CITY OF DES MOINES

ZENITH PROPERTIES BUILDING DEMOLITION PERMIT APPLICATION

DRAFT ENVIRONMENTAL IMPACT STATEMENT APPENDICES (PART 1: APPENDICES A–D)

JANUARY 2024

CITY OF DES MOINES
Community Development Department
21630 11th Avenue S, Suite D
Des Moines, WA 98198

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APPENDICES (PART 1: APPENDICES A-D)

APPENDICES (PART 2: APPENDICES E-K) — SEPARATE VOLUME

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APPENDIX A DETERMINATION OF SIGNIFICANCE

Notice of State Environmental Policy Act (SEPA)
Determination of Significance, Scoping Comment Period and Public Scoping Meeting
Zenith Properties Building Demolition Application

Description of Proposal
The property owner, Zenith Properties L.L.C. (Zenith) has applied for a demolition permit to remove all structures of the former Masonic Home/Landmark on the Sound located at 23660 Marine View Drive S. (the "Property"), processed under File Number LUA2019-0032. In addition to the demolition permit application, Zenith has completed and submitted to the City of Des Moines (City) a State Environmental Policy Act (SEPA) Checklist for the demolition of the existing structures (the "Proposal") along with supporting historical documentation. The Proposal includes structures listed on the local historic register and are also eligible for listing on the State and National registers. All structures are located on a single tax parcel comprising approximately 27 acres. A demolition plan provided by the applicant is included as Attachment A.

Applicant's Stated Objectives
Zenith has indicated that they have five objectives for the proposed demolition of the existing structures:

1. Demolish the existing structures on the Property
2. Remove on-site unsafe conditions/potential hazards due to existing structural conditions
3. Prevent further trespassing within the existing structures
4. Prevent further vandalism to the existing structures
5. Prevent further graffiti to the existing structures

Environmental Review
The City of Des Moines SEPA Official has determined this proposal is likely to have a significant adverse impact on the environment, and accordingly, an EIS is required under Revised Code of Washington (RCW) 43.21C.030(2)(c). The City will act as lead agency for this EIS.

A project-level Environmental Impact Statement (EIS) will be prepared under SEPA. The project proponent is Zenith. This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

The City is leading the development of the EIS for the Zenith building demolition application in accordance with Washington Administrative Code (WAC) 197-11 and Chapter 16.05 Des Moines Municipal Code (DMMC). Future development proposals for the site would be subject to additional environmental review, as appropriate.

Responsible Official: Denise E. Lathrop, AICP
Position/Title: Community Development Director and SEPA Official
21630 11th Avenue South, Suite D
Des Moines, WA 98198

May 3, 2022
(Date)

Denise E Lathrop
(Signature)

Agency Appeal
Any agency or person may appeal this SEPA determination by filing a written appeal to the Superior Court for King County under the Land Use Petition Act, Chapter 36.70C RCW, as set forth in DMMC 18.20.170(4) and DMMC 16.05.300(5)(d).

Scoping
Scoping is the first step in the EIS process, and includes a public comment period. The purpose of scoping is to determine the range, or "scope," of issues to study in the EIS. The City is notifying the public of the intent to prepare an EIS so that agencies, tribes, communities, organizations, and members of the public have an opportunity to comment on the scope of the impacts and alternatives to be analyzed. The minimum required scoping comment period is 21 days. However, the City has elected to expand the scoping comment period to 30 days. In addition to the proposed action (demolition of the structures), an alternative that includes a historic preservation and potential future adaptive reuse of the buildings, and a No Action Alternative are under consideration.

Draft Alternatives
Demolition Alternative
This Alternative assumes demolition of all the existing structures and vacant buildings on site including the main building (approximately 129,680 SF), infirmary wing and addition (approximately 18,982 SF), a residential structure (approximately 10,000 SF) at the southeast corner of the site, two maintenance buildings (each approximately 2,500 SF), the onsite water tower, an outdoor kitchen, patio, and outhouse, the fountain and associated landscape elements. Additional work will include removing existing building foundations and utilities, including water, sewer, and gas.

Historic Preservation and Potential Future Adaptive Reuse
This Alternative assumes that Zenith would preserve and structurally stabilize the existing structures on site and in a condition that may allow for potential future adaptive reuse. The components of the structural stabilization include foundations, structural, roofing, and exterior envelope, and a reasonable evaluation of the viability of applying preservation strategies to the structures, including a cost-benefit analysis that incorporates reasonably available historic preservation program and tax incentives; however, no specific potential future uses are proposed.

No Action Alternative
As required by SEPA, the EIS will evaluate a No Action Alternative. The No Action Alternative was developed to serve as the baseline condition for comparison with the other Alternatives, and to describe impacts if the proposed project does not proceed. There would be a continuation of the existing site conditions, including retention of the existing structures as vacant and unutilized.

Elements for Analysis
SEPA requires that an EIS focus only on areas of probable significant impact. The City has preliminarily identified one element of the environment for analysis in the EIS:

- Historic and Cultural Resources (including above ground and below ground historic and cultural resources).

The scoping process may identify additional elements and/or revise the alternatives to be analyzed in the EIS. Additional opportunities for public comment will be available once the draft EIS is prepared and issued.

EIS Scoping and Public Comment: Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on the draft alternatives, probable significant adverse impacts, mitigation measures, and licenses or other approvals that may be required. An expanded scoping

process is being provided pursuant to the Washington Administrative Code (WAC) 197-11-410 and will include one public scoping meeting. Due to continued precautions for COVID-19, this meeting will be held virtually.

Virtual Public Scoping Meeting Date, Time, and Details
Tuesday, May 17, 2022 6:00-8:30 PM PST
bit.ly/zenithmtg

Scoping and Comment Period: The scoping comment period opens 8:00 AM PST Tuesday, May 3, 2022. The deadline for submitting your comments is Thursday, June 2, 2022 at 4:30 PM PST. All comments related to project scoping must be submitted by this date. Comments may be submitted verbally at the virtual scoping meeting or in writing.

Written comments may be submitted:
Online at www.desmoineswa.gov/zenitheis
By mail to:
City of Des Moines
Attn: SEPA Official (LUA2019-0032)
21630 11th Avenue S., Suite D
Des Moines, WA 98198

Verbal comments may be submitted:
At the virtual public scoping meeting Tuesday, May 17, 2022 6:00-8:30 PM PST. A court reporter will be in attendance to transcribe comments.
bit.ly/zenithmtg

Project-related information can be reviewed on the project website at: www.desmoineswa.gov/zenitheis

For questions about the project or the scoping process, please email: ZenithEIS@desmoineswa.gov

Date of Issue: May 3, 2022

ATTACHMENT A

DEMOLITION PLAN

DEMOLITION PLAN

FOR

ZENITH PROPERTIES

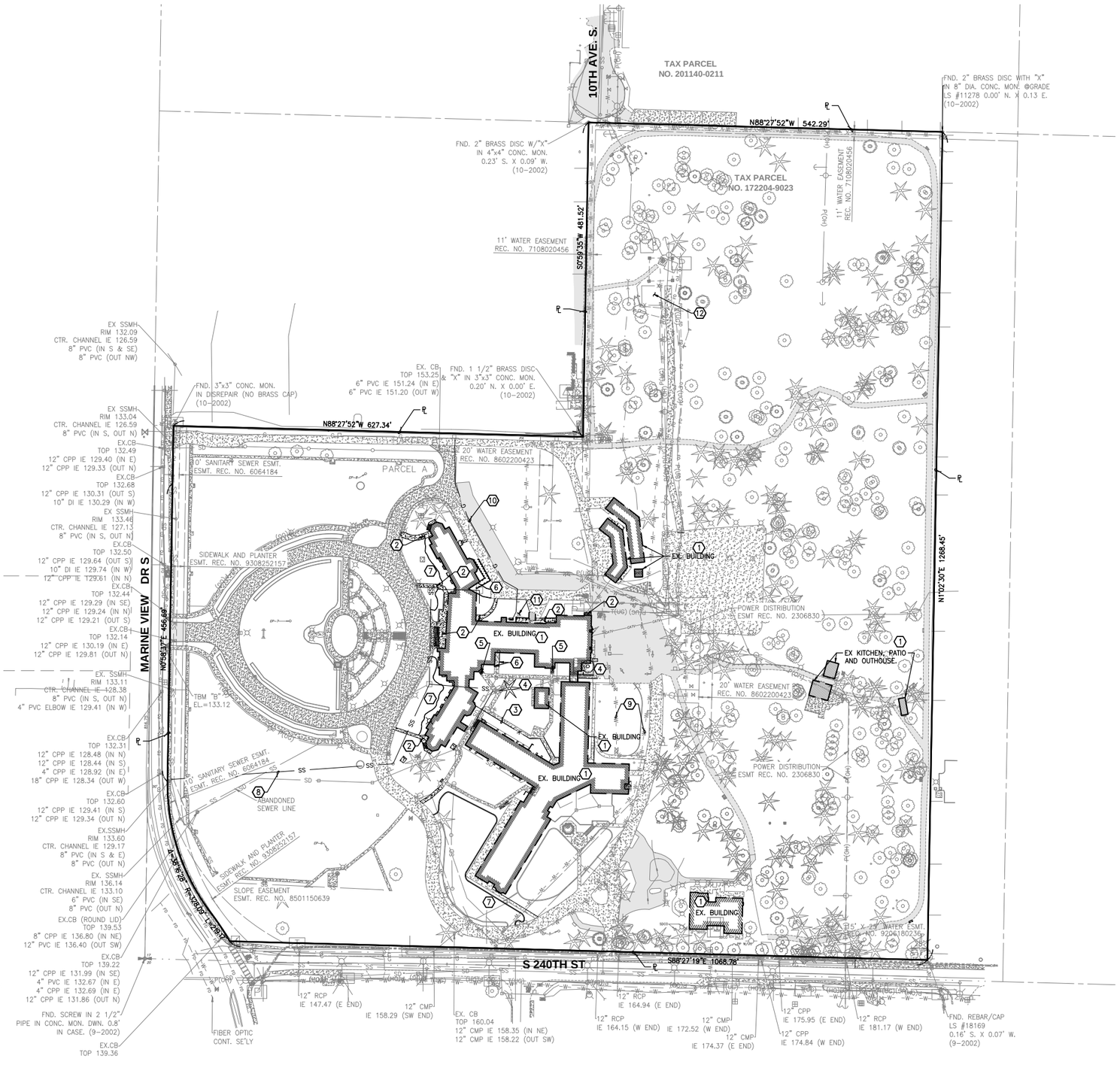
A PORTION OF THE SE 1/4 OF SECTION 17, TOWNSHIP 22 N, RANGE 04 E., W.M.
DES MOINES, WASHINGTON

1"=80'
0 40 80 160

811 Know what's **below.** **Call** before you dig.

DEMOLITION KEYNOTES:

1. EXISTING STRUCTURE TO BE REMOVED, FOUNDATION TO REMAIN
2. EXISTING CONCRETE TO BE REMOVED
3. EXISTING FENCE/GATE TO BE REMOVED
4. EXISTING TREE TO BE REMOVED
5. EXISTING STAIRS TO BE REMOVED
6. EXISTING WALL TO BE REMOVED
7. EXISTING CURB TO BE REMOVED
8. EXISTING SEWER TO BE CAPPED AT THE ℄ UNDER MIDWAY SEWER DISTRICT PERMIT
9. EXISTING WATER SERVICE TO REMAIN FOR DUST CONTROL AND SHALL BE PROTECTED DURING DEMO ACTIVITIES.
10. EXISTING GAS SERVICE TO BE DECOMMISSIONED. COORDINATE WITH THE UTILITY COMPANY FOR REMOVAL.
11. EXISTING UNDERGROUND FUEL TANK TO BE REMOVED IN ACCORDANCE WITH DOE REQUIREMENTS.
12. EX WATER TOWER TO BE REMOVED.



NOTES:

1. EXISTING ONSITE WATER IS TO REMAIN FOR DUST CONTROL AND BE PROTECTED FOR FUTURE USE
2. SILT FENCE IS TO BE PROVIDED AROUND THE WORK LIMITS TO ENSURE SEDIMENT LADEN WATER DOES NOT LEAVE THE PROPERTY
3. ANY AREAS OF EXPOSED SOILS THAT REMAIN UN-WORKED FOR TWO DAYS DURING THE WET SEASON (OCT. 1ST-MARCH 30TH) OR SEVEN DAYS DURING THE DRY SEASON (APRIL 1ST-SEPT. 30TH) SHALL BE IMMEDIATELY STABILIZED WITH SEEDING OR MULCHING
4. NO TRACKING IN THE ROADWAY IS ALLOWED. IF SEDIMENT IS TRACKED ONTO THE ROAD, THE ROAD SHALL BE THOROUGHLY AND IMMEDIATELY CLEANED WITH A STREET SWEEPER. CONTRACTOR TO KEEP CONSTRUCTION TRAFFIC ON THE EXISTING PAVEMENT AS MUCH AS POSSIBLE.
5. CONTRACTOR TO PROTECT TREES THAT ARE TO REMAIN IN THE VICINITY OF DEMOLITION.

APPROVED

BY:_____
City of Des Moines
Transportation

BY:_____
City of Des Moines
Surface Water Management

BY:_____
City of Des Moines
Development Services

DATE: _____

NOTE:
This approval is void after 1 year from approval date.

The City will not be responsible for errors and/or omissions on these plans.

Field conditions may dictate changes to these plans. Changes must be approved by the Engineering Services Division.

No.	Date	By	Ckd.	Appr.	Revision

Title: DEMOLITION PLAN FOR DEMOLITION SEPA ZENITH PROPERTIES

For: ZENITH PROPERTIES LLC 1302 PUYALLUP ST, SUTE A SUMNER, WA 98390

BARRY L. TALKINGTON STATE OF WASHINGTON 41423 REGISTERED PROFESSIONAL ENGINEER
4/5/2022

Scale: Horizontal 1" = 80' Vertical -

Designed ZTW Drawn ZTW Checked ZTW Approved DKB Date 4/5/2022

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number 20871 Sheet C2 of 4

File:P:\20000s\20871\preliminary\20871-n.dwg Date/Time:4/5/2022 3:08 PM Scale:1" = 1' BTALKINGTON Xref: ----

APPENDIX B DEMOLITION PLAN

B

PRELIMINARY WORK PLANS

REVISED ON 10/26/23

For

Zenith Properties L.L.C.

At

Demolition of former Des Moines Masonic Temple & Associated Structures, Des Moines WA

Date Prepared: January 2023

Work Plan & Environmental Considerations Related to Structure Demolition

Ascendent LLC
219 12th Street SE,
Puyallup, WA 98372

Phone: 253-939-4375 **Fax:** 253-939-5720

Ascendent Job #TBD

ASCENDENT LLC
DEMOLITION WORK PLAN

Purpose of Document

This document shall briefly describe the planned demolition methods for demolition of structures on the former Masonic temple structure at 23660 Marine View Drive South in Des Moines, as well as potential environmental impacts and the planned methods to mitigate those impacts.

Scope of Work

Scope of work covered by this document includes the demolition of select building structures on-site and one water tower at the north end of the property within the limits of disturbance as shown in Attachment A ("Demolition Plan") . Structures to be demolished include the Main masonic temple building, and 6 outbuildings. Additionally, the water tower located at the north end of the site shall be demolished.

Additional Scope of work covered by this document include the following scopes of work:

- Underground utility removal
- Removal of site flatwork, retainage walls, landscaping or other objects that are within the project limits.
- Removal of tree's, stripping of sod, or removal of vegetation as determined appropriate by the applicant and their consultants to conduct demolition activities.

Demolition Means & Methods

Buildings shall be demolished utilizing tracked excavators of various sizes and configurations. Portions of structure below 2-stories shall be demolished using standard size excavators (300-400 Sized) with bucket and thumb or concrete processor attachment. Higher portions of the former masonic temple structure shall be demolished using larger, high reach excavators.

Non-Recyclable interior materials of the former masonic temple shall be removed prior to demolition to maximize recyclability of the demolished structure, at the direction of the applicant and their consultants. Concrete & Masonry components of the structure shall be demolished using concrete jaw attachments rather then hydraulic hammers to mitigate potential noise & dust during demolition.

Buildings shall be demolished in a stair stepped fashion – from top to bottom and structural by structural bay to maintain structural stability during demolition.

The Water tower shall be demolished via controlled collapse, where structural members on the ground shall be cut and weakened before the water tower is pulled to the ground in a controlled manner for processing and recycling.

Waste Management information

Demolition for all structures shall be performed in a manner that limits the amount of debris that must be taken to a landfill. All concrete and masonry materials on-site shall be recycled along with all ferrous and non-ferrous metals. It is expected that building demolition activities shall divert 80% or greater of total material generated from landfills.

Non-Recyclable materials shall be sent to Roosevelt Regional Landfill via intermodal containers. Waste shall leave the site and travel to Seattle where it will make its way to the landfill by train as discussed below in the transportation section.

All metals generated on-site shall be taken to Binford Metals in Kent WA for recycling by End Dump trailer or roll-off container as discussed below in the transportation section. .

Concrete and masonry items shall be transported from the site, or can be crushed to spec material and be re-used as fill where foundations are to be removed or elsewhere on the project site as needed. This option would save hundreds of truckloads of material from leaving the site.

Air Quality & Dust Management

The demolition shall follow all applicable federal, state and local regulations for air quality and dust management, including best management practices. Dust shall be always controlled during demolition using water supplied by various means. Hydrant provided water shall be supplied to the work area by 1.5" fire hose and manually sprayed on work areas as needed to control fugitive dust emissions. Additionally, high reach excavators are equipped with plumbing that delivers a constant stream of dust control water to the tool location which shall always operate when work is being performed. Lastly, the use of dust cannons shall be used to control dust during the demolition of the masonic temple. Dust cannons use a high-powered fan to aerosolize the water allowing it to better capture fine dust particles at long range and is especially efficient at neutralizing dust created during concrete and masonry demolition.

No visible emissions of dust shall be allowed to leave the work area and shall be controlled with water until all fugitive dust is eliminated.

Water from these operations shall be used as needed, and in the correct amount to not create significant run-off (See erosion control section).

In addition to the control of dust via water, air monitoring shall take place at the beginning of the project to verify that no significant hazardous emissions are being generated by the work or leaving the site. This air monitoring shall occur on demolition workers, but shall also occur at an upwind location to determine baseline, and downwind locations to determine if emissions are leaving the site. Items to be monitored for include Asbestos (may exist in wallboard materials at concentrations below 1%, demolished in place consistent with WISHA Regional Directive 23.35 & 23.30) Lead, and Silica.

The vast majority of equipment that shall be used on the project shall meet Tier 4 emissions standards, with only minimal specialized equipment not able to meet that standard.

Erosion Control & Best Management Practices

The demolition shall follow all applicable federal, state and local regulations for erosion control and stormwater management, including best management practices. Erosion control shall be placed along the perimeter of the work area, which shall include silt fencing around all downhill sides of work areas, with Straw wattle used over hardscapes and around catch basins. Additionally, all catch basins on-site shall have CB inserts placed inside them prior to any work taking place.

In addition to these BMP's, the existing vegetation and grass on-site shall be undisturbed and used as vegetative barrier along the perimeter of the project as possible. Existing site hardscapes and driveways within the limits of disturbance will be removed except where used as construction traffic paths. These paths shall be kept swept and free of debris at all times to mitigate track out.

Stormwater & Water generated during dust control operations shall be diverted from the work area using straw wattle or silt fencing into the existing lawn areas to infiltrate drain through the soil. Work area shall be limited in size to limit the amount of stormwater requiring diversion.

Additional BMP's shall be used as necessary during the demolition process, and Ascendent LLC shall maintain a fulltime CESCL familiar with the project that shall perform weekly inspections of existing BMP's and make recommendations of increased BMP's.

Noise Mitigation

The demolition shall follow all applicable local regulations for construction noise, including hours of operation limitations. The following actions shall be taken to address and mitigate noise on the surrounding community:

- Comply with the City of Des Moines noise ordinance.
- Use of concrete processor attachments (Jaw Attachments) over hydraulic hammers whenever possible
- Processing of concrete debris prior to removal from site to limit noise caused during loading of trucks
- Minimize demolition debris drop height during building demolition, additionally, minimize size of dropped debris through careful and methodical demolition methods.
- Maintaining existing vegetation to act as a natural sound barrier to properties located to the northeast and east of the site.
- Conduct work in a manner that shortens overall duration to the maximum amount safely possible to limit total demolition duration.
- Train workers and subcontractors to use equipment in ways that minimize noise generation

Protection of Vegetation

Demolition shall stick to the limits of disturbance on the Demolition Plan, and all on-site vegetation shall be protected outside of the limits of disturbance. Additionally, all vegetation within the limits of disturbance shall remain in place whenever possible. The use of tree protection fencing and other means of protecting vegetation shall be used as required and the limits of disturbance marked with high visibility fencing or other suitable means.

Protecting the on-site vegetation serves additional purposes such as noise control, and stormwater infiltration areas and reduces the amount of site stabilization required after demolition is completed.

