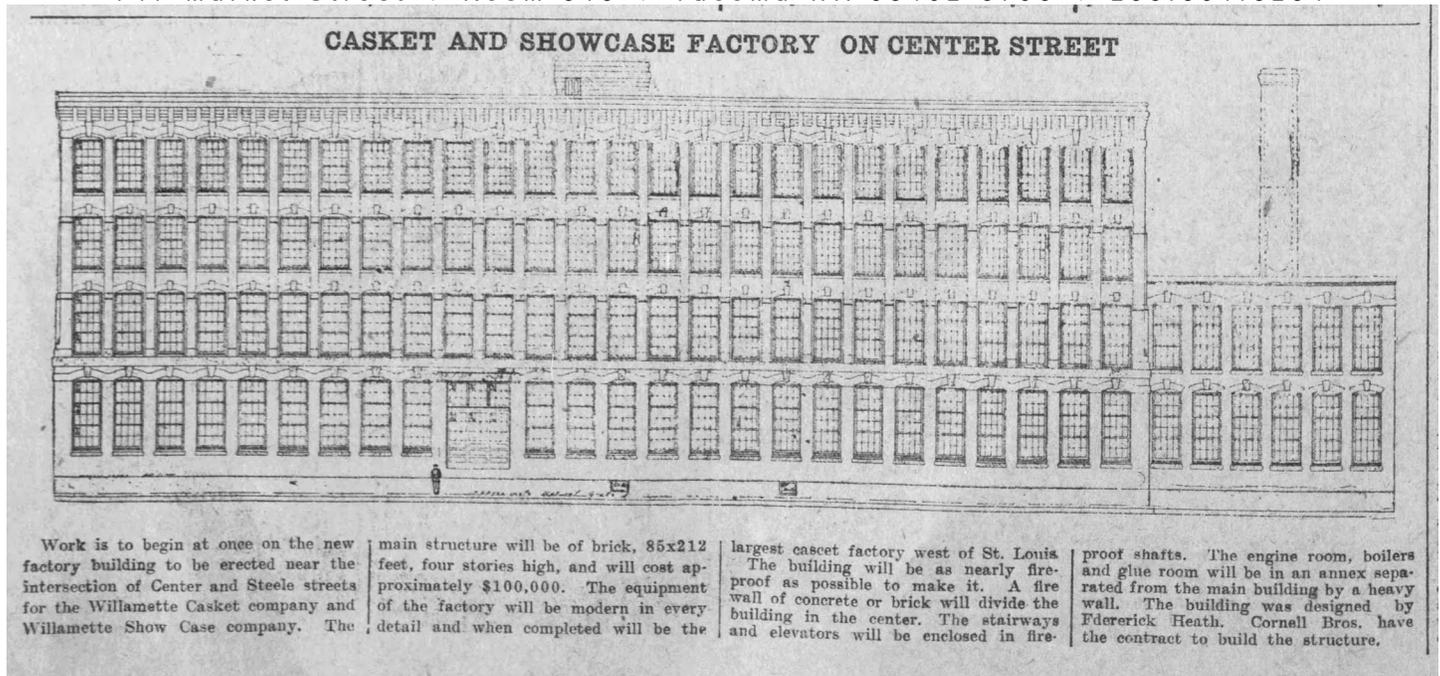


Figure #4 Heath and Twitchell rendering published May 4 1907, Tacoma Daily News.



Figure #5 Aerial photo of F. S. Harmon Manufacturing Co. Richards Studio, 1948.

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Figure #6 Boland Studios photo of employees. (nd)

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FIGURE #8

CAPTION: Willamette Casket Building primary façade. Photo by Holter.

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FIGURE #9

CAPTION: $\frac{3}{4}$ view of southeast corner of the Willamette Building. Photo by Echtle.

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FIGURE #10

CAPTION: $\frac{3}{4}$ view of southwest corner of the Willamette Building. Photo by Holter.

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FIGURE #11

CAPTION: View of north façade of the annex structure of the Willamette Building.
Photo by Holter.

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FIGURE #12

CAPTION: Two western façade views. Photos by Holter.

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FIGURE #13

CAPTION: Interior of the Willamette Building showing typical floor layout. Photo by Holter.

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FIGURE #14

CAPTION: Interior of the Willamette Building showing typical fireproof door assembly. Photo by Holter.

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FIGURE #15

CAPTION: Interior of the Willamette Building showing second floor truss assembly. The trusses are located between the main building and the Annex. Photo by Holter.