Traffic / Transportation

Demolition of structures shall produce truck traffic to and from the site. Waste and recyclable debris generated are anticipated to be under 900 truckloads of material from the site over the course of the Demolition Plan work (see Table 1 below). At peak demolition activities no more than 10 entering and 10 exiting truck trips per hour are anticipated (20 total trips). Hauling activities are generally completed by 3pm due to run times and hours of operation at destination facilities. Trucks shall enter and exit the site from the existing main entrance. Flaggers shall be used during high traffic periods or for oversized loads such as equipment deliveries and demobilizations. Trucks shall enter the site from I-5, south on Pacific HWY S, west on 240th Street, and enter the site from the south. Trucks shall leave the site from the west, then north along Marine View Drive S, east on SR-516 to I-5.

Truck traffic shall be reduced by using the largest available trailers to maximize material removed on each trip, for example using side dumps over dump trucks. Additionally, the option exists where feasible to recycle the concrete and masonry materials on-site which could potentially reduce total truck traffic from the site substantially.

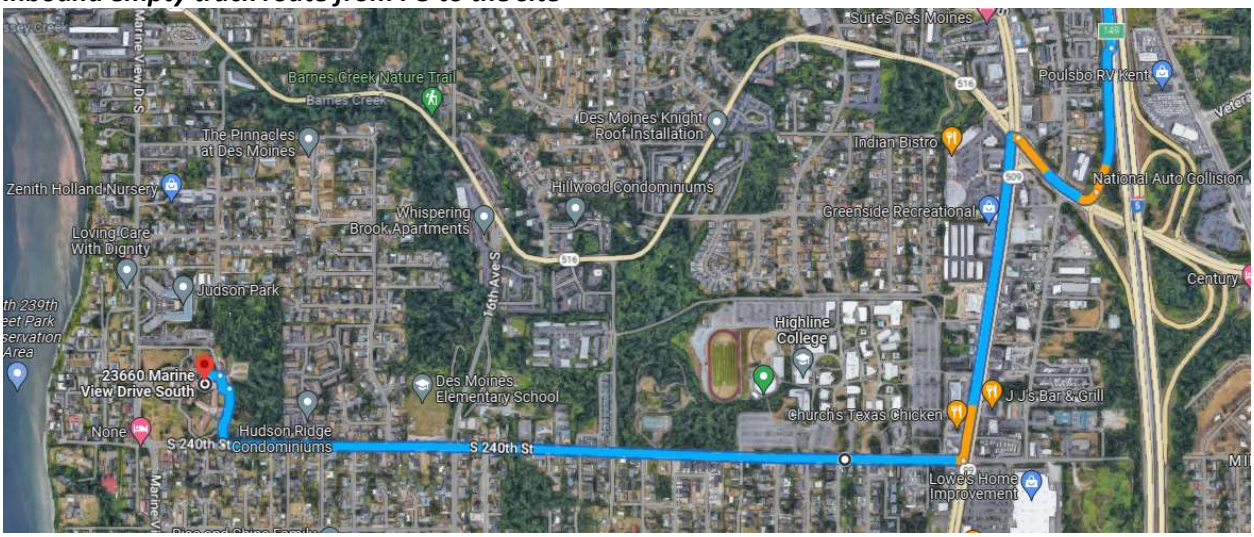
No staging or offloading shall need to occur in the public ROW, and no lane or traffic closures are anticipated to perform the demolition.

Proposed truck routes are based on eliminating left turns across traffic.

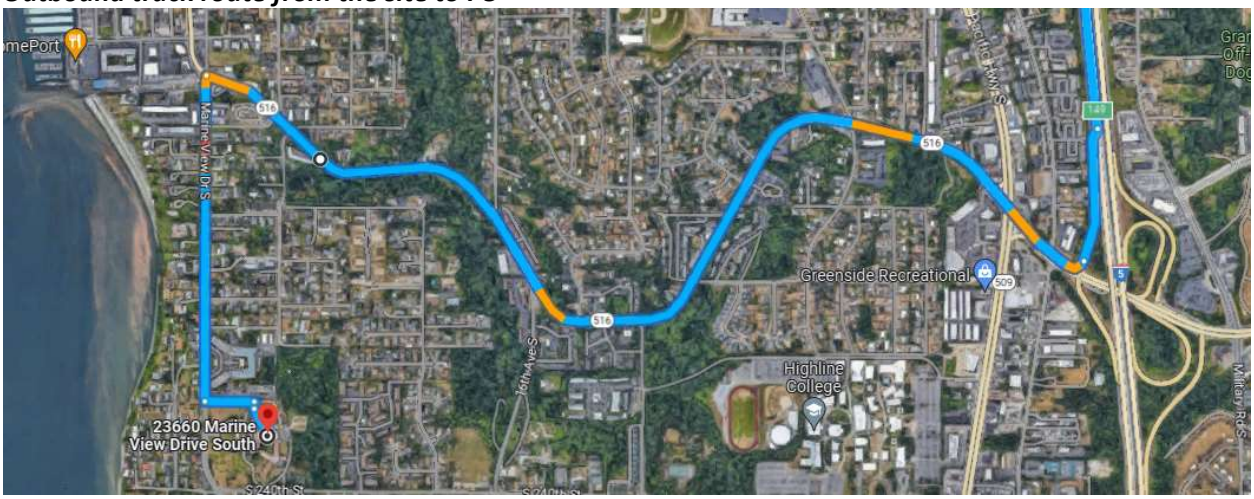
TABLE 1: Debris Volume & Truck Trips per Hour

Material	Concrete	Soft Debris	Metals
Total Tons	20,000	2,100	275
Truck Loads	769	84	25
Truck Travel Hours	2100	252	80
Optimal # trucks	12	4	1
Trucks Trips/Hr during peak demo activities	10 entering / 10 exiting		
Tons per load	28	25	10
Destination	Maple Valley	Seattle	Kent

Inbound empty truck route from I-5 to the site



Outbound truck route from the site to I-5



LIMITS OF DISTURBANCE PLAN

Attachment A: Demolition Limits of Disturbance

FOR

ZENITH PROPERTIES

A PORTION OF THE SE 1/4 OF SECTION 17, TOWNSHIP 22 N, RANGE 04 E., W.M.
DES MOINES, WASHINGTON

1"=80'
0 40 80 160

811 Know what's below. Call before you dig.

No.	Date	By	Chkd.	Appr.	Revision

Title: LIMITS OF DISTURBANCE PLAN FOR DEMOLITION SEPA ZENITH PROPERTIES

For: ZENITH PROPERTIES LLC
1302 PUYALLUP ST, SUTE A
SUMNER, WA 98390

STATE OF WASHINGTON BARRY J TALKINGTON 41423 REGISTERED PROFESSIONAL ENGINEER

10/26/2023

Scale: Horizontal 1" = 80' Vertical –

Designed BJT Drawn BJT Checked BJT Approved BJT Date 10/26/2023

Berghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
berghausen.com

Job Number 20871

Sheet 1 of 1

APPROVED

BY:_____
City of Des Moines
Transportation

BY:_____
City of Des Moines
Surface Water Management

BY:_____
City of Des Moines
Development Services

DATE: _____

NOTE:
This approval is void after 1 year from approval date.

The City will not be responsible for errors and/or omissions on these plans.

Field conditions may dictate changes to these plans. Changes must be approved by the Engineering Services Division.

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APPENDIX C SCOPING SUMMARY REPORT

Final

CITY OF DES MOINES LIMITED SCOPE EIS FOR ZENITH PROPERTIES BUILDING DEMOLITION APPLICATION

Scoping Comment Summary

Prepared for
City of Des Moines

December 2022

ESA

Final

CITY OF DES MOINES LIMITED SCOPE EIS FOR ZENITH PROPERTIES BUILDING DEMOLITION APPLICATION

Scoping Comment Summary

Prepared for
City of Des Moines

December 2022

2801 Alaskan Way
Suite 200
Seattle, WA 98121
206.789.9658
esassoc.com

D202100254.01

OUR COMMITMENT TO SUSTAINABILITY | ESA helps a variety of public and private sector clients plan and prepare for climate change and emerging regulations that limit GHG emissions. ESA is a registered assessor with the California Climate Action Registry, a Climate Leader, and founding reporter for the Climate Registry. ESA is also a corporate member of the U.S. Green Building Council and the Business Council on Climate Change (BC3). Internally, ESA has adopted a Sustainability Vision and Policy Statement and a plan to reduce waste and energy within our operations. This document was produced using recycled paper.

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1. INTRODUCTION AND PROJECT OVERVIEW

The City of Des Moines Planning, Building & Public Works Department (City) is preparing a State Environmental Policy Act (SEPA) Environmental Impact Statement (EIS) for the Zenith Properties Building Demolition Application Project. The EIS is being prepared to evaluate the environmental impacts associated with alternatives under consideration for the proposed demolition permit application to remove all structures of the former Masonic Home/Landmark on the Sound located at 23660 Marine View Drive South (the "Property"), in Des Moines, WA. Scoping is one of the initial steps in the EIS process and was conducted to solicit public and stakeholder input on the range of issues and potential alternatives to be addressed in the EIS.

This document summarizes public comments received by the City of Des Moines during the EIS scoping period for the Zenith Properties Building Demolition Application.

There were two separate public scoping comment periods provided for this project. The first public scoping comment period started on May 3 and ended June 2, 2022. A virtual public scoping meeting was held on May 17, 2022. A second public scoping comment period was provided to make sure that all notifications about the scoping period had been distributed properly. The second public scoping comment period started on July 27 and ended August 25, 2022. A second virtual public scoping meeting was held on August 15, 2022.

Comments received included written comments submitted via an online comment form, hardcopy letters sent via mail, and e-mails, as well as oral comments made at the two scoping meetings. In addition to summarizing the comments received, this report also describes how issues raised by scoping comments will be addressed in the Draft EIS. Project-related information can be reviewed on the project website at: www.desmoineswa.gov/zenitheis.

This project-level EIS is part of a phased review process under SEPA. The project proponent is Zenith Properties L.L.C. (Zenith). The City will act as the lead agency for the project-level EIS and has determined this proposal is likely to have a significant adverse impact on the environment, and accordingly, an EIS is required under Revised Code of Washington (RCW) 43.21C.030(2)(c).

1.1 PROJECT OVERVIEW

Zenith has applied for a demolition permit to remove all structures of the former Masonic Home/Landmark on the Sound located at 23660 Marine View Drive South, processed under File Number LUA2019-0032. In addition to the demolition permit application, Zenith has completed and submitted to the City a SEPA Checklist for the demolition of the existing structures (the "Proposal") along with supporting historical documentation. The Proposal includes structures eligible for listing on the State and National registers. All structures are located on a single tax parcel comprising approximately 27 acres.

The City of Des Moines SEPA Official determined this proposal is likely to have a significant adverse impact on the environment, and accordingly, an EIS is required under Revised Code of Washington

(RCW) 43.21C.030(2)(c) and Section 16.05.150 of the City of Des Moines Municipal Code. The City will act as lead agency for this EIS. A project-level EIS will be prepared under SEPA. This decision was made after reviewing a completed environmental checklist and other information on file with the lead agency.

Applicant's Stated Objectives

Zenith has indicated that they have five objectives for the proposed demolition of the existing structures:

1. Demolish the existing structures on the Property
2. Remove on-site unsafe conditions/potential hazards due to existing structural conditions
3. Prevent further trespassing within the existing structures
4. Prevent further vandalism to the existing structures
5. Prevent further graffiti to the existing structures

1.2 ALTERNATIVES

1.2.1 Demolition Alternative

This Alternative assumes demolition of all the existing structures and vacant buildings on site including the main building (approximately 129,680 SF), infirmary wing and addition (approximately 18,982 SF), a residential structure (approximately 10,000 SF) at the southeast corner of the site, two maintenance buildings (each approximately 2,500 SF), the onsite water tower, an outdoor kitchen, patio, and outhouse, the fountain and associated landscape elements. Additional work will include removing existing building foundations and utilities, including water, sewer, and gas.

1.2.2 Historic Preservation and Potential Future Adaptive Reuse

This Alternative assumes that Zenith would preserve and structurally stabilize the existing structures on site and in a condition that may allow for potential future adaptive reuse. The components of the structural stabilization include foundations, structural, roofing, and exterior envelope, and a reasonable evaluation of the viability of applying preservation strategies to the structures, including a cost-benefit analysis that incorporates reasonably available historic preservation program and tax incentives; however, no specific potential future uses are proposed.

1.2.3 No Action Alternative

As required by SEPA, the EIS will evaluate a No Action Alternative. The No Action Alternative was developed to serve as the baseline condition for comparison with the other Alternatives, and to describe impacts if the proposed project does not proceed. There would be a continuation of the existing site conditions, including retention of the existing structures as vacant and unutilized.

2. SCOPING PROCESS

2.1 OVERVIEW

Scoping is one of the earliest steps in the EIS process, as mandated by SEPA (Washington Administrative Code [WAC] 197-11-408) and includes a public comment period. The purpose of scoping is to determine the range, or "scope," of issues to study in the EIS. Pursuant to SEPA, the City notified the public of the intent to prepare an EIS so that agencies, Tribes, communities, organizations, and members of the public have an opportunity to comment on the scope of the impacts and range of alternatives to be analyzed. The minimum required scoping comment period is 21 days. However, the City elected to expand the scoping comment period to 30 days.

The scoping comment period is the first of two formal opportunities in the SEPA process for the public to provide comments. The public will have a second opportunity after the publication of the Draft EIS.

A SEPA Determination of Significance, Scoping Comment Period and Public Scoping Meeting for the Zenith Properties Building Demolition Application was issued by the City on May 3, 2022 and was re-noticed on July 27, 2022. The first scoping comment period started on May 3 and ended on June 2, 2022. The second scoping comment period started on July 27 and ended on August 25, 2022.

During the initial scoping period, the City learned that the mailing radius map that was generated for the project did not accurately capture all property owners, occupants, and tenants within 300 feet of the subject property pursuant to the requirements of the Des Moines Municipal Code (DMMC 16.05.190(5)). Given these findings, the value of this project to the community, and the City's commitment to ensuring a transparent and comprehensive process, the decision was made to re-notice the project and SEPA Determination of Significance and provide an additional 30-day comment period and public scoping meeting.

2.2 NOTIFICATION AND OUTREACH ACTIVITIES

The City followed the notification requirements and conducted outreach activities to notify agencies, tribal governments, and members of the public and stakeholders of the scoping comment period and public scoping meeting in accordance with Section 16.05.200 of the City of Des Moines Municipal Code.

2.2.1 Notification Requirements

The public notice requirements are listed below.

Public notice procedure – Notice of DS scoping procedure.

Whenever the City issues a DS under WAC 197-11-360(3), notice of the scoping procedure for the proposal as required in WAC 197-11-408 shall be given in the manner of public notice required by DMMC 16.05.190. [Ord. 1583 § 30, 2013.]

16.05.190 Public notice procedure – Notice of DNS, mitigated DNS, or DS.

Whenever the City issues a DNS under WAC 197-11-340(2), a mitigated DNS under WAC 197-11-350(3), or a DS under WAC 197-11-360(3), notice of these actions shall be given as required under WAC and City of Des Moines Municipal Code.

2.2.2 Outreach Activities

The City developed both a Scoping Notice and Legal Notice (see Attachments A and B) for both scoping comment periods. The following lists the different methods that information was shared with the community:

- Signage. Applicants posted several large signs on the subject property giving public notice of the proposed action.
- Bulletin Boards. Notices were posted by the City at the official City posting places.
- SEPA Jurisdictional Agencies and Interested Groups. The City notified by email public agencies, private groups, or individuals who were on the jurisdictional agency list or had expressed interest the project.
- Newspaper. Notice was published as a legal ad in the Seattle Times on May 3, 2022. Renotice was published as a legal ad on July 27, 2022.
- Property Owners and Occupants/Tenants. The City notified in writing all property owners and occupants/tenants within a 300-foot radius of the exterior boundaries of the subject property of the project proposal.
- Multi-week posting on the project website: (www.desmoineswa.gov/zenitheis).
- Judson Park. Hand delivery of flyers to the residents of Judson Park. In addition, paper signs were posted to the two main lobby bulletin boards; communication went out both digitally & hard copy in the Judson Park Weekly Update; event was added to the Judson Park electronic activities calendar for residents, which is also broadcast on digital signage around campus and our TV insert channel; residents were reminded via email the day of the event with the Zoom information to view from their apartments; the Judson Park facility hosted a group viewing in their chapel so that residents that do not have computers or are not tech savvy were able to view.
- SEPA Register posting and SEPA agency distribution email.
- A virtual scoping meeting was held during each of the two scoping comment periods.

2.3 SCOPING MEETING

A public scoping meeting provides an opportunity for the public to comment orally. Two public scoping meetings were held during the scoping period. Because of COVID-19, the City held the meetings virtually. Each meeting consisted of a presentation by the City staff and project team members describing the proposed alternatives and the EIS process and ended with a public comment session. The

meetings were recorded, and transcripts produced by a court reporter. The meeting presentation used at both public scoping meetings is on the project website.

The first meeting was held:

- May 17, 2022, 6:00–8:30 p.m., via Zoom

The scoping meeting was attended by 76 people and 18 provided oral comments.

The second virtual scoping meeting following re-noticing was held:

- August 15, 2022, at 6:00-8:30 p.m., via Zoom

The second scoping meeting was attended by 45 people and 11 provided oral comments.

3. SUMMARY OF SCOPING COMMENTS

3.1 COMMENT REVIEW METHODOLOGY

Comments received during scoping will be used to inform the analysis presented in the Draft EIS. All comments received through the scoping process were reviewed and categorized by the topic. Many of these topics overlap, and best professional judgement was used to classify a given comment into an appropriate category. The purpose of this summary is to provide information on the comments received and does not indicate any position by the City regarding the stated information. Comments will be considered and addressed in the Draft EIS as appropriate. This summary highlights the most common topics. A combined total of 408 verbal and written comments were received during the two comment periods.

3.1.1 Virtual Public Scoping Meetings for Verbal Comments

Scoping comments included verbal testimonies received at the virtual scoping public meetings. Approximately 76 members of the public attended the first virtual public scoping meeting held on May 17, 2022, and approximately 45 members of the public attended the second virtual public scoping meeting on August 15, 2022. The meetings provided information about the proposed project and potential alternatives. A verbal scoping comment period at each meeting offered the public an opportunity to provide input about the alternatives being considered, areas of the environment to be included in the EIS, likely impacts, potential mitigation, and other concerns about the process. Eighteen members of the public provided oral comment at the virtual public scoping meeting on May 17, 2022. Eleven members of the public provided oral comment at the virtual public scoping meeting on August 15, 2022.

3.1.2 Written Comments

Written comments include those submitted online through an online comment portal and mailed comment letters sent to the City. A total of 379 written comment forms/letters were received during the scoping period. Fifteen of the written comment letters were mailed. Some identical comment letters were submitted by the same individuals via different comment methods and were not counted twice. **Figure 1** lists the types of comment received.

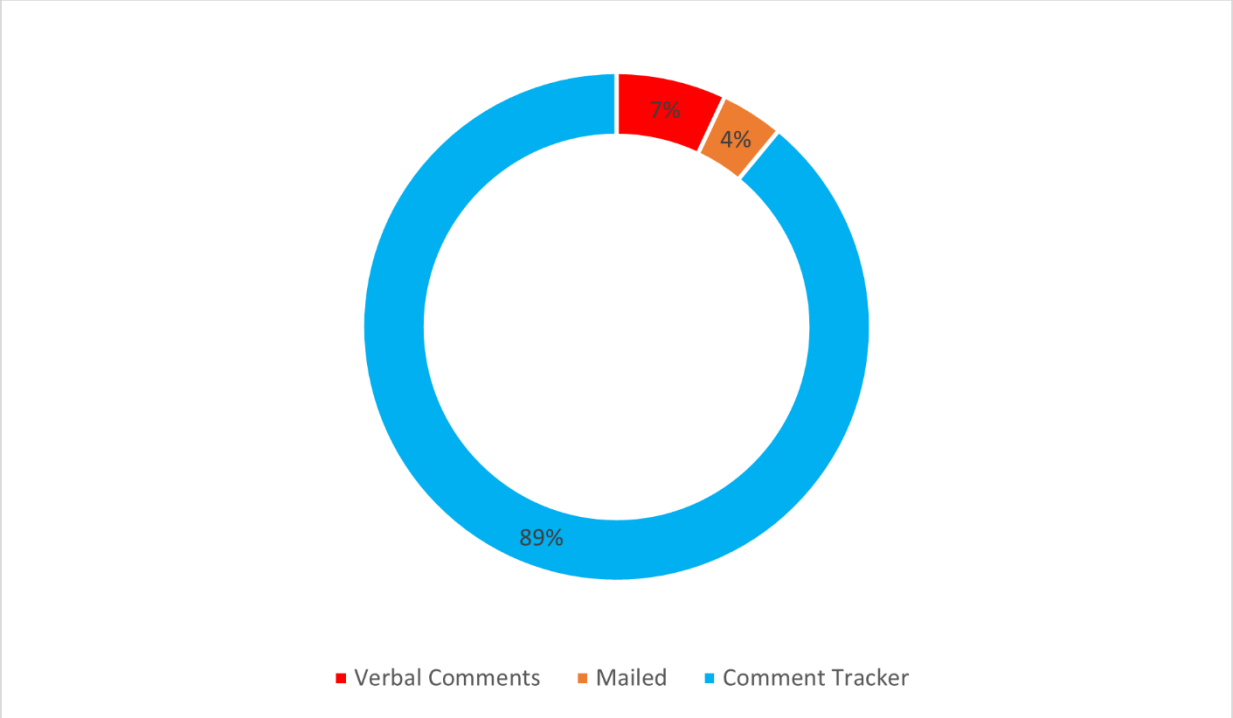


Figure 1. Scoping Comment Submittal Types (percentage)

3.2 HISTORIC AND CULTURAL RESOURCES

3.2.1 Historic Value

The majority of comments submitted (300 of 408 or approximately 74%) addressed different aspects of concern to the historic and cultural value of the existing buildings on the property. These included comments on the significance of the building that makes the City of Des Moines special and recognizable within South Seattle, South King County, the West Coast, and even nationwide. Themes included:

- The Property's unique history and legacy of service, including the past function as a retirement home for the elderly and vulnerable.
- Local pride in the Property, the role it plays in the identity of the community, the joy the Property brings to the community, and the impact on the potential opportunity to share the history and beauty of the Property with future generations.
- If the building is demolished, the history, uniqueness, local art, and culture cannot be replaced. Many comments expressed that a loss of the Property would be a huge detriment to the City of Des Moines' character and culture.
- Boaters use the Property as a visual landmark for navigation.
- Focus on women's history (Eastern Star) as well as Freemason history.