611176000

Fidelity National Title

201805100656 LPATTER 3 PGS
05/10/2018 03:47:03 PM \$76.00
AUDITOR, Pierce County, WASHINGTON

When recorded return to:

Michael R. Bartlett
Tax Deferred Exchange Services, Inc. as QI for
Horizon Holdings I LLC
2125 Commerce St
Tacoma, WA 98402

Filed for record at the request of:

Fidelity National Title

COMPANY OF WASHINGTON, INC.

5006 Center Street, Suite J
Tacoma, WA 98409-2314

Escrow No.: 611176000

STATUTORY WARRANTY DEED

THE GRANTOR(S) F S Harmon Manufacturing Co., a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration including Grantor's initial leg of a Section 1031 Tax Deferred Exchange in hand paid, conveys, and warrants to Horizon Holdings I LLC, a Washington limited liability company

the following described real estate, situated in the County of Pierce, State of Washington:

This Conveyance is being made directly by Grantor to Grantee at the request of and under the exclusive control of Tax Deferred Exchange Services, Inc., a Washington corporation, who is acting as Qualified Intermediary in this transaction.

Beginning on the East line of the West half of the Southeast quarter of Section 7, Township 20 North, Range 3 East of the W.M. at a point where the same intersects the Northerly boundary line of the Northern Pacific Railway right of way, as laid out across said Section 7;
Thence North along said East line 214.25 feet;
Thence West 618.90 feet;
Thence South 408.20 feet more or less to the Northerly boundary of said Railway Company's right of way to the place of beginning;

Also together with the following described property:

Beginning at the East line of the West half of the Southeast quarter where it intersects the Northerly line of the Northern Pacific Railway right of way above referred to;
Thence North 157.1 feet to the Southerly line of Prescott's Second Addition produced Westerly;
Thence North 72°36" East to the Southwest corner of Block 10 Prescott's Second Addition;
Thence South along the extension of the West line of said Block 10 to the Southwesterly line of Spur Track Easement;
Thence Southeasterly along said Southwesterly line to the intersection with the Northerly line of the Northern Pacific Railway right of way;
Thence Southwesterly along said Northern Pacific Railway right of way to the point of beginning.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 0320074008

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

For reference only, not for re-sale.

STATUTORY WARRANTY DEED
(continued)

Dated: May 9, 2018

F S Harmon Manufacturing Co.

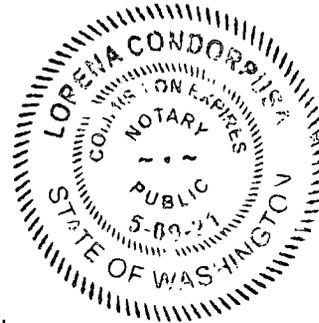
BY: [Signature]
David O. Walton

State of WASHINGTON
County of ~~PIERCE~~ Snohomish

I certify that I know or have satisfactory evidence that David O. Walton is the person who appeared before me, and said person acknowledged that ~~he~~ she signed this instrument, on oath stated that ~~he~~ she was authorized to execute the instrument and acknowledged it as President of Tax Deferred Exchange Services as QI for F S Harmon Manufacturing Co. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 9, 2018

[Signature]
Name: Lorena Condolpusa
Notary Public in and for the State of Washington
Residing at: Kirkland
My appointment expires: 05/09/21



For reference only, not for re-sale.

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Northern Pacific Railway Company
Purpose: Spur Tract
Recording Date: November 29, 1907
Recording No.: 256076 and 256077
Affects: Portion of said premises

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Washington Natural Gas
Purpose: Gas pipeline or pipelines
Recording Date: August 27, 1964
Recording No.: 2068864
Affects: The Southerly 5 feet

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Tacoma
Purpose: Water main, fire hydrants and appurtenant equipment
Recording Date: June 23, 1973
Recording No.: 2507458
Affects: The West 20 feet of the North 245 feet

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Tacoma
Purpose: To maintain utilities
Recording Date: April 13, 1977
Recording No.: 2729200
Affects: The West 20 feet

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Level 3 Communications
Purpose: Telecommunications Cable System
Recording Date: October 14, 2013
Recording No.: 201310140202
Affects: As described in said instrument

6. Memorandum of Road Access License, and the terms and conditions thereof:

Recording Date: September 25, 2009
Recording No.: 200909250333



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