- Request for a record of the Property prior to demolition and recommending the Historic American Buildings Survey (HABS), which includes drawings, history, and photography to produce a comprehensive historic record of the Property.
- One comment requested an architectural report documenting the building's style, uniqueness in the region, cultural and historical significance, potential future uses, and needed upgrades and associated costs.
- Scarcity of this type of building left in the United States.
- Many commenters shared their personal stories and connections to the building, including living and working on the Property, as well as visiting the Property for public events and holidays.

3.2.2 Archaeological Value

Four comments addressed the potential for archaeological resources to be found on the site and the need for tribal consultation. The Washington State Department of Archaeology and Historic Preservation (DAHP) noted there is a high probability of archaeological resources to be found on the site in addition to significant historic architectural resources that are considered eligible for listing on the National Register of Historic Places (NRHP). The comment letter stated that "the scale of the proposed ground disturbing actions, and proposed replacement projects, will destroy the NRHP eligible properties and any archaeological resources present." To clarify for the reader, there are no proposed replacement projects at this time.

Other comments noted the proximity of the project area to the Puget Sound shoreline. Nearby historically available freshwater sources may lead to possible precontact period archaeology on the Property. The comment discussed that early historic use of the area and the use of the Masonic Home likely left an archaeological signature.

The Snoqualmie Tribe commented that based on the information provided and their understanding of the project and its Area of Potential Effects (APE), they had no substantive comments to offer at this time. However, they noted to be aware that if the scope of the project or the parameters for defining the APE change, they reserve the right to modify their current position.

3.3 ALTERNATIVES

At the time of the public scoping meetings, the City of Des Moines had not yet finalized the possible components of the Alternatives for the EIS. One purpose of scoping is to inform the development of alternatives to the proposed project. For the scoping meeting, three Alternatives were presented at a conceptual level:

- Alternative 1: Demolition
- Alternative 2: Historic Preservation and Adaptive Reuse
- Alternative 3: No Action

3.3.1 Alternative 1: Demolition

There were twelve comments received in favor of the demolition of the structures on the site. The overall theme of the comments in support of the demolition reasoned that the cost of stabilizing and preserving the structures was cost-prohibitive and attempts at adaptive reuse of the building had been tried before and failed. Other themes included lack of viable funding options. An example of a comment from the Freemasons is provided below:

> *"In the early 2000s, the Masons began investigating potential re-development of the property. Following those investigations, the Masons determined the organization's interests were best served by offering the property for sale with the condition that any re-development activities would need to rehabilitate and preserve the center. Following 15 years of studies, investigations, mothballed proposals, and the Masons' own intimate knowledge of the condition of the center, it became clear that what many may see as an asset on the outside is, in fact, a substantial liability once the actual interior and structural conditions of the building were investigated and the costs were obtained. The condition of the center proved to be an insurmountable barrier to repurposing of the property. Every potential buyer determined that the significant cost to bring the center up to code and then convert it to another use were not economically feasible. As a result of the significant deterioration of the buildings and the clear indication that there was no market for this kind of property, the Masons relisted the property for sale without conditions which attracted many interested parties."*

Many other comments about the Demolition Alternative were related to potential construction-related impacts. Details of those comments are provided in Section 3.5 on Demolition and Construction Impacts.

3.3.2 Alternative 2: Historic Preservation and Adaptive Reuse

Many comments (105) received expressed a preference for Alternative 2 for Historic Preservation and Adaptive Reuse. Twenty-five of the comments were duplicative and used the text as noted below which captures the sentiment of many of the comments:

> *"I urge the Des Moines City Council to do everything in its power to support and facilitate the rehabilitation of the Masonic Home, a resource listed on the City's local historic register and eligible for the State Heritage Register and the National Register of Historic Places. I fully support the "Historic Preservation and Potential Future Adaptive Reuse" Alternative in the City's SEPA notice."*

Scoping comments that provided adaptive reuse suggestions for potential mitigation measures are described in section 3.4.1.

3.3.3 Alternative 3: No Action

Several comments acknowledged the continued deterioration of the structures under the No Action Alternative. One comment noted safety concerns should the Property continue to be vacant and decay.

3.4 POTENTIAL MITIGATION MEASURES

3.4.1 Adaptive Reuse

Many comments provided suggestions for potential reuse of the Property. The theme of these comments centered on the historic preservation and potential future adaptive reuse alternatives and how they should be thoroughly evaluated prior to any further consideration of demolition, especially given no redevelopment plans have been identified. Many of the comments addressed the potential costs for reuse and offered suggestions for funding, such as the Washington Heritage Capital Grant, public and private collaboration, creating income generating opportunities such as tours, historic preservation easements, special tax valuations and federal rehabilitation tax credits, city, state and private funding, donations, and chartering a public development authority for the purpose of acquiring the Zenith property for the rehabilitation and reuse, reaching out to McMenamins, and more.

Suggestions included:

- Encourage the City to explore public sector options for preservation of the Masonic Home. For example, chartering a public development authority for the purpose of acquiring the Property, working with nonprofit partners to preserve the core of the building, rehabilitate it for housing with an appropriate in-field development of additional housing units on the rest of the 27 acres, advertise nationally for funding, a tax, federal preservation options, etc.
- Encourage the City to explore private options for preservation of the Masonic Home, such as finding donors
- Affordable and possibly transitional housing
- Student housing for Highline College students
- Official City buildings
- Public/private partnership
- Creating a museum and establishing tours
- Reusing the auditorium for performance groups or a theater company
- Public gathering place/community center
- Preserving historic elements of the façade for new businesses; salvaging other aspects of the property such as wood, windows, marble, etc.
- Event venue
- Medical or education opportunities
- Senior living
- Mixed Use
- Hotel
- Offices
- Meeting facilities/conference center

- Civic Club
- Community non-profit meeting space
- Business incubator
- Winery/brewery
- Connect to the ferry and SeaTac airport via transit
- Harm reduction center/rehab facility
- Allow artists to select pieces of the Property to preserve or document in their own projects – create an online rendering via this exercise so folks can explore the property virtually if it is demolished
- Art Galleries and shops
- University
- Naturopathic medicine and research center

Commenters cited examples of other structures that they believed were successful in adaptive reuse, including: New Highline High School in Burien, demonstrating an example of recreating the historic façade on a building after demolition and during the rebuilding phase, Climate Pledge Arena, the Lodge at St. Edward's Park, Hotel Elkhart, Manresa Castle, Neely Mansion in Auburn, Anderson school in Bothell, WA, Chateau St. Michelle in Woodinville, McMenamin's, Cook County Hospital Administration Building in Chicago, IL, the Old Copley Hospital in Aurora, IL, Playhouse Square in Cleveland, OH, the Most Worshipful prince Hall Grand Lodge in Alabama, and the Milwaukee Soldiers Home in Milwaukee, WI. Several commenters noted they are exploring the federal and state tax credits.

Some comments provided specific ideas for reuse of the Property's outdoor area and landscaping, such as an opportunity for botanical projects or education programs, public park, and nature preserve. Many comments discussed housing opportunities for reuse of the building, such as affordable housing. Several comments also suggested mix use possibilities for the property, such as housing combined with restaurants, businesses, or residential and commercial interests, shops, an interior walking space, elderly and assisted living, or a concert hall with restaurants.

A comment letter from a University of Washington professor stated:

> *"My students came up with a preservation scenario involving rehabilitation of the core historic building and compatible in-field development. And if my grad students can come up with a financially viable private-sector-preservation option over the course of a few weeks that also supports the City's comprehensive plan goals for housing, then I think the experts on the City's project team could be tasked with exploring this option as well.*

Some comments discussed the possibility for driving revenue in the area by historically preserving and reusing the building by becoming a draw for visitors with one example being the Empress Hotel in Victoria, BC.

3.5 DEMOLITION AND CONSTRUCTION IMPACTS

3.5.1 Climate Change Impacts

Eighty-three comments addressed concerns about the potential demolition and construction impacts that could contribute to climate change because of increased carbon emissions. Most comments related to how proposed demolition and potential new construction aligns with sustainability goals for Washington State and the region.

The National Trust for Historic Preservation commented that new building construction accounts for 40 percent of human produced carbon emissions worldwide. In their comment they reported that building reuse avoids the up-front carbon emissions that occur with new construction and that their research shows that it takes up to 80 years to pay back the carbon debt incurred when an existing building is replaced with a new structure, even if the new building is energy efficient.

Other related themes included increased carbon emissions from new construction; waste from building construction and demolition entering landfills; energy needs for new construction; greenhouse gas emissions from construction equipment, activities, and operation of any new development, and loss of existing embodied carbon contained in the building materials; and climate impacts from removing trees and vegetation that act as natural carbon sinks.

3.5.2 Water

Comments were received regarding the impacts of potential demolition and construction to water, including contamination of natural aquifers such as those beneath the Property, and demolition impacts to water quality from stormwater runoff.

3.5.3 Air and Noise

Several comments were related to the potential demolition and construction impacts that would be detrimental to air and noise quality. Themes included detrimental public health impacts from dust, debris, and possible toxic materials, dissemination of molds, fungi, asbestos, and lead, smog, diesel fumes from construction vehicles, and dust and dirt blown towards residents nearby from prevailing south to north winds in the project proposal location.

Comments also discussed impacts of noise pollution, especially to vulnerable populations such as residents at Judson Park and elementary school students nearby. A few comments expressed concern about the negative impacts from increased noise to residents who may be healing or receiving medical care.

3.5.4 Traffic

Comments were received regarding the increased traffic that would result from demolition and construction. Themes included the adverse impacts to community members from increased number of construction vehicles and workers traveling to and from the site, road closures impacting community members who are traveling through the area, impacts to businesses, additional traffic impacting neighbors' quality of life and local schools, and potential wear and tear or damage to streets from

construction vehicles. Comments specifically mentioned concerns about impacts to 10th Avenue South, Marine View Drive South, and South 240th Street.

3.5.5 Plants and Animals

Comments were submitted regarding the negative impacts from demolition and construction activities to plants and animals. Topics included loss of old-growth forest; impacts to shoreline ecosystem; bald eagles, Canadian geese (who use the Property lawns during their north to south migrations) and other birds; coyotes, raccoons, rabbits and other animals. Comments also noted the impact that removing trees and vegetation, and subsequently walking trails, would have on public recreation opportunities. There were also comments that there would be vermin driven from the existing Property into the neighborhood during a demolition process. Comments that noted specific types of plants and trees on the property included:

- Juniper trees gifted from an emissary in Israel
- Roses that are almost a century old
- "Cuban trees" on the Property
- Over a hundred-year-old old-growth trees surrounding the building and possibly two Cedar of Lebanon trees that may be the only planted ones in the USA and which can live up to 1000 years
- One comment requested that an independent field biologist conduct an analysis of all plants and animals on the Property

3.5.6 Other

Additional comments about the negative impacts from demolition and construction included light pollution at night and the potential cumulative impacts of demolition. One comment discussed the possibility the developer would not have the financing to move forward with a development following demolition, and the potential impact that the loss of the Property and an empty lot would have on the community. One comment noted the potential impacts to neighboring residents should demolition rely on implosion of the buildings. One comment requested a cost analysis to evaluate cost of remodel, and value of the structure once it has been renovated, including a repair estimate and a benefit analysis of being converted into a useable space.

3.6 LACK OF DEVELOPMENT PROPOSAL

Several comments centered on the lack of a development proposal associated with the demolition permit application. The commenters expressed that impacts cannot be adequately analyzed without redevelopment plans, either for adaptive reuse or demolition.

The Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) commented about the lack of a development proposal. Their comment stated:

> *"While the permit application at this time is for the demolition of the historic structure, a true analysis must also include impacts of the total proposal, which includes future*

development of the site. Analysis of realistic alternatives for the total development can only be evaluated by including future development options for the site.

"If the Landmark is our last tree for historical and cultural preservation, its removal on a cumulative basis is catastrophic to the community and to the region. And I would strongly suggest that we incorporate as part of our analysis that cumulative assessment."

"I agree with other speakers who have said it is impossible to divorce the future use, the planned use of the site from the demolition. There is a 'but for' phrase or clause that we use. Demolition would not be happening but for a new development that will come on the site. You cannot assess this site. You cannot look at economic alternatives for the site for preservation of it without knowing what the use is. Without having a proposed development in mind. You simply cannot divorce those two things. So the scoping should include, by rights, what the proposed new development will include."

Other comments state:

"It is impossible to provide an adequate economic analysis of preserving the historic structures without the identification of a potential use, nor is it possible to understand the full impact on our environment without assessing proposed no -- new uses for the site."

"There is room in 27-acres for in-field development to make a project viable. We're glad to see a preservation alternative and adaptive use in the Draft EIS -- under the scoping, but we really need to look at use. I know you state that you're not going to look at use, but how do you look at a cost-benefit analysis or to see if a property of the project is even viable without looking at what proposed uses there are? When Historic Seattle has had projects, we have to look at who the potential users are and what the potential uses are."

3.7 FUTURE DEVELOPMENT

Some of the comments speculated on what potential impacts would occur with future development at the site although there is no development proposed as part of the demolition permit application.

3.7.1 Traffic

Comments discussed the potential impacts of future development on traffic. Topics included additional traffic and congestion, two-lane roads supporting more cars, speeding commuters, and impacts specifically to Marine View Drive and South 240th Street. One comment discussed concern over potentially opening 10th Avenue South, making streets less safe for children riding bikes.

3.7.2 Public Services

Comments discussed the potential impacts to public services, such as local schools. Specifically, comments mentioned traffic impacts to the school at the intersection of South 240th Street and 16th

Avenue South, and the potential there wouldn't be capacity to take on new students at the new elementary school.

One comment noted the potential impact of additional sewage entering an outdated system that already experiences spills. Another comment noted potential for increased infrastructure maintenance, utility upgrades, fire, and police services if high density housing or retail were developed on the site in the future.

3.7.3 Plants and Animals

Comments discussed the potential impacts of future development on plants and animals. Topics included impacts to threatened and endangered wildlife.

3.7.4 Water

A few comments discussed the impact that adding more pavement for a potential future development would have on increasing water runoff and flooding downstream. Another comment discussed the impact on water and sewer issues in Des Moines if more housing was added because of future redevelopment. One comment requested an analysis of lead, erosion, clay pipes, and other risks.

3.7.5 Housing

Some comments specifically expressed that they were opposed to new condos or new housing development being built as a potential future development. Of these comments, some expressed they would not like "generic" new housing and are worried it would be luxury housing. Others discussed the need for more housing in the region and discussed potential new development that could help meet that need. Discussion of housing opportunities using the existing Property are also discussed in section 3.4.1. Adaptive Reuse. One comment discussed the impact to homes in the area where homeowners invested due to the proximity to the Property.

3.7.6 Other

Comments expressed concern over:

- Potentially cheap materials used to build something that is not good quality and ultimately doesn't last very long
- Need to discuss what would happen after potential demotion; the lot would be left vacant while a developer works to secure funding
- Need to discuss a hybrid possibility to maintain the main building and demolish the surrounding buildings or build new development on the surrounding Property
- Need to discuss that new development should reflect the current architecture
- Belief that they did not believe historical preservation and reuse would be feasible due to cost
- That money or cost is being prioritized over the significance of the building to the community and opportunities the building could provide

3.8 EIS AND SEPA PROCESS

A comment was made that SEPA law was not followed in terms of notification of neighbors. Also, a statement was made that the four-by-eight signs belong on the outside of the fence, not the inside of the property fence.

The Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) stated:

> *"While the permit application at this time is for the demolition of the historic structure, a true analysis must also include impacts of the total proposal, which includes future development of the site.*
>
> *Analysis of realistic alternatives for the total development can only be evaluated by including future development options for the site. What is the actual "Total Proposal"? The proposed demolition of the historic structure does not stand alone as its own proposal.*
>
> *The SEPA Rules in WAC 197-11-060(3) require the consideration of the full proposal when there are "interdependent parts of a larger proposal and depend on the larger proposal as their justification or for their implementation". In this case, future development of the property creates the justification for demolition. Evaluation of future development at the site must include a comparison of the alternatives and their full impacts. Although there may not be a formal proposal from the applicant for future development of the site, future use scenarios must be developed and evaluated in the absence of a specific proposal. Redevelopment of the site based on current zoning would be one future use scenario. This requires the inclusion of future construction and operational impacts, albeit it more generally, within the demolition alternative. It is unreasonable to consider demolition on the site followed by the site remaining permanently "fallow" – redevelopment of the site would follow as a logical impact of demolition. Since future development of the site must be included in the demolition alternative, a more honest evaluation that compares options for adaptive reuse of the existing buildings must be included as an alternative to demolition.*
>
> *Significant impacts to historic and cultures resources can be avoided if the existing structures are not demolished and are adaptively reused. Under the scenario we describe, such an alternative would compare a site with structures, as an apple-to-apple comparison, instead of comparing an empty lot to a site with the historic structure. The empty lot scenario is not a true environmental analysis of current and future development. Future Implementation*
>
> *The SEPA Rules in WAC 197-11-400 (5)(c)(vii) require the alternatives section of an EIS to "Discuss the benefits and disadvantages of reserving for some future time the implementation of the proposal, as compared with possible approval at this time. ... Particular attention should be given to the possibility of foreclosing future options by implementing the proposal". In the present case, demolition would clearly foreclose many future options."*

One comment described how the environmental checklist provided by the developer as required by SEPA did not meet SEPA requirements.

3.9 ADDITIONAL ELEMENTS OF THE ENVIRONMENT

During the two scoping periods, requests for additional elements of the environment included Cumulative Impacts, Land Use Plans, Climate Change, Demolition and Construction Impacts, and Earth.

3.9.1 Other Environmental Elements for EIS Analysis

- Cumulative Impacts. A few commenters stated that direct, indirect, and cumulative impacts of the proposed project must be assessed. Commenters stated that cumulative impacts are those "*that result from the incremental impact of the action when added to other past, present and reasonable foreseeable future actions*." This is more fully detailed in Section 3.6 in terms of lack of a development proposal.
- Land Use Plans. Analysis of how the project aligns with the goals of the City's comprehensive plan.
- Climate Change. Analysis of the climate impact resulting from demolition and potential new construction. In what way does the proposed demolition meet or run counter to sustainability goals from the state and region?
- Demolition and Construction Impacts. Detailed in Section 3.5.
- Earth. The Washington Department of Ecology (Ecology) letter stated that the proposed project is in an area that may have been contaminated with heavy metals due to the air emissions originating from the old Asarco smelter in north Tacoma (visit Ecology's Tacoma Smelter Plume map search tool: https://apps.wa.gov/ecy/dirtalert/). Soil contamination from the former Asarco smelter poses a risk to human health and the environment. Children are at especially high risk from direct exposure to contaminated soil. Construction workers, landscapers, gardeners, and others who work in the soils are also at risk. Ecology recommends that the lead agency include the following as conditions of approval, prior to the issuance of any site development permits or the initiation of grading, filling, or clearing: "Sample the soil and analyze for arsenic and lead following the 2019 Tacoma Smelter Plume Guidance. The soil sampling results shall be sent to Ecology for review."

4. NEXT STEPS

4.1 DRAFT EIS PUBLICATION AND REVIEW

The City has reviewed all of the scoping comments received and may decide to revise the alternatives or add environmental elements to the EIS analysis. Any changes made will be described in the Draft EIS. While scoping comments do not receive individual responses, each comment received during the Draft EIS comment period will receive a response in the Final EIS.

The Draft EIS will be available for public review and comment. Following publication of the Draft EIS, organizations, agencies, Tribes, and the public will have an opportunity to comment on the content of the document. A public hearing will be held during the Draft EIS comment period. Notice of the public hearing and the public comment period will be posted on the City of Des Moines website and will be sent directly to all parties who submitted scoping comments, Tribes, agencies with jurisdiction, and those who have specifically asked to receive notices about the project. Notice will also be posted on the project website (*www.desmoineswa.gov/zenitheis*). After the Draft EIS comment period, the City of Des Moines will prepare the Final EIS.

ATTACHMENT A:
SCOPING NOTICE WITH DEMOLITION PLAN

Notice of State Environmental Policy Act (SEPA) Determination of Significance, Scoping Comment Period and Public Scoping Meeting

Zenith Properties Building Demolition Application

Description of Proposal
The property owner, Zenith Properties L.L.C. (Zenith) has applied for a demolition permit to remove all structures of the former Masonic Home/Landmark on the Sound located at 23660 Marine View Drive S. (the "Property"), processed under File Number **LUA2019-0032**. In addition to the demolition permit application, Zenith has completed and submitted to the City of Des Moines (City) a State Environmental Policy Act (SEPA) Checklist for the demolition of the existing structures (the "Proposal") along with supporting historical documentation. The Proposal includes structures listed on the local historic register and are also eligible for listing on the State and National registers. All structures are located on a single tax parcel comprising approximately 27 acres. A demolition plan provided by the applicant is included as Attachment A.

Applicant's Stated Objectives
Zenith has indicated that they have five objectives for the proposed demolition of the existing structures:

1. Demolish the existing structures on the Property
2. Remove on-site unsafe conditions/potential hazards due to existing structural conditions
3. Prevent further trespassing within the existing structures
4. Prevent further vandalism to the existing structures
5. Prevent further graffiti to the existing structures

Environmental Review
The City of Des Moines SEPA Official has determined this proposal is likely to have a significant adverse impact on the environment, and accordingly, an EIS is required under Revised Code of Washington (RCW) 43.21C.030(2)(c). The City will act as lead agency for this EIS.

A project-level Environmental Impact Statement (EIS) will be prepared under SEPA. The project proponent is Zenith. This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

The City is leading the development of the EIS for the Zenith building demolition application in accordance with Washington Administrative Code (WAC) 197-11 and Chapter 16.05 Des Moines Municipal Code (DMMC). Future development proposals for the site would be subject to additional environmental review, as appropriate.

Responsible Official: Denise E. Lathrop, AICP
Position/Title: Community Development Director and SEPA Official
21630 11th Avenue South, Suite D
Des Moines, WA 98198

July 27, 2022
(Date)

Denise E Lathrop
(Signature)

Agency Appeal
Any agency or person may appeal this SEPA determination by filing a written appeal to the Superior Court for King County under the Land Use Petition Act, Chapter 36.70C RCW, as set forth in DMMC 18.20.170(4) and DMMC 16.05.300(5)(d).

Scoping
Due to a noticing error, the City is re-issuing this notice of Determination of Significance, scoping comment period and public scoping meeting. The City has elected to provide an additional 30 day comment period and public scoping meeting.

Scoping is the first step in the EIS process, and includes a public comment period. The purpose of scoping is to determine the range, or "scope," of issues to study in the EIS. The City is notifying the public of the intent to prepare an EIS so that agencies, tribes, communities, organizations, and members of the public have an opportunity to comment on the scope of the impacts and alternatives to be analyzed. In addition to the proposed action (demolition of the structures), an alternative that includes a historic preservation and potential future adaptive reuse of the buildings, and a No Action Alternative are under consideration.

Draft Alternatives
Demolition Alternative
This Alternative assumes demolition of all the existing structures and vacant buildings on site including the main building (approximately 129,680 SF), infirmary wing and addition (approximately 18,982 SF), a residential structure (approximately 10,000 SF) at the southeast corner of the site, two maintenance buildings (each approximately 2,500 SF), the onsite water tower, an outdoor kitchen, patio, and outhouse, the fountain and associated landscape elements. Additional work will include removing existing building foundations and utilities, including water, sewer, and gas.

Historic Preservation and Potential Future Adaptive Reuse
This Alternative assumes that Zenith would preserve and structurally stabilize the existing structures on site and in a condition that may allow for potential future adaptive reuse. The components of the structural stabilization include foundations, structural, roofing, and exterior envelope, and a reasonable evaluation of the viability of applying preservation strategies to the structures, including a cost-benefit analysis that incorporates reasonably available historic preservation program and tax incentives; however, no specific potential future uses are proposed.

No Action Alternative
As required by SEPA, the EIS will evaluate a No Action Alternative. The No Action Alternative was developed to serve as the baseline condition for comparison with the other Alternatives, and to describe impacts if the proposed project does not proceed. There would be a continuation of the existing site conditions, including retention of the existing structures as vacant and unutilized.

Elements for Analysis
SEPA requires that an EIS focus only on areas of probable significant impact. The City has preliminarily identified one element of the environment for analysis in the EIS:

- Historic and Cultural Resources (including above ground and below ground historic and cultural resources).

The scoping process may identify additional elements and/or revise the alternatives to be analyzed in the EIS. Additional opportunities for public comment will be available once the draft EIS is prepared and issued.

EIS Scoping and Public Comment: Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on the draft alternatives, probable significant adverse impacts, mitigation measures, and licenses or other approvals that may be required. An expanded scoping process is being provided pursuant to the Washington Administrative Code (WAC) 197-11-410 and will include one public scoping meeting. Due to continued precautions for COVID-19, this meeting will be held virtually.

Scoping and Comment Period: The scoping comment period opens 8:00 AM PST **Wednesday, July 27, 2022**. The deadline for submitting your comments is **Thursday, August 25, 2022 at 4:30 PM PST**. All comments related to project scoping must be submitted by this date. Comments may be submitted verbally at the virtual scoping meeting or in writing.

Members of the public who submitted comments during the May 2-June 3, 2022, scoping period do not need to resubmit comments. Those comments have been documented by the City.

Written comments may be submitted:
Online at www.desmoineswa.gov/zenitheis
By mail to:
City of Des Moines
Attn: SEPA Official (LUA2019-0032)
21630 11th Avenue S., Suite D
Des Moines, WA 98198

Verbal comments may be submitted:
At the virtual public scoping meeting **Monday, August 15, 2022 6:00 PM PST**. A court reporter will be in attendance to transcribe comments.
Register for the meeting at: bit.ly/zenithmtg2

Project-related information can be reviewed on the project website at: www.desmoineswa.gov/zenitheis

For questions about the project or the scoping process, please email: ZenithEIS@desmoineswa.gov

Date of Issue: July 27, 2022

DEMOLITION PLAN

FOR

ZENITH PROPERTIES

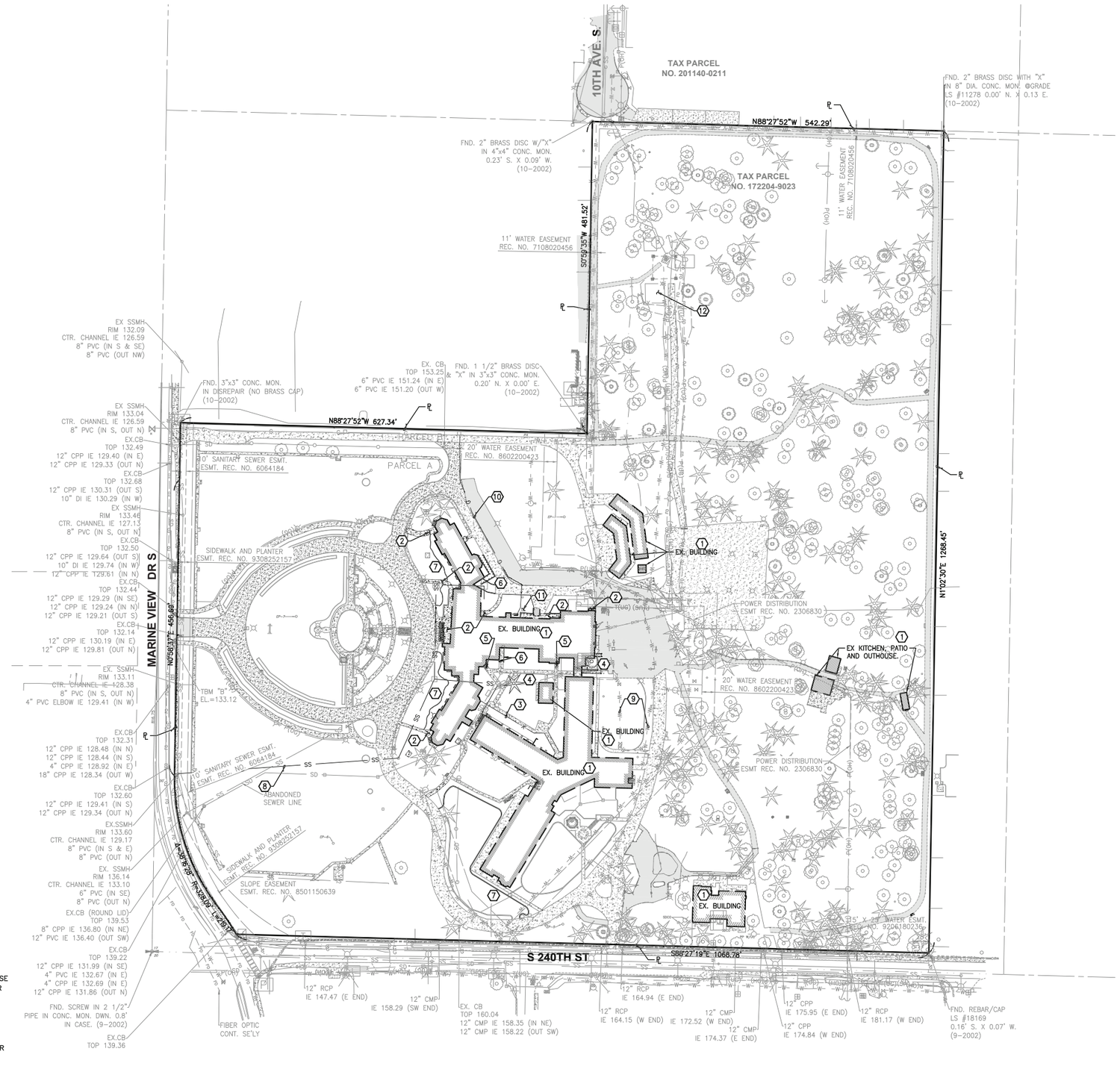
A PORTION OF THE SE 1/4 OF SECTION 17, TOWNSHIP 22 N, RANGE 04 E., W.M.
DES MOINES, WASHINGTON

1"=80'
0 40 80 160

811 Know what's below. Call before you dig.

DEMOLITION KEYNOTES:

1. EXISTING STRUCTURE TO BE REMOVED, FOUNDATION TO REMAIN
2. EXISTING CONCRETE TO BE REMOVED
3. EXISTING FENCE/GATE TO BE REMOVED
4. EXISTING TREE TO BE REMOVED
5. EXISTING STAIRS TO BE REMOVED
6. EXISTING WALL TO BE REMOVED
7. EXISTING CURB TO BE REMOVED
8. EXISTING SEWER TO BE CAPPED AT THE ℄ UNDER MIDWAY SEWER DISTRICT PERMIT
9. EXISTING WATER SERVICE TO REMAIN FOR DUST CONTROL AND SHALL BE PROTECTED DURING DEMO ACTIVITIES.
10. EXISTING GAS SERVICE TO BE DECOMMISSIONED. COORDINATE WITH THE UTILITY COMPANY FOR REMOVAL.
11. EXISTING UNDERGROUND FUEL TANK TO BE REMOVED IN ACCORDANCE WITH DOE REQUIREMENTS.
12. EX WATER TOWER TO BE REMOVED.



NOTES:

1. EXISTING ONSITE WATER IS TO REMAIN FOR DUST CONTROL AND BE PROTECTED FOR FUTURE USE
2. SILT FENCE IS TO BE PROVIDED AROUND THE WORK LIMITS TO ENSURE SEDIMENT LADEN WATER DOES NOT LEAVE THE PROPERTY
3. ANY AREAS OF EXPOSED SOILS THAT REMAIN UN-WORKED FOR TWO DAYS DURING THE WET SEASON (OCT. 1ST-MARCH 30TH) OR SEVEN DAYS DURING THE DRY SEASON (APRIL 1ST-SEPT. 30TH) SHALL BE IMMEDIATELY STABILIZED WITH SEEDING OR MULCHING
4. NO TRACKING IN THE ROADWAY IS ALLOWED. IF SEDIMENT IS TRACKED ONTO THE ROAD, THE ROAD SHALL BE THOROUGHLY AND IMMEDIATELY CLEANED WITH A STREET SWEEPER. CONTRACTOR TO KEEP CONSTRUCTION TRAFFIC ON THE EXISTING PAVEMENT AS MUCH AS POSSIBLE.
5. CONTRACTOR TO PROTECT TREES THAT ARE TO REMAIN IN THE VICINITY OF DEMOLITION.

APPROVED

BY:_____
City of Des Moines
Transportation

BY:_____
City of Des Moines
Surface Water Management

BY:_____
City of Des Moines
Development Services

DATE: _____

NOTE:
This approval is void after 1 year from approval date.

The City will not be responsible for errors and/or omissions on these plans.

Field conditions may dictate changes to these plans. Changes must be approved by the Engineering Services Division.

No.	Date	By	Ckd.	Appr.	Revision

Title: DEMOLITION PLAN FOR DEMOLITION SEPA ZENITH PROPERTIES

For: ZENITH PROPERTIES LLC 1302 PUYALLUP ST, SUTE A SUMNER, WA 98390

BARRY T. TALKINGTON — STATE OF WASHINGTON — 41423 — REGISTERED PROFESSIONAL ENGINEER
4/5/2022

Scale: Horizontal 1" = 80' Vertical –

Designed ZTW Drawn ZTW Checked ZTW Approved DKB Date 4/5/2022

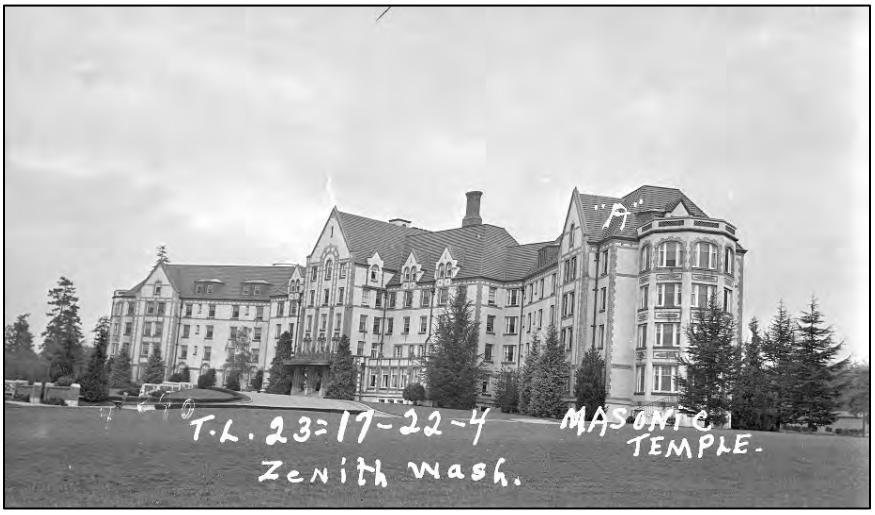
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number 20871

Sheet C2 of 4

File:P:\20000s\20871\preliminary\20871-n.dwg Date/Time:4/5/2022 3:08 PM Scale:1" = 1' BTALKINGTON Xref: ----

APPENDIX D HISTORIC REPORT



Masonic Home of Washington

23660 Marine View Drive South, Des Moines, Washington 98198

Historic Report
June 8, 2023

DPHRC *David Peterson historic resource consulting*
PO Box 115 Seattle WA 98111 P:206-376-7761 david@dphrc.com

Table of Contents

Cover: 1937 King County Tax Assessor photograph of the Masonic Home (top), and ca. 2019 aerial photo of a portion of the site from Bing Maps, viewing eastward (bottom).

DPHRC *David Peterson historic resource consulting*
PO Box 115 Seattle WA 98111 P:206-376-7761 david@dphrc.com

BUILDING INFORMATION

Historic Name:	Masonic Home of Washington, Washington Masonic Home	
Current Name:	Landmark on the Sound (event center)	
Year Built:	1926-27 (Main Building)	
Street & Number:	23660 Marine View Drive S., Des Moines WA 98198	
King County Tax ID No.:	172204-9023	
Original Owner:	Most Worshipful Grand Lodge of the Free and Accepted Masons, State of Washington	
Present Owner:	Zenith Properties, LLC	
Original Use:	Masonic retirement home	
Present Use:	Vacant	
Original Designer:	Heath, Gove & Bell	
Site Area:	30.3 acres	
Gross Building Areas:	Masonic Home Main Building (1926-27)	129,680 GSF
	Infirmary Wing (1966) & Infirmary Wing Addition (1987)	18,982 GSF
	Garage (1937)	2,090 GSF
	Octagonal Pumphouse (1926)	215 GSF
	Storage Building (1997)	2,334 GSF
	House/Sales Office (2004)	4,6321 GSF

1 INTRODUCTION

This report was written at the request of Zenith Properties LLC, the owner of the property since 2019, as part of a SEPA review process in order to ascertain its historic nature prior to a redevelopment of the site. The report provides historical and architectural information about the former Masonic Home in Des Moines, Washington, including individual structures.

On the 30-acre property is the imposing main building, which was constructed in 1927 and functioned as the Masonic Home; the main building's late 20th-century rear additions; and several smaller subsidiary buildings on the grounds. Both the property as a whole and the main building are referred to as the "Masonic Home." The facility operated as a rest home for aged members of the state's Freemasons (and members of two related groups, the Order of the Eastern Star, and the Order of Amaranth) until the first decade of the 21st century, then operated for a short time most recently as an event center called Landmark on the Sound. It is presently vacant.

The Masonic Home property includes buildings (the Main Building, and the Water Tower) that were identified by the Washington State Department of Archaeology and Historic Preservation (DAHP) in 2014 as eligible for the National Register of Historic Places. Other buildings on the property do not appear to have been reviewed previously by DAHP. As of 2022, the property is no longer listed on the City of Des Moines historic survey.

Purpose and Methodology

The report includes context information provided to help assess the significance of the property. This context includes information about the history of the surrounding community, and the development of the Masonic Home at this location. The report addresses the Home's purpose and precedents, and briefly reviews comparable institutions that exist in the state and in the country, in order to gauge the exceptionality of the property. Also included is summary information about the original architect and landscape architect of the main building and grounds. The report cites the original design and character-providing features of the buildings and concludes with assessments of their integrity, or their ability to convey significance. Historic and contemporary photos of the property and buildings are included at the end of the report. This study was researched and written by David Peterson, principal of DPHRC, and based on a draft developed in late 2019 and early 2020.

Sources used in this report include:

- Newspaper, books, city directories, and maps referencing the property, which are cited in the report or bibliography.
- King County current and historic tax records; the former accessed online, and the latter obtained from the Puget Sound Regional Archives at Bellevue College in Bellevue, Washington. The online King County GIS mapping tool includes aerial photos from 1936.
- Archives of the Washington Masonic Charities of the Grand Lodge of Washington, in University Place, Washington (Washington Masonic Archives). Material reviewed including numerous photographs of the Masonic Home; the original building specifications by the architects Heath, Gove & Bell; and ephemera directly related to the Masonic Home such as pamphlets and brochures published by the Home, and recollections or abbreviated histories of the Home written over the years by residents. The archives also retains historical minutes of the Board of Trustees, the annual superintendent's report, and so forth related to the operation of the Home. Finally, the archives possesses many books, photos, ceremonial garb, or other items related to Freemasonry in Washington State generally. Some photos are very high resolution. The archival collection is only loosely organized and not indexed.
- Collections of the Des Moines Historical Society (online only), Tacoma Public Library Northwest Room, Seattle Public Library, Washington State Historical Society, Kent Historical Museum, Washington State Archives were reviewed, in some cases online.
- Preliminary review of a portion of original drawings in storage at DoxVault in Lacey, Washington, which had originally been held by the Masonic Home on site. These extensive drawings include an incomplete drawing set for the original 1927 structure, as well as later additions, buildings, studies, and proposed but unbuilt

structures for the period 1930s through the 1990s. The collection is roughly indexed, but drawings are poorly organized, in bound rolls, and not currently available in digital format.

- Records of the City of Des Moines Public Works and Planning and Building Department.
- Author's on-site photographs, which date from September 2019 and April 2022.

No historic building permits exist for work at the Masonic Home, because these records are not retained by the City of Des Moines or by King County. While many hundreds of drawing sets were available at the Masonic Archives for review, much of the drawings reflected proposed work over the decades, without clarity if the work was actually performed. In addition, there were surprisingly few historic photos available from the Masonic Archives, or local archival institutions, which would have provided much insight into the use and alterations to the Home. Primary information about changes to the building and use of the site were based on observed conditions, the minutes of the Masonic Home recorded in the Grand Lodge of Washington annual meeting ("Proceedings..."), and newspaper articles.

2 HISTORICAL CONTEXT

2.1 History of Des Moines and Zenith

The Masonic Home of Washington was built in 1927 in the hamlet known as Zenith, which had been established in the early 1900s, just outside of the town of Des Moines, in King County, Washington.

Des Moines first developed as a rural logging and farming community along the hillsides and shores of Puget Sound, approximately halfway (16 miles) between Seattle and Tacoma. Initial homesteading in the area by Euro-Americans began in the mid-1860s, but very little development occurred until decades later. While a north-south military trail was established nearby in the 1850s-1870s (now known as Military Road), and there were a few east-west trails connecting the area to the Kent Valley, most transportation was by boat on Puget Sound.[1]

In 1889, local property owners John W. Kleeb and Orin Watts Barlow platted the initial townsite, which they named Des Moines, after the Iowa city of the same name and hometown of another settler, F. A. Blasher, who sold them his adjacent 154 acres. The first businesses established were lumber and shingle mills, built to process trees logged from the area. A wharf was built to accommodate steamers and "mosquito fleet" ferries that connected residents to more established towns around Puget Sound. Within a year, Des Moines had a population of 216 and already had a few hotels, a chair factory, a tin factory, a boat yard, a school, and churches. However, the town grew slowly over the next three decades, building to only 751 residents by 1920.

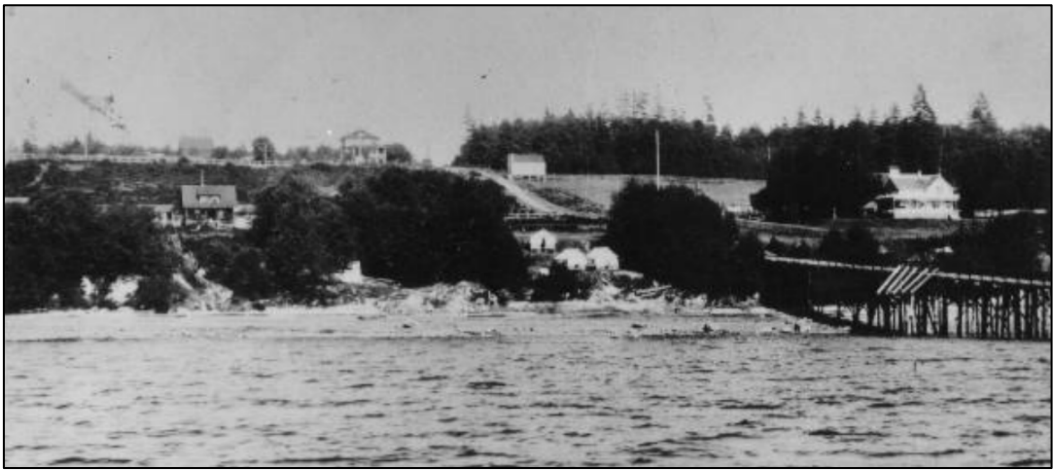
Des Moines WA, around 1900. (Des Moines Historical Society)

The hamlet of Zenith WA, one mile south of Des Moines, in 1907. The Zenith post office shown here was located kitty-corner from the subject site at 240th and Marine View Drive, until the 1930s. Zenith's pier, visible in the distance at right, was located at the end of 240th Street. (Des Moines Historical Society)

Zenith, situated a mile directly south of the Des Moines townsite plat, consisted of scattered homesteads with orchards and small farms growing primarily berries, and raising chickens. A Zenith post office was established in 1906 at the corner of South 240th Street and Marine View Drive South, across the street from the subject site, and operated there until 1932. At the west end of 240th Street was the Zenith dock, built at about the same time.[2] In 1907, a florist business was established in Zenith by early settler Max Elsner, which by 1910 included greenhouses located at the northeast corner of South 240th Street and Marine View Drive South—the subject site. Elsner was one of the property owners who sold their holdings in the 1920s for the construction of the Masonic Home of Washington. After the sale, he moved his company two blocks north, where it remains today as the Zenith Holland Gardens, the oldest continuously operating business in the area.[3]

The 1910s and 1920s brought increased transportation links to the Des Moines/Zenith area, including the first

[1] Stein, Alan J., "Des Moines – Thumbnail History," HistoryLink essay 697, January 14, 1999.
[2] Kennedy, pp. 31, 55, 136.
[3] Kennedy, pp. 31,



Zenith in 1907. The white building at far right, near the Zenith pier, was a hotel for weekenders. The white building at center top, offset by the dark trees, was the Zenith post office; the road in front is 240th Street. The house with the pitched roof to the left of the post office was the future site of the Masonic Home, and remained on the property as staff housing until the 1970s. (DMHS)

ferry to Vashon Island, which began service from Des Moines in 1916.[4] On land, the Seattle-Tacoma Interurban trolley was built in the vicinity during these years, although the nearest station was located five miles to the east of Des Moines, in Kent.

The widespread popularity of the automobile during this same period resulted in more paved roads in the area after about 1910, which also made a significant impact on population growth. Paving of the "Brick Highway" (Des Moines Memorial Drive) was completed in 1916. Stage lines began limited service around 1917. Weekend sightseers and drivers escaping larger cities and seeking the countryside discovered the area's views and beaches, resulting in the growth of small hotels in the waterfront strip south of Des Moines. Some visitors were attracted by the area's relatively inexpensive land, and some built summer homes, or year-round homes.

Between 1926 and 1927, the Washington Masonic Home was constructed in Zenith, across the street from the post office and uphill from the Zenith pier. The sizeable structure, fronted by a formal oval drive and surrounded by expansive lawns, was by far the most imposing institution in the vicinity.

By 1930, the Des Moines population was almost 2,000. The completion of Pacific Highway South (State Route 99) in the mid-1930s only increased accessibility. During World War II, defense plants south of Seattle attracted a sizable number of new residents to the area. The trend continued in the postwar period, during general expansion of the region's suburbs.

In 1959, as an effort to prevent annexation by the nearby municipality of Kent, the residents of Des Moines voted to incorporate into a city. The status gave them more control over local issues including infrastructure, development, and the increasing impact of SeaTac Airport traffic and noise. As the area continued to grow, adjacent communities were added to Des Moines through a series of annexations in the 1960s and 1970s. Zenith by this time was seen as a neighborhood district of Des Moines, and in 1982 it was annexed into its city limits. Other annexations in the 1980s included the campus of Highline College, approximately one half mile to the east of the subject site, which was developed beginning in 1961 as the first community college in King County. The college now accommodates almost 17,000 students.[5]

Today, Des Moines city boundaries extend approximately seven miles from Normandy Park on the north to Federal Way on the south, and one and a half miles from Puget Sound to Highway 99 on the east, with Zenith and the subject site near the geographic center. Federal census data estimates the 2018 Des Moines population as just over 32,000.

[4] Kennedy, p. 29.

[5] "Highline History," Highline College, https://www.highline.edu/about-us/highline-history/.

Des Moines and Zenith around 1935. Until the 1950s, most of the development in this area was largely confined to a strip of land a few blocks deep, along the waterfront. The Masonic Home at lower right was by far the largest structure in the vicinity. (Washington Historical Society 2004.0.963)

Besides the subject property, Des Moines hosts two other large retirement homes: Wesley Homes Retirement Community, and Judson Park, both founded by religious groups. The largest of these, Wesley Homes, was established in the mid-1940s as Wesley Gardens by the Puget Sound District of the United Methodist Church, with the first buildings constructed in 1949.[6] Additional properties and structures were added every decade to the present. It makes up a large 42-acre campus on the north side of downtown Des Moines, with 52 buildings housing 685 units of various levels of care. Judson Park, directly north of the subject property, is a 9-acre site purchased by the Washington Baptist Church Convention in 1959. The property consists of two buildings, including a large, U-shaped, five-story structure built in 1966 with a 2017 addition, for a total of 166 units.

2.2 History of the Masonic Order

The Masonic Home of Washington was established by the Freemasons, a fraternal order with roots in Europe and with a long history in the United States. The Washington State body is led by the Most Worshipful Grand Lodge of the Free and Accepted Masons (also styled as the M. W. Grand Lodge F. & A. M.), State of Washington.

Freemasonry was founded officially in 1717 in London, England, as the "Ancient Free and Accepted Masons." The Masons are reportedly the oldest fraternity in the western world, with the organization purportedly growing out of medieval stone mason guilds. The organization cites its origins as legendary history associated as far back as the building of King Solomon's Temple in Jerusalem. In the late 18th century, the organization began admitting non-masons as honorary members. Freemasonry in England was open only to men, and was limited to white men of European descent. Freemasonry was introduced to France in 1835.[7]

Freemasonry came to the United States soon after its founding; there were multiple lodges in Pennsylvania as early as 1817.[8] African-Americans operated an entirely separate network of Masonic lodges, called Prince Hall Freemasonry, through a charter received in 1784 from the Grand Lodge of England.

Masons cite their specific values as a commitment to the common good, and "the commitment between the Brotherhood … a bond of true friendship … a safe circle of trustworthy friends," and commitment to "Ethics, Morality and Integrity."[9] In addition, Masonic Lodges have traditionally supported charities for children and youth, education, and outreach to families and the elderly.

[6] Kennedy, pp. 193-199.
[7] Grand Lodge of Washington, "About Freemasons – History."
[8] Sources suggest that the model of the public-school system may have derived from early American Freemasonry, and that the American Constitution was influenced by Masons as George Washington was one of the organizations' most famous members.
[9] Grand Lodge of Washington, "About Freemasons – Our Values."

Freemasonry often served as a model for other fraternal orders that were created in North America in the 19th century, which borrowed general ideas of rituals, ceremonial garb, rules, organization, values, and purpose. While most fraternal orders had membership limited to men, there were often women's auxiliaries for members' wives.

Fraternal groups became popular in the United States partly as a social and networking outlet, but they also provided economic security to members by covering the costs of member burials and offering insurance to widows and orphans of deceased members, often at relatively low rates, at a time before most public or private social security programs. Some fraternal orders established homes for their aged members, like the subject building, or hospitals, orphanages, or cemeteries for the benefit of their members. While some fraternal organizations were limited to members of specific religions, others, such as the Grand Army of the Republic or Veterans of Foreign Wars, emerged in the 19th and early 20th centuries to serve similar goals of brotherhood for military veterans of the Civil War, Spanish-American War, and World War I. Creation of new fraternal organizations slowed in the 1930s, in part due to economic conditions. However, most organizations' membership did not significantly decline until the late 20th century.[10]

Freemasons were one of numerous social fraternal orders with a national profile active in Washington State in the late 19th and 20th centuries. Such groups included the Independent Order of Old Fellows, Woodmen of the World, Knights of Pythias, the Benevolent and Protective Order of Elks, and many others.

Freemasonry appeared in the Pacific Northwest during the mid-19th century. Early settlers in Oregon Territory (which at that time included the land that is now Washington) included seven Masonic members who organized their first meeting in 1846 to obtain a charter for a lodge in Oregon City. The result was Multnomah Lodge No. 84, established in 1848, which is the oldest Masonic Lodge on the West Coast. The Steilacoom Lodge No. 8 of the Grand Lodge of Oregon soon followed, along with two additional Lodges in Portland. The first Washington Territory Lodge was chartered in Olympia in 1853, the same year that the Washington Territory was carved out of the Oregon Territory. Another soon followed in Grand Mound, along with a Grand Lodge of Washington Territory, which was established in 1858. Membership then numbered 112 Master Masons out of the territorial population of 9,000. The first Lodge in King County, Washington—St. John's No. 9—was established in Seattle in 1860.[11]

Fraternal groups like the Masons were particularly popular during the period of 1880-1920 when the United States experienced a surge of immigration from Europe, providing a vehicle for social integration.[12] A survey of fraternal orders published in 1907 offers some rare comparative figures regarding Masonic membership versus other groups in the early 20th century. In 1907, there were 4,900 Freemasons in Washington, the third most popular society of its type in the state, after the Odd Fellows with 7,400 members, and the Ancient Order of United Workmen with 6,000 members, and on par with the fourth-largest group, the Knights of Pythias with 4,400 members.[13]

The Masonic order is organized into three "degrees" for members: Entered Apprentice, Fellow Craft, and Master Mason. Applicants typically are recommended by a Mason, and must be approved unanimously by the lodge members. Once a member becomes a Master Mason, there are additional degrees offered through the Scottish Rite and/or the York, or American, Rite. The last of these degrees also allows the Mason to join the Order of Knights Templar. There are a number of other fraternal organizations associated with the Freemasons, including the Shriners International. The Order of the Eastern Star (OES), a Masonic-related organization established in the second half of the 19th century, and open to men who were already Master Masons and certain categories of women who were directly related to Master Masons, were eligible for residency in the Washington Masonic Home. The Order of Amaranth, a similar organization, were also eligible.[14]

Several symbols that occur in Freemasonry are associated with architecture or geometry, and these often appear as decorative features on Masonic lodges and buildings. The most common Masonic symbol is the square and compass

[10] BOLA, p. 11.
[11] Grand Lodge of Washington, "About Freemasons – History."
[12] Schmidt, p. 120.
[13] Stevens, chart following p. 114. The states with the largest Masonic membership in 1907 were centered in the more populous East and Midwest—the largest by far was New York, with over 88,000 members. Next in line with 40,000-49,000 members were Illinois and Pennsylvania; then Ohio, Michigan, Massachusetts, and Missouri with 30,000-39,000 members. Oregon's membership numbered 4,600, comparable to Washington's at the time. In all, there were over 735,000 Masons in the United States in 1907.
[14] "Freemasonry, a Way of Life," special section, *Seattle Times,* February 20, 1983, p. 5.

overlaid with a letter “G” in the center. According to one source, “The square and compasses stand for spirit and matter, credibility and integrity…the ‘G’ represents God, and also the word ‘geometry.’” This typically appears on Masonic buildings on or above the door, and often in other locations as well. Other symbols include the trowel; the builder’s level and plumb line; a mallet and chisel; the three Classical architectural orders represented by Ionic, Corinthian, and Doric columns; the beehive, the hourglass, and others.[15] All of these symbols appear on decorative tiles in the entry porch of the Masonic Home of Washington.

2.3 Early Homes for the Aged in the Puget Sound Region

In the 1800s, care for the elderly was primarily the responsibility of children and other family members, or religious institutions, rather than the government. In the early 1900s, without a federal assistance program to help pay for care of the elderly or disabled, most states sent their impoverished citizens to “poor farms" or almshouses, with varying levels of quality of care. Persons who were seen as impoverished due to no fault of their own (such as widows and the elderly) were categorized as “worthy poor,” whereas the “unworthy poor” were indigent due to personal vices and low morals. Relief for the latter was made as unpleasant as possible in order to "discourage" dependency. They could lose their personal property, the right to vote, and in some cases the poor were sent to mental institutions. At poor farms, those receiving relief were often required to work in order to receive care.

The nation’s earliest federal social security pensions developed during and after the Civil War, when wartime conditions suddenly created hundreds of thousands of widows, orphans, and disabled veterans. In 1894, military pensions accounted for 37% of the entire federal budget. At the same time, some immigrant communities established organizations that helped newcomers and the aged with private funding in lieu of using public services. Fraternal organizations and societies also typically offered relief to members, usually in the form of small payments and assistance as needed. A widespread federal social security program would not appear until 1935.[16]

King County Poor Farm in Georgetown around 1907 (left) and the Pierce County Poor Farm near Sumner (right). (MOHAI, Washington Historical Society)

In 1854, Washington's territorial legislature assigned to the counties the care of all indigent people whose relatives could not support them.[17] In 1869, King County acquired 160 acres in Georgetown, south of Seattle, to establish a poor home and convalescent hospital on the site. In 1894, it constructed a modern facility known as the King County Almshouse, with a 125 bed capacity. It was expanded in 1908 to accommodate 225 beds. In 1931, King County opened Harborview Hospital on First Hill in Seattle, to supplement the Georgetown facility.[18]

Seattle, as an early large city in the area, was a center for the development of home for the aged and indigent; even so, there were few options available. In 1878, the Sisters of Providence of the Catholic Church established a hospital at

[15] Morris, pp. 229-249.
[16] Social Security Administration, www.ssa.gov/history, "Historical Background and Development of Social Security.”
[17] Dorpat, p. 358.
[18] HistoryLink.org, "King County Hospital begins operation in Georgetown in May 1877", essay 2982.

Fifth Avenue and Madison Street in downtown Seattle to care for the poor.[19] In 1924, the Sisters built Mount St. Vincent's Home for the Aged on the top of West Seattle's High Point hill. The large Tudor Revival structure was designed by prominent Seattle architect John Graham Sr., and surrounded by landscaped grounds. The building was demolished and replaced with a new facility in the 1960s.

In 1907, philanthropists associated with the Presbyterian Church established the Kenney Presbyterian Home in West Seattle, building a Colonial Revival structure designed by architect David Myers which opened for residents by 1909. The facility underwent expansions in the 1960s and continues to operate at present.

Outside of Seattle and King County, there were fewer facilities. Pierce County's poor farm operated on rural land between the towns of Sumner and Orting, and Snohomish County's poor farm was located on acreage that is now the fairgrounds in Monroe. For military veterans, Washington State established the Washington Soldier's Home in 1891 on 181 acres near Orting, and the Washington Veterans Home in 1910 on 31 acres in Port Orchard.

Offering a more elevated level of care, the Franke Tobey Jones Home in Tacoma was opened in 1925 as a home for the aged and infirm to "live in comfort and dignity, whatever their means." It was developed in part by PEO, an international women's charitable sorority, and by Mrs. Franke Tobey Jones, a Tacoma philanthropist and lumber mill heiress who had experienced adversity earlier in her life.[20] The building was designed by the Tacoma architecture firm Heath, Gove & Bell, and initially could accommodate 65 residents.

(Top left) Kenney Presbyterian Home in West Seattle. (1907)

(Top right) Sisters of Providence Mount St. Vincent's Home in West Seattle (1924, demolished). (Providence Archives)

(Below left) Franke Tobey Jones Home in Tacoma (1924). (Tacoma Public Library)

[19] HistoryLink.org, "King County Hospital begins operation in Georgetown in May 1877", essay 2982.
[20] "About us," Franke Tobey Jones Home, https://www.franketobeyjones.com/about-us/our-story/history.

2.4 Masonic Homes

Freemasons have a long tradition of philanthropy; in the United States, lodges established charity funds in the early 1700s as part of member dues, primarily to assist the lodge's own members. However, because state grand lodges dominate the organizational structure of American Freemasonry, institutional Masonic philanthropies were generally focused within a state, rather than organized at a national scale.

The need for assistance to the membership particularly intensified after the Civil War. The Grand Lodge of Kentucky became the first Masonic group in the nation to establish a statewide charity, the Masonic Widows and Orphans Home and Infirmary, in 1867. They were followed by a similar institution established by the North Carolina Grand Lodge in 1872.[21] By the turn of the 20th century, Masonic Grand Lodges in some states had established orphanages, homes for the aged, hospitals, and even colleges, although some of these institutions did not last more than a few decades.

Such institutions were typically large buildings with centralized facilities, often in relatively rural locations or at the edge of established towns where land was inexpensive. The facilities were intended to meet the needs of the entire Grand Lodge, so these institutions were typically the only such Masonic institution in the state. Most were in Eastern and Midwestern states, where the greatest density of membership was located.

An example is the Masonic Home of New York, established by the New York Grand Lodge in 1893 in Utica, New York, because of that city's central location in the state. The facility included a 200-acre working farm that supplied all food stuffs for those who lived on campus, as well as products that could be sold to generate additional revenue. Within 30 years, it had expanded to include a building for 360 adults, a hospital, and several dormitories for children. Additional revenue for the Home came from a large Masonic property in the heart of Manhattan with office space leased to tenants, built specifically to support the Home. The Utica facility remains in operation at present.[22]

Masonic Home of Ohio (1895)

Another example is the Ohio Masonic Home in Springfield, Ohio, which was completed in 1895 on 250 acres as a home for the elderly and also as a children's home. The massive masonry structure featured long residential wings, common areas, and smaller support buildings on the campus. Over time, the complex was enlarged with additional buildings, and continues operating today.[23]

In the West, only the Masonic Grand Lodges of California, Montana, Washington, and Oregon established homes to serve their state's aging membership. None were established in Idaho, Wyoming, Colorado, New Mexico, Arizona, Utah, or Nevada. These states' Grand Lodges developed programs that involved direct payments to aging members, or other systems not requiring built facilities.

California's first Masonic Home was built in 1898 in Union City overlooking San Francisco Bay, in order to care for widows and orphans. Because the state is unusually large, a second facility opened in 1909 in Covina, 25 miles east of Los Angeles, to serve the southern part of the state. The Union City Home is located on 267 acres, and currently serves 300 residents.

The Montana Masonic Home was established on 500 acres of farmland near Helena, Montana, in 1907, after six years of fund raising and site selection. The facility operates at present, housing 50 residents.[24]

[21] Morris, pp. 140-144.
[22] Moore, p. 125.
[23] Springfield, Ohio, is unusual for being the site of three homes for the aged, all established in the late 19th century by fraternal orders—the Ohio Odd Fellows Home, the Ohio Knights of Pythias Home for the Aged, and the Masonic Home of Ohio.
[24] "Our History," Masonic Home of Montana, https://mhmt.org/history.html.

The Masonic Home of Washington was established in Puyallup in 1912, and moved to the subject building in Zenith in 1927.

The Oregon facility was established in 1922 in Forest Grove, a small farming town 25 miles west of Portland, after years of funding efforts. Known as the Masonic and Eastern Star Home, it was co-named for the Order of the Eastern Star, a sub-group of Freemasonry. The rest home operated until 1999, when the last residents were transferred to a new building. The old home was sold and now operates as McMenamin's Grand Lodge Hotel.[25]

Besides the Washington Masonic Home, there were only three other Masonic Homes built in the West (not including Texas)--in Oregon, California, and Montana.

(Top) Two images of the Oregon Masonic and Eastern Star Home in Forest Grove, around 1930 and in 2018. It was built in 1922, and was sold around 1999 to the McMenamin's company of Portland, Oregon, which operates it as the Grand Lodge Hotel.

(Left) Masonic Home of California in Union City, established in 1898. Buildings on the campus date from multiple decades.

(Bottom) The Montana Masonic Home was established near Helena in 1907, and remains in operation today.

[25] "Masonic Aid History," Oregon Freemasons, https://www.masonic-oregon.com/masonicaid/masonicaid-history. McMenamin's also converted the former ca. 1911 Multnomah County Poor Farm in Troutdale, Oregon to a hotel, now known as Edgefield.

2.5 Other Fraternal Homes in Washington State

Only two other fraternal orders appear to have established an institutional home in Washington State at the scale of the Masonic Home of Washington—the Knights of Pythias, and the International Order of Odd Fellows. Both of these groups, like the Freemasons, refer to their state executive body as the "Grand Lodge." Both of these buildings featured grand, Period Revival styles, which were intended to provide a dignified living environment for the orders aging brethren.

The Order of the Knights of Pythias, founded in 1864 in Washington D.C., had a large membership in the Pacific Northwest in the early 1900s. In 1923, the two Grand Lodges of the Oregon and Washington Knights of Pythias together established the Pythian Home in Vancouver, Washington, with the intent that it serve both states' elderly and indigent members. Little information could be found about the original building. It was a large, two-and-a-half story structure, with stripped-down Colonial Revival detailing. The T-shaped plan featured a steeply pitched gabled roof parallel to the front, gable dormers, and a projecting arched front porch. A two story hipped roof wing extended to the rear. Later, a building was added to care for members' orphaned children, which operated until the 1960s.[26] The structure has been significantly altered over time. After an expansion in the 1980s, the Home continues to operate as a active retirement housing complex for the greater Vancouver/Portland metropolitan area.

The Odd Fellows formed in England in the early 1700s, and first appear in the United States in the early 1800s. The fraternity was popular in Oregon and Washington in the late 19th and early 20th centuries. In 1897, the Washington Grand Lodge of Odd Fellows established a home on about 10 acres in Walla Walla for widows, orphans, and elderly members of the state. The current building dates to 1923, and provides care today for 300 residents.[27] The hipped roof, Colonial Revival structure is three stories of brick construction, with a flat-roofed monumental front porch having four pairs of Corinthian columns and a decorative balustrade with urns on top. Upper floor windows feature flat arches with keystones, and the first floor windows have blind arches above.

(Top) The Pythian Home in Vancouver, Washington, opened in 1923 to serve Knights of Pythias members in both Oregon and Washington. Although it has been expanded and remains in operation today, the original building shown here has been significantly altered with additions.

(Bottom) The Odd Fellows Home in Walla Walla, Washington, built in 1923.

[26] "History," Knights of Pythias Retirement Center, www.koprc.com.
[27] Ponti, Karlene, June 26, 2017.

2.6 The Original Washington Masonic Home in Puyallup

Towards the end of the 19th century, the Freemasons of Washington Territory sought to establish care for their members who had become destitute or indigent in old age, or had left resourceless widows or orphans after their death. In the 1880s, the Grand Lodge of Washington (the organization's statewide executive body) instituted an increase in member's dues towards a fund to establish a home for aged members. After almost thirty years, sufficient resources had accumulated and the Grand Lodge was able to establish the Masonic Home of Washington in Puyallup in 1912.[28]

This facility was located in Puyallup's South Hill neighborhood, on 26 acres at 14th Avenue SE and 5th Street SE. The site was donated by a member lodge and included two houses and two barns, and agricultural fields at the base of the hill. In 1913, an additional building was erected, designed by the Tacoma architecture firm Heath & Gove. The facility housed children, women, and elderly members, and gained some self-sufficiency from its own dairy, livestock, and farm produce grown on site. The Home also received some income from the sale of chickens and eggs.[29] In 1913, there were nine residents, but by 1923, the home had met its capacity with 52 residents and the need was clear for a larger facility. This led to the development of the subject building. After the subject building was completed in 1927, all residents were moved from Puyallup into the new building.

The Puyallup property remained unoccupied from 1927 until 1938, when it was sold to area Lutherans to be used as the Lutheran Home for the Aged.[30] Since 1952, the site has operated as the Good Samaritan Hospital and has been expanded with additional buildings. Over time, the 1913 buildings were surrounded by more recent construction, and were demolished by 2019.[31]

The first Washington Masonic Home, located in Puyallup, was established in 1912.
(Washington Masonic Archives)

[28] Morris, p. 142; Nance, unpaginated. See also Alsobrook, Adam, "The Three Masonic Homes of Washington State," April 6, 2020.
[29] Price, pp. 148-149; Nance, unpaginated.
[30] Price, p. 150.
[31] The 1913 building's cornerstone was removed in 1971 and was installed the following year in the subject building, in a low stone wall in the center of the main floor ramp to the dining room. Around 2007, the cornerstone was removed from that ramp wall and is now held at the Washington Masonic Charities archives in University Place, Washington.

2.7 The Development of the Masonic Home in Zenith/Des Moines

In 1924, the Grand Lodge of Washington appointed a committee to select a location for an expanded Masonic Home facility, to be located between Tacoma and Seattle, where many of the order's membership resided. In May 1924, the subject site in the hamlet of Zenith was selected for its expansive Puget Sound views and purchased for almost $79,000 from a half-dozen landowners.[32] The initial property consisted of 85 acres. An appropriation of $200,000 was approved for site improvements.[33]

Cornerstone ceremonies in 1926. (Washington Masonic Archives)

Architects Frederick Heath and George Gove, who had designed the earlier Puyallup Masonic Home, were again commissioned to design the main building in late 1924 or early 1925 (their firm by this time called Heath, Gove & Bell). Advanced schematic designs for the building were completed by February 1925. Historic photographs record a large crowd attending the groundbreaking on August 8, 1925 to prepare the site for construction. The architect's final drawings were dated December 1925. Initial site work—presumably designed by Heath, Gove & Bell—included the construction of three water well pumphouses and a water tower, all completed in 1926, according to tax records.

An elaborate Masonic ceremony was held for the laying of the cornerstone of the main building on May 1, 1926. The general contractor was H. Hoard & Company, of Seattle. The building dedication was held on June 21, 1927, with a reported attendance of 1,800 people. On July 12, 1927, the subject building was opened and the 58 residents of the old Puyallup home were moved into their new quarters.

According to a 1927 newspaper article covering the opening ceremonies, the concrete and steel building featured a stucco exterior finish, trimmed with brick, terra cotta, and Wilkeson sandstone, and featured a red clay tile roof. The interior featured a main floor reception hall, sitting rooms, library, social hall, an auditorium with stage (also called the chapel), and several living rooms. On the second floor were dining rooms, the women's infirmary, and suites of residential rooms. The men's hospital and residential rooms were on the third floor. The fourth and fifth floors were residential rooms. In the basement were billiard and recreation rooms for men and women. The building was reportedly designed to accommodate 254 residents, although other sources cite a maximum of 192 residents.[34]

Panoramic photo of the building in June 1928, one year after construction was completed. (Washington Masonic Archives)

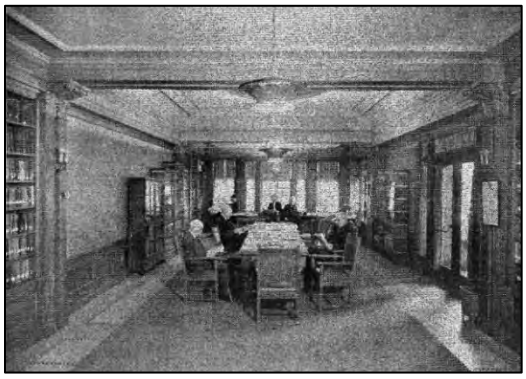
[32] Kennedy, p. 137.
[33] Nance, unpaginated; Werner, unpaginated; Kennedy, pp. 195-197.
[34] Seattle Times, April 11, 1926; June 17, 1927.

To be admitted to the Home, applicants were reviewed for eligibility. A successful applicant had to be a member of a Masonic lodge, or the Order of the Eastern Star, or the Order of Amaranth (or wife or widow of a member) in good standing for five continuous years; and had to be without any other means of support. The applicant had to turn over all of their remaining property to the Home. In return, the resident received a private room and daily meals for the rest of their lives, medical attention, a small stipend for purchases, and a decent burial.[35]

By 1930, residents numbered 75 men and 56 women for a total of 131 people. By 1933, the numbers had increased to 94 men and 84 women for a total of 178, likely reflecting the economic impacts of the Great Depression. By the mid-1940s, people were being turned away and the Board of Trustees began to consider removing the second floor infirmary and placing it into a new addition, in order to expand the residential capacity of the Home. In 1958, the total number of residents had dropped to 159, but with a much higher ratio of women to men, 117 to 42.[36]

In the 1960s, the Board of Trustees recognized the need for separate facilities for those residents requiring nursing home care. The infirmary was finally moved from the second floor into a separate building, which was attached in a wing extending southeast from the rear of the Home, in 1966. This wing, designed by Naramore Bain Brady & Johanson (NBBJ), cost $400,000 and added approximately 5,800 square feet on ground floor and 13,300 square feet on first floor. It contained 12 two-bedroom units, 14 one-bedroom units, 3 four-bed wards, two day rooms, two nurse's stations, and examination/treatment rooms. The ground floor was initially left unfinished but was designed to house either 23 additional infirmary beds, or on-site staff members.[37]

Also in 1966, a separate residence for the Superintendent and Matron was constructed on site (these are no longer extant). In 1969, the entire kitchen in the Home's rear wing was remodeled to meet the state health department requirements.



(Above) A resident receives a visitor in her room in 1950, in the women's wing. To be eligible to live at the Home, the applicant had to have no other means of support, and had to turn over all remaining property other than a few personal items upon acceptance. In return, they received a room and meals for the rest of their lives, medical attention, a small stipend for spending, and a decent burial.

(Left) Use of the Library around 1940. Although residents' rooms were small, they had full use of the building and grounds, could have visitors, and could participate in activities sponsored by the Home.

(Washington Masonic Archives)

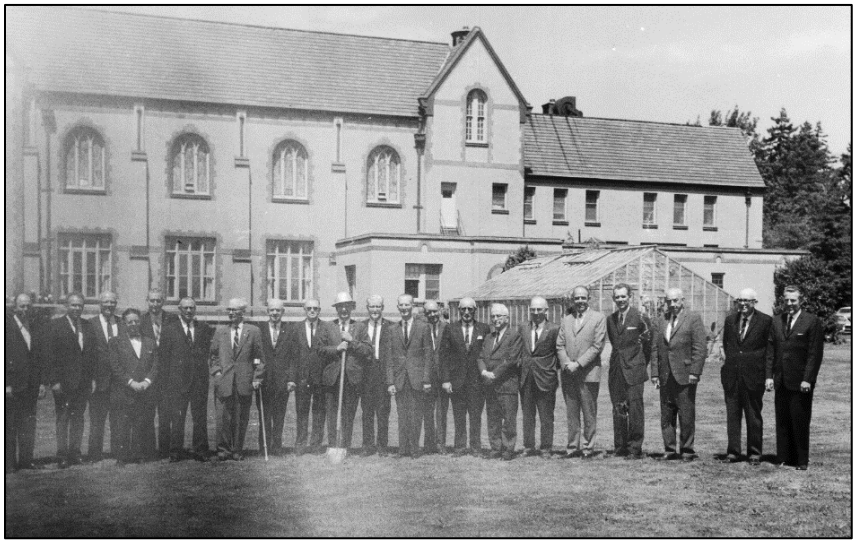
[35] "Eligibility to the home," "The Washington Masonic Home and Its Endowment," p. 10.
[36] Werner, unpaginated.
[37] Seattle Times, September 11, 1966.

By the mid-20th century, there were additional changes and modifications to the Main Building. In 1972, the fire doors, alarm systems, and sprinkler heads throughout the Home were updated. In 1973, the original radiator steam heating system was found to have corroded in some parts of the Home, and deteriorated beyond repair. The entire system was replaced at a cost of $350,000. In order to meet this expense, 40 acres at the eastern end of the Home's property were sold off, resulting in the current parcel dimensions.[38]

In 1982, the Masonic Home property and the town of Zenith were incorporated into the city of Des Moines, Washington.

In 1986, the name of the Main Building's Infirmary Wing was changed to Health Care Center to more accurately reflect its use as a skilled nursing facility with 24-hour care. In 1987, an addition to the Health Care Center was constructed which added 25 beds, a solarium, a multi-purpose room, a physical therapy room, and a spa pool room. In 1993, the Masonic Home was renamed the Masonic Retirement Center of Washington. In 1994, there were 38 men and 98 women residents, ranging in age from 66 to 98.[39]

Around 2007, use of the property as a retirement home was decommissioned, and from about 2007 to 2012 the building functioned as a nonprofit event center called Landmark on the Sound. Around 2013, the property was put on the market for sale, and sold in 2019 to the current owner.



(Above) Typical interior scenes circa 1960. A few married couples typically lived in the facility at any given time.. (Seattle Times, January 31, 1960)

(Left) Groundbreaking for construction of the Infirmary Wing in 1966. (Washington Masonic Archives)

[38] Kennedy, p. 138. Sources do not explain the apparent discrepancy of the figures, since the original acreage was described as 85 acres, and the current parcel is 30.3 acres. Either the numbers are wrong, or additional acres were sold off at some unknown time.
[39] Werner, unpaginated.

2.8 Demographics of the Residents

A review of available federal decennial census data, newspaper citations, and Grand Lodge records provides general demographic information about the residents of the Masonic Home.

For eligible men and women, the Washington Masonic Home provided an alternative to their local county-run poor farm. Because the mission of the Home was to provide a residence of last resort, applicants had to demonstrate that they were incapable of providing for their own care, and if accepted were required to turn over all of their remaining assets to the Home. By the nature and mission of the institution, residents of the Masonic Home were aged, unable to work, had no family able to take care of them, and were victims of adversity, infirmity, or disability. However, promotional literature for the Home emphasized that it was a retirement home, not a nursing home, and that applicants had to be able to feed and bathe themselves and be ambulatory (at least initially) as a condition of acceptance. Over the years, the need for nursing home care for the residents became more acute, as they lived longer due to general advances in medical care.

The number of residents in the Home varied year to year, but typically numbered from about 130 to 175. Each year, the total changed with new applicants and resident deaths. The ratio of men to women varied greatly, but in general, the percentage of women to men increased over time. In 1931, the residents were two-thirds men, but in 1986, they constituted only one-fourth.

Census data provides general demographic information. In the 1930, 1940, and 1950 census (the only ones currently released and applicable), all residents of the Masonic Home were listed as white, reflecting the inherent racial segregation that was found in American Freemasonry at the time. In any given year, most residents were aged in their 70s and 80s, and fewer in their 60s, with a handful in their 50s or 90s; and a few were married couples. Residents arrived from component lodges and chapters throughout Washington State, both rural and urban. (Lodges in Alaska were also eligible because they operated under the Washington Grand Lodge until the 1981, when Alaska established its own Grand Lodge; however, they never constituted more than a few residents). Many of the residents appeared to have come from the Puget Sound area, Spokane, and other urban centers where there were a greater number of member lodges. Duration of residency varied by person, but the vast majority of residents remained in the Home until their deaths. One long-time resident lived there 46 years. A handful withdrew from the Home each year, for unexplained reasons, perhaps due to an unexpected turn of fortune.

Census data did not list any occupation for the Home's residents because they were unable to work. A review of digitized newspapers from the 1930s through the 1970s indicated that only simple death notices were typically published when residents died, rather than more extensive obituaries, perhaps reflecting the adversity of many of the residents' lives. The relatively few obituaries uncovered reveal that some male residents of the Home came from a range of blue collar and white collar occupations. Examples found include a handful from construction or seafaring trades, shipyards, and railroad workers. Professional class examples include municipal employees, a typesetter, a government physician, a border inspector, a bookkeeper, two judges, and a civil engineer. Women's death notices from this period typically note that the deceased was a widow and listed her husband's profession; however, at least one teacher and one municipal employee was noted.

Women Residents of the Home

The Washington Masonic Home was initially open to women who were the wives or widows of Master Masons who had been in good standing for the previous five years. Also eligible were members of the Order of the Eastern Star (OES), a Masonic-related organization for men and women established in the second half of the 19th century. The OES was open to men who were already Master Masons, and women who were the wife, widow, mother, daughter, or sister of a Master Mason. Members of the Order of Amaranth, a similar organization with such requirements, were also eligible. As late as the early 1980s, the OES eligibility was limited to these relationships. By the early 1990s, eligibility had been revised to include a much wider population, including granddaughters, nieces, adopted daughters, step-daughters, mothers-in-law, and many others.

2.9 The Original Architect: Heath, Gove & Bell

The original building was designed by Heath, Gove & Bell, a significant and prolific firm based in Tacoma, Washington. The firm was active from the mid-1910s through the mid-1950s, designing a wide range of building types and employing a number of architectural styles. The firm was a partnership of Frederick Henry Heath (1861-1953), George Gove (1869-1956), and Herbert A. Bell (1884-1951). Frederick Heath has been described as "one of the West's most prominent architects."[40] George Gove was the lead architect on the Washington Masonic Home project, although the firm likely worked collaboratively.[41]



Frederick Heath (left) and George Gove (right)

Heath was born in La Crosse, Wisconsin, in 1861, and was a self-taught architect. He moved to Minneapolis around 1883, where he worked ten years for Warren H. Hayes, a noted local architect. In 1893, Heath moved to Tacoma, and had established his architectural office by 1896, but little is known of these early years.

Between 1901 and 1903, he was in partnerships with A. Walter Spaulding and A. J. Russell. Around this time, Heath began to serve as the official school architect for the City of Tacoma, an arrangement which lasted until 1920, and for which he designed 18 schools.[42]

From 1903 to 1908, and from 1910 to 1912, Heath worked as a sole practitioner. Between 1908 and 1910, he formed a partnership with Luther Twichell, a friend and former colleague in Minneapolis who had moved west to join Heath in his practice.

Projects during these early years of 1901 to 1912 include the following extant buildings:

- Tacoma (Stadium) High School and Stadium Bowl, Tacoma (1906 and 1910); the high school was a remodel using the shell of an unfinished ca. 1891 hotel which had been ruined by fire.
- Sandberg Building, Tacoma (1907-08); the 10-story building was one of the very earliest uses of a reinforced concrete structure on the West Coast, when the construction techniques were still experimental.
- Knights of Pythias Temple, Tacoma (1907).
- First Church of Christ, Scientist, Tacoma (1908-11).
- National Realty Building/Puget Sound National Bank/Key Bank Center, Tacoma (1909-11); at 14 stories, it was reportedly the tallest building in the state when completed, and only surpassed by the construction of Seattle's Smith Tower in 1914.
- Yakima Masonic Temple (1911, altered); which features a highly ornate meeting room on the top floor.


Knights of Pythias Temple, Tacoma (Frederick Heath, 1907)

In 1912, Heath entered a partnership with architect George Gove. Gove, a native of Rochester, Minnesota, had arrived in Tacoma in 1908, where he operated as a sole practitioner for four years. By 1914, Heath & Gove added a partner, Herbert A. Bell. Bell was from Tacoma and well known to Heath, having worked as a draftsman for him since about 1906. The firm name was formally changed to Heath, Gove & Bell in 1919.

[40] Sullivan and Sivinski, 1999.
[41] Erickson, Don, "George Gove," Historic Tacoma. The ornate, commemorative 1927 bronze plaque from the entry vestibule, now held at the Washington Masonic Archives, states the architect was "George Gove, of Heath, Gove & Bell."
[42] Biographical information in this section from Houser, "Frederick H. Heath," Undated.

In total, the firm designed over 600 projects, including residential and commercial structures, religious buildings, hospitals, public buildings, and park buildings (Heath was a member of Tacoma's Metropolitan Park Board from 1910 to 1918). Several of these have been listed on the national, state, and local historic registers.

A sample of the firm's projects after 1912 include:

- Masonic Home of Washington, Puyallup, Washington (1912)
- Paradise Inn, Mount Rainier National Park, Ashford, Washington (1915-17)
- Northern State Hospital, Sedro-Wooley (1915-1930); the firm designed twenty-six buildings and three structures within an existing campus, including residential wards, the assembly hall, commissary, and other masonry buildings in the Spanish Colonial Revival style; as well as vernacular style wood farm buildings in an established agricultural landscape designed by the Olmsted Brothers.
- Rhodesleigh, Lakewood, Washington (1922); Tudor Revival style home of department store owner Henry A. Rhodes.
- First Baptist Church, Tacoma (1923-25)
- Tacoma General Hospital (1923)
- Auburn Masonic Temple, Auburn, Washington (1924)
- Franke Tobey Jones Home, Tacoma (1925)
- A. V. Love Dry Goods Building, Seattle (1925, demolished)
- Masonic Home of Washington, Zenith, Washington (1926-27)
- Commissary at the State Soldier's Home, Orting, Washington (1927)
- Several buildings at Western State Hospital, Steilacoom, Washington (1930s-40s, often with Mock & Morrison)
- Sitka Pioneer's Home, Sitka, Alaska (1934)
- Thomson Hall and Communications Hall, University of Washington, Seattle (1948 and 1951)

Notably, Heath, Gove & Bell designed several buildings for fraternal orders over the years (as listed above), throughout the region. Frederick Heath active in two fraternal orders, the Knights of Pythias and the Freemasons. George Gove was a member of the Tacoma Masonic Lodge. These connections presumably were a source of some of their commissions, and possibly for the subject building.

In 1951, the firm's youngest partner, Herbert Bell, died at age 67. The most senior partner, Frederick Heath, remained active in the firm's affairs until shortly before his death at age 92 in 1953. George Gove continued operating the office until his death in 1956, at age 87.

Yakima Masonic Lodge (Heath & Gove, 1911) and Fern Hill Masonic Lodge in Tacoma (Heath, Gove & Bell, 1922). (Steven Pavlov/Wikimedia, Tacoma Public Library)

Other work by Heath, Gove & Bell:

(Top) Sandberg Building (1906-07), and Central School (1912), both in Tacoma;

(Middle) Paradise Inn (1915-1917) at Mt. Rainier; and First Evangelical Lutheran Church (1926) in Tacoma;

(Bottom) Medical Arts Building (1930), Tacoma; and one of the firm's last works, Thomson Hall, University of Washington, Seattle (1948).

(All images from Tacoma Public Library)

Similar projects by Heath, Gove & Bell

Two Heath, Gove & Bell projects in particular have some features which are similar to the former Masonic Home in Des Moines—the Franke Tobey Jones Home and the Sitka Pioneer's Home.

Franke Tobey Jones Home, Tacoma (Heath, Gove & Bell, 1924-25). (Tacoma Public Library)

The Franke Tobey Jones Home was completed and opened in 1925 as a rest home in Tacoma, developed in part by PEO, an international women's charitable sorority, and Tacoma philanthropists. The facility was designed as a two and a half story English Tudor mansion that could accommodate 65 residents. The original building follows a T-shaped plan, with residential wings opening to a lawn and circular drive, and a support wing at the rear. The Jones Home was designed with ramps, rather than stairs, connecting the floors for the convenience of its residents.[43] Because both the T-plan and use of ramps are found in the Masonic Home, which was designed two years later, the Jones Home project may have provided some precedent.

Sitka Pioneer's Home, Sitka, Alaska (Heath, Gove & Bell, 1934).

The Sitka Pioneer's Home was completed on its hilltop site in 1934. In form and detail, it closely resembles the subject building which was constructed seven years earlier. The three-story stucco-clad reinforced concrete building was built to replace a collection of wood-frame buildings that had served as the Pioneer Home since its establishment by the Territory of Alaska in 1913. The original building design followed a wide C-shaped plan with two residential wings overlooking a landscaped lawn and Sitka's harbor. A rear wing was added later, in 1956.

[43] "About us," Franke Tobey Jones Home, https://www.franketobeyjones.com/about-us/our-story/history.

2.10 The Original Builder, M. Hoard & Company

The original builder of the Washington Masonic Home in Zenith was M. Hoard & Company, established in Seattle around 1920 by Maurice Aaron Hoard. The firm and related entities, such as the Hoard Engineering Company, constructed a wide range of building types from the mid-1910s until about 1950, and undertook numerous prominent commissions in Washington State.

Maurice Hoard was born in Clayton, Missouri, in 1890, but little is known about his early life or education. He reportedly arrived in Seattle in 1910.[44] By 1916, he was listed in city directories under carpenter/contractor/builder, and in the 1920 federal census he listed his profession as a self-employed building contractor.

Early projects constructed by Hoard's company were located in Seattle, and include the Seattle Day Nursery (Henry Bittman, 1921, demolished) at Broadway and Alder Street; an elementary school for St. Margaret's parish on Dravus Street (Lundberg & Mahon, 1923, demolished); and the three-story, terra cotta-clad S. H. Kress & Company store (1923) at 3rd Avenue and Pike Street.[45] At an industrial site on the Duwamish River, M. Hoard & Company constructed a distribution plant for the Associated Oil Company, which included an office building, four oil tanks, a large concrete transformer vault, and other structures.[46] The following year, the firm served as general contractor for the Herzl Synagogue (Beezer Brothers, 1924, altered) at East Spruce Street and 21st Avenue; and for the steel framed, terra cotta-clad Fraternal Order of Eagles Temple (Frederick J. Peters, 1924-27, altered) on Market Street in Ballard, also known as the Ballard Eagles Building.[47] Completion of the latter was delayed until 1927 due to lawsuits between the owner and contractor.

In February 1926, Maurice Hoard was awarded the general contract to build the Washington Masonic Home in Zenith. Less than a month later, he incorporated the Hoard Engineering Company with S. P. Peck.[48] Afterwards, the Hoard Engineering Company apparently served as Maurice Hoard's primary construction company.

At the close of the 1920s, other projects completed by Hoard's firms included a two-story battery and radio factory building (Hancock & Lockman, 1928) in Georgetown for the Marconi Manufacturing Company; and the first phase of the ornate, Italian Renaissance style mausoleum building (1928-31) for Acacia Memorial Cemetery in Lake Forest Park, Washington.[49] The latter was initially a venture of the Greater Seattle Masonic Lodge in 1926, but it was sold to another investor in 1927. The mausoleum was valued with an estimated construction cost of over $1.2 million dollars in 1928, but the onset of the Great Depression while the work was underway resulted in greatly simplified interiors.

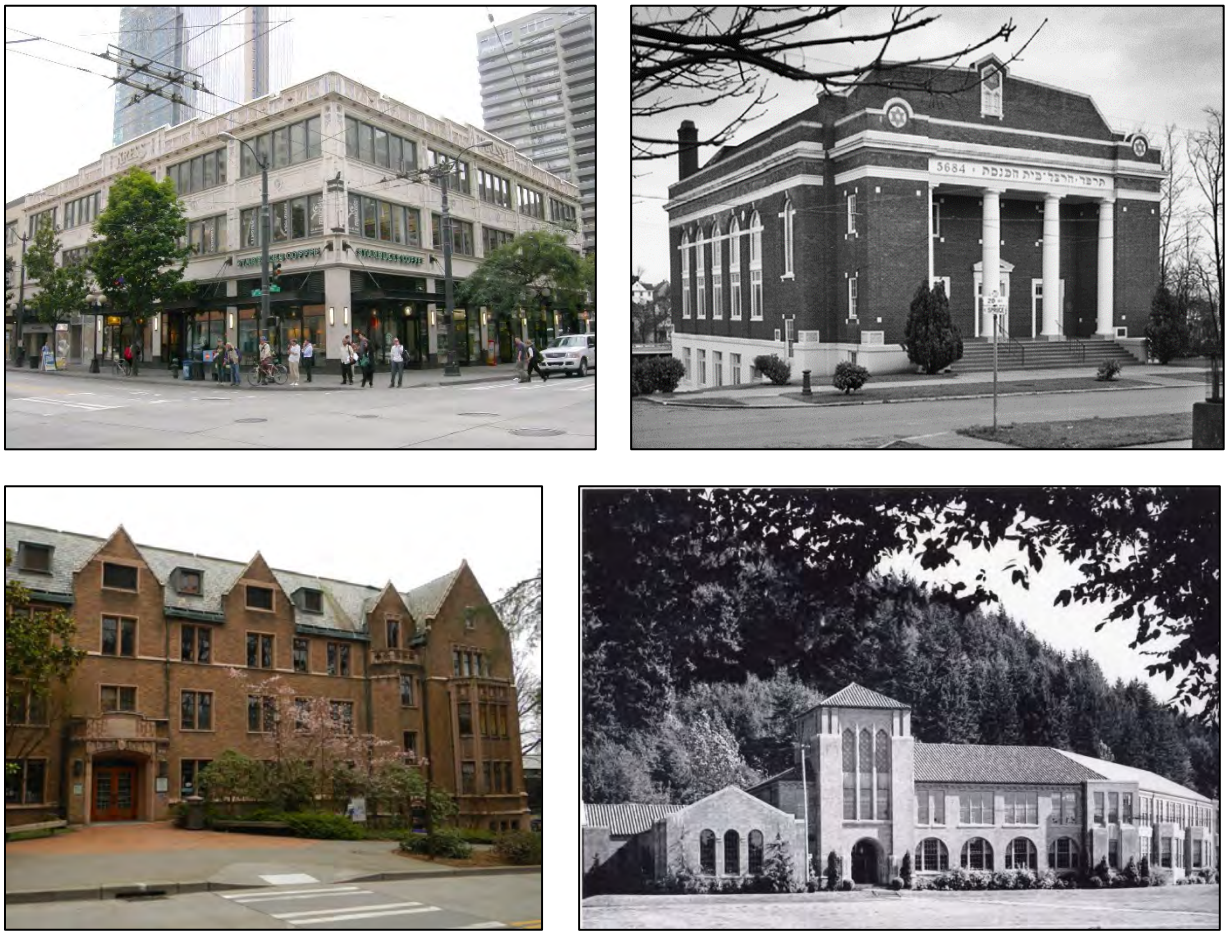
Hoard's firm was likely impacted by the economic slowdown of the Depression years. During the early 1930s, fewer projects completed by Hoard could be identified; several were smaller renovation or refurbishment projects, including a minor update to the Kress Building. An exception was a new two-story masonry commercial structure (Frank Mahon, 1932) at 600 S Jackson Street for the Pacific Corporate Investment Company. The building is now located in a historic district and has been continuously occupied by the Higo Variety Store, a long-time retailer in Seattle's Japanese community, since 1932.[50]

By the mid-1930s, large institutional projects became available, often related to federal Works Progress Association (WPA) funds. Hoard Engineering began to find work outside the Seattle area. Projects from the mid-1930s until the

[44] "M. A. Hoard, ex-contractor, dies at 69," Seattle Post-Intelligencer, October 12, 1964, p. 8. The age appears to be in error; other sources confirm birth year 1890.
[45] "Building new nursery," Seattle Times, May 4, 1921, p. 11; "New school underway," Seattle Times, March 24, 1923, p. 12; "Construction under way," Seattle Times, August 5, 1923, p. 8.
[46] "Oil firm to build," Seattle Times, March 4, 1923, p. 26.
[47] "Award synagogue contract," Seattle Times, May 11, 1924, p. 19; "New temple for Eagles in Ballard," Seattle Times, November 30, 1924. p. 62; "Ballard Eagles in row with contractor," Seattle Times, June 22, 1927, p. 15.
[48] "New incorporations," Seattle Times, March 12, 1926, p. 31; "Contractor to start work on Masonic Home," Seattle Times, February 26, 1926, p. 7.
[49] "Factory building will cost $50,000," Seattle Post-Intelligencer, July 8, 1928, p. 49; "Contract let for Peace Mausoleum," Seattle Post-Intelligencer, February 10, 1928, p. 10.
[50] "Contracts let for commercial building," Seattle Times, May 5, 1932, p. 11; and Kemezis, Kathleen, "Higo Variety Store," HistoryLink essay 9094, August 8, 2009, www.historylink.org.

start of World War II located outside Seattle included unmarried officer's quarters and a headquarters building at Fort Lewis (both ca. 1934), together totaling $170,000 in improvements; a Colonial Revival style women's dormitory and the women's gymnasium (both ca. 1936) at Washington State University in Pullman, together estimated to cost $634,000; the campus elementary school (1942) at Western Washington University's College of Education in Bellingham, valued at $111,000; and the Modern style 100-bed Renton Hospital (George W. Stoddard, 1943) in Renton, estimated to cost over $430,000.[51] Projects in Seattle from the same period included two projects for the University of Washington—the Collegiate Gothic style Hall Health infirmary building (A. H. Albertson, 1936); and the excavation and foundation work contract for the Chemistry Building, later known as Bagley Hall (Naramore, Grainger & Thomas, 1937).[52]

Very few projects constructed by Hoard Engineering could be identified in the postwar period. Maurice Hoard may have retired in the late 1940s or the 1950s. He was a member of the fraternal orders of the Elks, the Eagles, and the Freemasons. Hoard died in October 1964 at home in Seattle, at age 69.



Other work built by M. Hoard & Co. or Hoard Engineering:

(Top) S. H. Kress & Company (1923), and Herzl Synagogue (Beezer Brothers, 1924, altered), both in Seattle;

(Bottom) UW Hall Health infirmary building, Seattle (A. H. Albertson, 1936); and WWU Campus School (1942) in Bellingham.

[51] "Fort Lewis contracts let," Bellingham Herald, February 7, 1934, p. 5; "Seattle firm low on WSC hall bid," Seattle Times, May 16, 1936, p. 11; "Contract awards total $3,184,951," Tacoma Times, June 10, 1941, p. 9; "Renton hospital contract awarded," Seattle Post Intelligencer, October 11, 1943, p. 9.

[52] "Building Seattle" column, Seattle Star, August 31, 1935, p. 11 and December 14, 1935, p. 11.

2.11 The Original Landscape Architect, L. Glenn Hall

Original landscape plans indicate that L. Glenn Hall was the designer of the grounds around the Masonic Home. A sheet dated March 1927 for the design of the grounds immediately around the main Home lists the designers as L. Glenn Hall and J. L. Bossemeyer, Associate, in the title block.[53] A second sheet dated January 1928 for the design of the front grounds, pool, and circular drive list only Hall as landscape architect in the title block, with Heath, Gove & Bell as the architects.

L. Glenn Hall (1893-1954) was a prominent West Coast landscape architect and planner who was most associated with his work in California in the 1930s and 1940s. He was born in Salisbury, North Carolina, and studied architecture at the Carnegie Institute of Technology in 1916-17, but did not graduate. He was employed as a civil engineer and estimator until 1921, when he attended Harvard University to study landscape architecture and the city planning. While there, he worked for the City Planning Board of Boston and in the office of prominent landscape architect and planner John Nolen. In 1924 he terminated his formal schooling and was employed full time by the City Planning Board of Boston, where he held the title of Assistant Director of Zoning.

In 1925 he moved to Seattle, where he was employed as the landscape architect and park engineer for the Seattle Parks Department from April 1925 to January 1928, in charge of design and construction. Hall's work on the Masonic Home would have been an early work by the designer, and towards the end of his stay in the Seattle area. Few other works by Hall in Washington State could be identified.

Hall's tenure at the Seattle Parks Department was marred by controversy over his hiring between the city council and the independent Parks Board, as well as confusion over appropriate titles, salary, and municipal requirements for leadership of the department. Besides day-to-day management of minor parks design and construction issues, Hall's primary accomplishment during this period was a comprehensive review and inventory of parks and school district facilities and open spaces, as part of an effort to create a unified park and recreation system. Hall also designed at least one park proposal, for a large hillside site overlooking downtown, now occupied by Harborview Hospital. Although unbuilt, the proposed "Harborview Park" design (dated 1925-26) included extensive terracing; boys and girls playgrounds; formal lawns, pathways, and stairs; meandering wooded paths; integrated view drives; an elongated covered bandstand structure; and integrated two existing electric sub-stations on the site.[54]

In early 1928, frustrated by intradepartmental conflicts and lack of sufficient support staff, Hall left Seattle to accept a position as the Landscape Architect for the city of Los Angeles, and to serve as the Chief of the Division of Forestry.[55] In the early and mid-1930s he worked for the U.S. Forest Service in San Francisco as Landscape Engineer, in charge of administrative site planning and recreation planning for the California region.

Beginning in 1938, Hall worked for three years in private practice. Work included Holly Park in San Francisco, a public housing project. In 1941 Hall moved to Washington DC for two years to work with the New Deal-era Federal Works Agency Public Buildings Administration, then returned to California. Between 1943 and his death in 1953, he served as San Francisco's Assistant Director of Planning, then Planning Director for the City of Sacramento, and later as the Planning Engineer for the City of Oakland.

According to one source, Hall's career highlights included the development and establishment of street-tree programs for three major cities—Seattle, Los Angeles, and San Francisco—which the American Society of Landscape Architects'

[53] James L. Bossemeyer, Hall's associate listed on the March 1927 drawing, worked with Hall in 1927 at the Seattle Parks Board as a horticulturalist, according to Seattle city directories. By late 1929 he was serving as the landscape architect for the Seattle Parks Board after Hall departed, and by 1932 he had been appointed the head superintendent of the Tacoma Parks Board. By the late 1930s he had moved to the San Francisco area where he served as the head of the regional office of the National Park Service's United States Travel Bureau, and later as its national director during the 1940s.

[54] Park Department and School District No. 1, "Survey of Recreation Facilities," Seattle, Washington, 1928, p. 15. (Seattle Municipal Archives)

[55] Seattle Times, April 8, 1925; January 9, 1928; Seattle Post Intelligencer, January 10, 1928; American Society of Landscape Architects, "A Biographical Minute: L. Glenn Hall," *Landscape Architecture* (1954), Vol. 44-45, p. 210.

journal described as "a contribution so great it cannot be measured."[56] His role in the development and establishment of Seattle's street tree system could not be confirmed. Other significant work included the establishment of new parks of Los Angeles; community centers in San Francisco; and programs for downtown parking, redevelopment, regional parks, airports, and highways for the City and County of Sacramento. Glenn Hall was active in the American Society of Landscape Architects, the League of California Cities, American Institute of Planners, and the American Society of Planning Officials.

2.12 The Architect of the 1966 Infirmary Wing, Naramore, Bain, Brady & Johanson (NBBJ)

Naramore, Bain, Brady & Johanson, or NBBJ, was the architect of the 1966 Infirmary Wing. NBBJ was established in 1943 by Floyd Naramore (1896–1985); William Bain, Sr. (1896–1985); Cliff Brady (1894–1963); and Perry Johanson (1910–1981), who had each previously had established careers. The partnership was an attempt to take advantage of large federal contracts commissioned by the federal government during World War II, which could only be taken on by large firms with more resources. The partnership capitalized on the individual skills of each partner: Johanson's work in hospital and health care design; Bain's well-established residential work; and Brady and Naramore's work designing education buildings. This combination of four found their personalities compatible, and kept their partnership going after the war, emphasizing a "team" approach to design and practice. Naramore was named senior partner and remained so until his death in 1970. The firm was at the forefront of Modern-style designs in the region, and focused on institutional work in the 1940s with public schools for the Seattle School District, and buildings for Swedish Hospital. In the 1950s and 1960s notable work included a new hospital and medical school buildings for the University of Washington (1950 onward); Clyde Hill Elementary (1953); Enatai School, Bellevue (1953); King County Central Blood Bank (1951); Veteran's Hospital on Beacon Hill (1951); Susan B. Henry Library (1954); the Boeing Pre-Flight Facilities in Renton and Moses Lake, Washington (1956-58); the Scottish Rite Temple on north Capitol Hill in Seattle (1958-62); and First Presbyterian Church in Seattle (1965-70).

By the 1960s, the firm was expanding beyond the region. Work in the 1960s and 1970s included the Battelle Institute in Seattle; the Pacific Northwest Research Lab in Richland, Washington; the Battelle Institute Headquarters in Columbus, Ohio; and the Columbus Ohio Convention Center. NBBJ was the local architect for Minoru Yamasaki & Associates' United States Science Pavilion (1962) at the Seattle World's Fair, which led to other work; NBBJ was also associated architect for two other Yamasaki & Associates projects in Seattle, the IBM Building (1962-64), and Rainier Bank tower (1972-77). Other notable NBBJ projects spanning the decades since the 1960s include 1001 Fourth Avenue (Seattle-First National Bank, 1968-70), a Miesian skyscraper which for years was the tallest building in Seattle; the United States Pavilion at Spokane's Expo '74 Fair (1973-74), a fabric-roofed pavilion that is a landmark on the Spokane riverfront; the Kingdome stadium in Seattle (1972-76; demolished 2000), with structural engineer Jack Christiansen of Skilling, Helle, Christiansen & Robertson; and Two Union Square (1985-89), an award-winning skyscraper for Seattle's Unico properties, the developers of Rainier Tower and IBM Tower.

In 1977 NBBJ merged with the Columbus, Ohio based firm of Nitschke-Godwin-Boehm, but retained the name NBBJ. The firm designs medical facilities, office buildings, arenas, civic buildings, schools, and research facilities, with consulting, branding, lighting, and landscaping services offered. NBBJ has an international clientele, with offices in Seattle, Boston, Washington DC, Los Angeles, New York, San Francisco, and Portland; and international offices in China, India, and the U.K. In 2015, NBBJ was the third-largest firm in the United States and one of the largest in the world.

[56] American Society of Landscape Architects, "A Biographical Minute: L. Glenn Hall," *Landscape Architecture* (1954), Vol. 44-45, p. 210.

2.13 Architectural Context – Chateauesque Style

The Chateauesque Style was patterned after the designs of monumental French chateaus of the 16th century, and was popularized in the United States by architect Richard Morris Hunt beginning in the 1880s. The style was grand and elaborate, emulating European taste, and became the standard for the mansions of the East Coast's upper class citizenry into the 1910s. The style eventually became popular for smaller dwellings; however, in the Pacific Northwest it was mainly utilized on large public and commercial buildings intended to impress, and which were almost always architect-designed. Like the French chateaus the style emulates, Chateauesque buildings may incorporate Gothic and Renaissance detailing.

Chateauesque Style buildings are typically masonry structures, asymmetrical in plan, and feature heavily modulated facades, massive and steeply pitched hipped (and sometimes gabled) roofs, and gabled wall dormers. Low relief terra-cotta carving may ornament the dormer gables and window and door surrounds. Chimneys are tall and have decorative corbelled tops. Round towers topped by a conical roof are usually present. Balconies feature Gothic inspired quatrefoil or arched tracery patterns. Large entry doors are often highlighted by round, segmental, or gothic arches. By the 1920s and 1930s, the style was less common but some components of the style persisted in French Provincial or French Eclectic style houses, such as steeply pitched hipped roofs and round conical towers serving as entries. Examples of the style in Washington include Stadium High School in Tacoma (1891-1906), Denny Hall at the University of Washington in Seattle (1892), Spokane County Courthouse (1895), Thompson Hall at Washington State University in Pullman (1895). [57]

The Masonic Home Main Building represents a relatively late and unusual application of the style in the 1920s, when popular Period Revival styles in architecture were more likely to be Colonial Revival or Tudor Revival. While the Masonic Home lacks some characteristic style features such as round towers or conspicuous asymmetry, the size of the building, its residential use, and ornate public spaces evoke the grand scale of the Chateauesque. The stacks of solariums at the north and south wing ends evoke tower forms, and a nod to asymmetry is accomplished by the one-story projection south of the main entry on the front facade. Additionally, the building massing also appears asymmetrical and complex when viewed in the round, or from the north or south, due to the projecting rear wing.

[57] Washington State Department of Archaeology and Historic Preservation, "Chateauesque (1880-1910)," Architectural style guide, www.dahp.wa.gov.

3 RESOURCES

3.1 Masonic Home Main Building (1926-27)

The Main Building served as the focus of the Washington Masonic Home campus, and was the location of all of the housing and services for the residents. The original building was designed by the prominent Tacoma, Washington architecture firm Heath, Gove & Bell, and completed in 1927. The building's architectural style is Chateauesque, with an exuberant mix of architectural details derived from Gothic and Renaissance precedents.

In 1966, a low, two-story V-shaped addition known as the Infirmary Wing was constructed on the southeast side of the Main Building, forming a small courtyard between them. The addition housed the Infirmary, which from 1927 to 1965 had been located on the second floor of the Main Building's south wing. The new Infirmary Wing added approximately 5,800 square feet on ground floor and 13,300 on first floor, and included 12 two-bedroom units, 14 one-bedroom units, three four-bed wards, two day rooms, two nurse's stations, and examination/ treatment rooms. The 1966 addition was designed by Seattle architects Naramore, Brady, Bain & Johanson (NBBJ), with drawings stamped by Perry Johanson as the lead.

In 1987, the Infirmary Wing itself received another expansion to accommodate increased capacity, known as the Infirmary Wing Addition, which was designed by Harold E. Dalke AIA and Associates of Shelton, Washington. The 1987 expansion added 25 beds, a solarium, a multi-purpose room, a physical therapy room, a spa pool room, and an outdoor area enclosed by a low wall.

The Main Building, Infirmary Wing, and Infirmary Wing Addition are currently unused and vacant.

See Appendix A for photos.

3.1.1 Exterior

The building in 1937 (King County Tax Assessor); and in 2019.

The Main Building derives considerable character from its siting, a highly visible location at the brow of a hill with a sloping, formal front lawn that offers spectacular views of Puget Sound to the west. In addition, the building's massing, which consists of a high central block with lower flanking wings, surmounted by high hipped roofs, contrasts sharply with the surrounding context of mostly single family houses.

The building structure is reinforced concrete, with four and a half stories over a full basement. Interior partition walls are plastered concrete and hollow tile. The symmetrical, Y-shaped plan features a center section measuring approximately 156' x 42' or more in plan, housing residential units on upper floors and common spaces on the first

floor. From the center section extend two angled north and south residential wings, each measuring approximately 91' x 35' in plan (in total, the front facade is over 330' wide). A rear wing measuring approximately 136' x 73', holding larger volume and higher ceilinged spaces, and extends eastward from the center section. The truncated, steeply pitched hip roof is clad in flat red clay tiles at sloped locations, and built-up membrane roofing at flat roof locations.

The front or west facade of the building is bilaterally symmetrical, composed of three connected hipped-roof masses that feature an almost continuous grid of deeply set, uniformly sized punched-opening windows lighting residential units. A central, five-story projecting gable-end block, three window bays wide, serves as the facade's focus, and is the location of the building's main entry, at the top of the main oval drive in front of the Home. The two flanking wings have a smaller gable-front projections, like the central mass, near the ends. At the north and south ends of these flanking wings are half-octagonal projections that serve on the interior as solariums at floors one through four; at the fifth floor there are small roof decks above the solariums. At the roof, the central gable-end block is flanked by two pairs of gable-end wall dormers that each feature paired arched windows. The outer wings each have two shed dormers with standing seam copper roofs and paired rectangular windows. Above the roofline, to the right of the central gable-end block, rises an ornate Tudor-style red brick chimney cap. All gutters and downspouts are copper.

Exterior cladding at the front facade is buff-colored textured stucco, trimmed with red rug brick and gray colored terra cotta. The brick trim is nearly flush with the stucco, and typically appears as beltcourses, quoins, or window surrounds. The central five-story entry block features brick trim piers separating window bays, and a brick trim trellis-like arch from the fourth story to the gable front. Terra cotta typically occurs as coping at gables, gabled dormers, and flat roof parapets; at the ornament around the main entry porch; and at all window sills.

All windows on the building are non-original bronzed aluminum frame and sash. Typical windows on the front facade are rectangular and vertically oriented one-over-one double hung sash. The smaller basement windows on the front facade are hidden by foundation plantings. At the first floor on the front facade, typical windows feature an arch-shaped recess trimmed in brick and featuring a central diamond-shaped tile above the header, as well as brick quoins at the jambs. These windows are further united by a thick brick beltcourse at the level of the headers in which the brick is decoratively laid as an angled soldier course between two stretcher courses. Another brick beltcourse occurs at the sill line of the fourth floor windows, which also have quoin-like trim at the jambs, and a wider box-pattern beltcourse between the line of the window headers and the roof eave.

The front facade at the first floor features a recessed entry porch with three wide openings between two brick piers, and a highly elaborate projecting marquee above. The exterior of the entry porch features gray colored (or painted) terra cotta ornament which extends one story up to engage the three windows above, which are topped with terra cotta square drip molds. The drip molds are enlarged to feature colorful terra cotta tiles showing the Masonic square and compass symbol above the center window, flanked by the numbers 1926 (the year construction started) and 5926 (the Masonic calendar equivalent of 1926).

The front marquee is constructed of a steel frame with iron and sheet metal structure clad with copper ornamentation. The marquee is tripartite in form with a projecting center element flanked by gracefully curving sides, and a wide fascia ornamented in copper with repeating diamond and circular forms, a signage panel, and fleur-de-lis along the top edge. It is supported by four elaborate brackets formed of thick wrought iron straps attached to the brick piers below, and hung by decorative turned wrought iron rods from above. Two original wrought iron pendant lanterns with hexagonal bodies, amber glass, quatrefoil ornament, and crenellated tops, hang from the center two brackets.

The main entry recessed porch is reached through the three openings up five Wilkeson sandstone steps. The interior sides of the brick entry piers feature thirty colorful repeating inset tiles featuring the primary Masonic symbols (trowel, beehive, anchor, column capitals, etc.), as well as the underside of the piers, with rosette tiles. The porch features quarry tile floors with recessed walk-off mat; and walls with terrazzo base, brick bulkhead, and painted textured stucco above. Overhead, chamfered concrete beams supported by bracketed pilasters are finished with painted textured stucco. Three flush-mounted original bronze circular light fixtures are centered on the primary three porch bays. Flanking these three bays are two narrow bays that feature glass block ceilings overhead, and windows with views into the building. The main front entry at the center bay appears to be original, and features a deep terra cotta modulated surround Enframing oak double doors with large center glazed panels, and transom above. The doors include bronze kick plates and top rail plates, decorative grilles over the glazing, and hardware. The quarry tile floor of the recessed

entry porch extends out the north side, becoming an open patio surrounded by a low garden wall and gentle tiled ramp leading to the oval drive in front, for the convenience of those Home residents in wheelchairs. At the end of the ramp, near the corner of the five-story projecting block, is the Masonic Home's cornerstone, with incised inscription and date.

On the south side of the recessed entry porch is a projecting, one-story volume that is part of the Sitting Room on the interior. This projection is ornamented with two buttress like piers topped with finials, and has a flat roof with terra cotta coping topping a shaped, somewhat crenelated parapet. The room features five windows facing west and one south.

On the north and south ends of the front facade are the solariums, which feature wide windows, and decorative brick panels between floors. The fourth floor window features a segmental arch and quoin-like brick surrounds. At the fifth floor is a roof deck with solid parapet walls. At the first floor, the solariums have a small concrete porch and steps accessing the ground level. Above the door is a small iron and copper marquee, supported by brackets, which features some of the same detail as the main entry marquee but on a smaller scale. The porch and stair is edged by a decorative wrought iron handrail.

The east or rear facade of the north wing largely resembles the front facade in materials and composition. Notable additional elements include a wide five-story chamfered bay, extending above the eave line, which contains the bathroom stack. Wrapping the base of this chamfered bay is a concrete accessibility ramp with a flat steel canopy and railing installed at an unknown time but likely ca. 1970s-80s. Also visible at the rear facade of the north wing is a wall dormer with arched window at the top, which contains a side stairwell. The windows of this stack feature original projecting decorative wrought iron fire escape balconies supported by brackets. At the juncture of the Home's east wing to the central wing is the elevator overrun tower with flat roof and crenelated parapet, an arched vent stack, and three arched windows above the fifth floor.

The north facade of the rear wing reflects the large volume, high-ceiling spaces within. The gable roof ridge runs east-west, with three prominent gables dividing the facade. At the center are four bays with large windows measuring approximately 10' high, indicating the location of the Dining Room on the first floor and the Auditorium/Chapel one and a half stories above it. The Dining Room windows feature heavy vertical mullions dividing the glazing into four equal sections with a horizontal mullion dividing the lower three quarters from top. The Auditorium/Chapel windows are round arched, with vertical pointed-arch mullions, and feature the original leaded stained glass in the ca. 1970s bronzed aluminum frames and sash (the stained glass appears to be protected on the exterior with plexiglass). Between the window bays are buttress piers with terra cotta detail. Flanking the four bays are two gable-end projections with large divided arch window at the gable. The upper parts of these contain the Auditorium/Chapel stage fly space on the east; and the balcony seating on the west. Connected to the west gable is a high concrete stack venting the boiler room in the basement. The stack features recessed grooves, panels, brick trim, and a decorative, shaped crown. At the easternmost third of the north facade of the rear wing is occupied by the Kitchen on the first floor and Dormitory above it; the easternmost gable houses a stairway connecting the two areas. Adjacent to the stair is a one-story flat-roofed projection which corresponds to part of the Kitchen space. A smaller brick-clad vent stack rises above the roof behind the middle gable.

The east building facade consists of a comparatively narrow, two and a half story building end with double gables. At the first floor is a recessed concrete loading dock divided by two structural piers into three openings, with stairs and pipe railings at the outer ends. The facade is flanked by the aforementioned gable-end stair on the north, and a one-story flat roofed projection on the south.

(The 1966 Infirmary Wing extends to the south from this location, where it is connected to the Kitchen by an above-grade, bridging enclosed corridor. Exterior concrete steps here lead under the bridging corridor, allowing access to the courtyard created when the Infirmary Wing was constructed.)

The south facade of the Main Building rear wing is similar to the north facade of the rear wing, but is partially visually blocked by the Infirmary Wing. The facade faces the Infirmary courtyard. Notable additional elements include the one-story flat roofed projecting mass that is occupied by the Library, and its adjacent covered porch.

The east or rear facade of Main Building south wing faces the Infirmary courtyard, and is similar to that described of the east facade of the north wing, described above.

Changes over time to Main Building exterior:

- All of the windows in the building are non-original, with the exception of a few stained glass skylights. The original windows were wood and which nearly all featured divided lites, were replaced in the 1970s with double paned glass and bronzed aluminum sash which do not match the original pane configuration. Residential unit windows, which make up the majority of window types in the building, were originally eight-over-one double hung, but are now one-over-one double hung. The arched stained glass windows in the Auditorium/Chapel retain the original leaded glass but the wood mullions and sash were replaced in 1973 with bronzed aluminum.
- Addition of the ca. 1960s covered ramp on the east side of the Main Building north wing, First Floor.
- Addition of the Infirmary Wing in 1966 and the Infirmary Wing Addition in 1987.

Condition of Main Building exterior:

The exterior overall appears to be in good condition. However, the following issues have been observed (this is not an exhaustive list; refer to structural report for additional information regarding condition):

- The Main Entry porch suffers from water damage around the marquee, including spalling sandstone steps and pier bases; and efflorescence, biological growth, and metal staining at exterior brick piers.
- The one-story flat-roofed projection south of the Main Entry suffers from water damage at the parapet, including spalling brick, damaged stucco, and vegetative growth (moss, ferns) at mortar joints. There is likely roof damage at that location, as evidenced by interior water damage.
- The gable-front Main Entry block has minor water damage to brick and stucco, and vegetative growth (moss, ferns), at the fourth and fifth floors surrounding the windows on its south facade.
- The engraved cornerstone on the north edge of the Front Entry patio is spalling.
- Dense vegetative overgrowth (shrubs, vines) at several locations at the perimeter of the building.
- A relatively few windows at the basement level have been broken by vandalism but windows have since been secured and covered.

Original fixtures on the Main Building exterior include:

- 3 bronze electric flush mounted porch ceiling lights with cylindrical bodies, decorative metal openwork sides, circular white glass bottom divided into six lites; less than 1’ in height; manufacturer unknown; located at first floor main entry porch; intact.
- 2 black unknown metal electric pendant marquee lanterns with octagonal-plan bodies, amber textured glass, repeating metal quatrefoils; approximately 2’ in height; manufacturer unknown; located at central two brackets supporting main entry marquee; intact.

3.1.2 Interior (General)

Interior spaces consist of primary public or common spaces, which feature more elaborate details, finishes, and fixtures (these include the Entry Vestibule, Main Foyer, Sitting Room, Library, Ramp, Waiting Room, Dining Room, all on the First Floor, and the Auditorium/Chapel, on the Second Floor); residential areas, which feature simpler finishes (Residential Areas, and the Dormitory); and service/support areas (including the Kitchen, and the entire Basement level), which have utilitarian finishes.

At each floor, interior circulation is organized around a north-south double-loaded central corridor running the length of the building, connecting the north and south wings with the central section; and a looser sequence of connected spaces along a central east-west axis. Most public and common spaces are located on the First Floor, accessed from the main entry and largely clustered together at the center section and rear wing of the building. Upper floors in the center section and north and south wings are primarily devoted to residential units and related spaces, organized along the double-loaded central corridor. At the basement level are mechanical and workshop spaces, office spaces, and storage rooms.

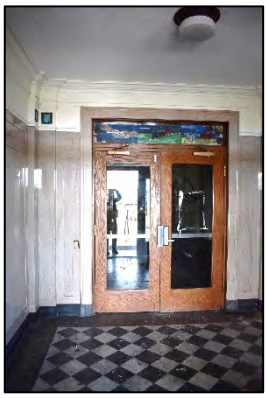
Entering through the First Floor main entry at the center of the west facade, one passes through an Entry Vestibule, and into the Main Foyer. From this location, most of the public and common spaces with the exception of the Auditorium/Chapel are immediately accessible. The Foyer is oriented east-west and is traversed by the cross-axial central corridor which runs the length of the building, through the center of the north and south wings. South of the Foyer, accessible from the central corridor, is the Sitting Room and the Library. To the northeast of the Main Foyer is a long, switchback Ramp providing formal access to all upper floors, rather than a central stair. To the east of the Main Foyer is the Dining Room, which is preceded by a Waiting Room. Beyond the Dining Room to the east is the Kitchen area and associated spaces, including the loading dock. A corridor added to the south side of the Kitchen area provides access to the 1966 Infirmary Wing. The Dining Room and Kitchen feature ceilings that are a story and a half high.

From the Main Foyer on the First Floor, the double-loaded central corridor leads north through a suite of administrative offices. Beyond that, the corridor continues to serve residential units. The far southern end of the central corridor, beyond the Sitting Room, is also configured as residential units or residential units used as offices.

The Second Floor primarily consists of residential areas along the double-loaded central corridor in the central section of the building, and north and south wings. The one large public room on the Second Floor is the Auditorium/Chapel, a double-height space located above the Dining Room. It is reached by the Ramp from the First Floor. Connected to the rear of the Auditorium/Chapel is a suite of rooms called the Dormitory, which is connected to the Kitchen area on the First Floor via a back stairway at the rear of the building. Above the Dormitory is a Third Floor attic space, reached from the rear of the Auditorium/Chapel on the Second Floor.

The Third, Fourth, and Fifth Floors primarily consist of residential areas along the double-loaded central corridor in the central section of the building, and north and south wings. The Fifth Floor rooms are located under the roof, resulting in a slightly smaller floorplate, and residential units with angled ceilings and dormer windows.

3.1.3 Entry Vestibule

The Entry Vestibule in 2022 (both photos)

The small, ornate Entry Vestibule is located on the First Floor and lies between the Main Entry Porch and the Main Foyer, serving as transition from outdoor to indoor.

The room's cube-like volume measures approximately 10' to a side. Gray-pink veined marble wainscoting approximately 9' in height, divided into flat panels, wraps the room and rests on a black marble base. One of the panels once held a plaque that has been removed, as evidenced by marks on the wall. The gray-pink marble is also used for door trim, and at interior corner pilasters. Above the wainscotting finishes are painted plaster walls and ceiling. The pilasters feature colorful shield escutcheons above the wainscotting, and continue up to engage deep crown molding which wraps the perimeter. The marble floor consists of a black and black-veined white marble checkerboard field turned to a 45 degree angle, surrounded by perimeter band of black and dark red marble tiles in a simplified Greek key pattern. There is a six-panel perforated glazed tile wall register cover, sourced per the building spec from Batchelder, incorporated into the wainscoting.

Two sets of double doors are centered on the east and west interior facades. The Main Entry Porch doors are oak (described previously, at discussion of exterior). The doors leading to the Main Foyer appear to be original oak double doors with large central glazed panels and contemporary hardware, surmounted by a stained glass transom. The stained glass is divided into three panels apparently showing progressing modes of transportation (horse and wagon, steam locomotive, and jet airplane). In style, materials, and content, the stained glass appears to date to the late 20th century.

Changes over time – Removal of the wall plaque which likely occurred in recent decades.

Condition – Good.

Original light fixtures:

- 1 bronze electric ceiling flush mounted light with cylindrical white glass cover, less than one foot in height; manufacturer unknown; intact.

3.1.4 Main Foyer

The Main Foyer in 2019 (left) and May 2023 (right)

The wide Main Foyer is located on the First Floor and connects the main building entry with most of the building's public spaces, administrative offices, the elevator, and the transverse north-south central corridor. It serves as the initial welcoming lobby for the building and orientation space. Although the Foyer bleeds into adjacent spaces, the area corresponds to the approximately 15' x 48' rectangular floor space, or five structural bays defined by false drop beams supported by pilasters or piers, between the main entry and the Waiting Room. Walls and ceilings are painted plaster, including ceiling molding at beams, recessed panels at piers and pilasters, and simple pilaster brackets resembling oversized slices of crown molding. Walls include a painted dado rail, which is also found in the north-south central corridor.

Floors are patterned terrazzo, using white, black, and small amounts of yellow, gray, and dark red aggregate. Sections are outlined by narrow black and white bands of square stone tiles set in a checkerboard pattern. The overall effect is light gray terrazzo floors. Wall base is dark gray terrazzo.

The door to the Vestibule, as befitting the main entry to the building, features oak trim with a higher level of ornamentation, including classical pilaster forms and fleur-di-lis on the side casing, and a deep crown molding above the transom.

The easternmost bay of the Main Foyer has a ramping floor leading up to the Waiting Room, from which it is separated by two sets of non-original double doors installed at an unknown time. This ramp is divided by a low, narrow planter installed in 1972, replacing a double brass handrail identified in the original drawing set. The planter sides are clad in random rubble sandstone veneer in tans and reds, with a contemporary wood handrail attached to both long sides. The coping and front of the planter are clad in black-veined white marble, with a cut-away in the planter forming a small seat at the west end. When constructed, this end had incorporated the original 1913 Puyallup Masonic Home cornerstone for display. When the subject property ceased functioning as the Masonic Home around 2007, the cornerstone was removed and deposited at the archives of the Grand Lodge of Washington in University Place, Washington.

Changes over time – Alterations include the installation of the planter around 1972 and the installation of the fire doors to the Waiting Room at an unknown time.

Condition – Fair. Loss of all light fixtures to vandalism since 2022. Minor graffiti on walls.

Original light fixtures:

- 4 bronze electric pendant wheel-shaped 6 exposed-bulb chandeliers (1 per bay); approximately 2' in height, manufacturer unknown. **None intact as of May 2023.**
- 1 bronze electric pendant crown-shaped flush-mounted light over ramp to Waiting Room; less than 1 foot in height; manufacturer unknown. **None intact as of May 2023.**

3.1.5 Sitting Room

The Sitting Room in 2022

The Sitting Room, identified on the original drawings as the Social Hall, is located on the First Floor and is accessed directly from the Main Foyer, south of the building's main entry, as well as from the Central Corridor. This elegant room functioned as a reception hall, lounge, and entertaining space.

The room is dominated by a double-height central volume measuring approximately 19' x 35' in plan, from which extend one-story alcoves on the north, west, and south. The north and south alcoves measure approximately 19' x 12', and 19' x 10' respectively, and each has a similarly-sized musician's alcove with balcony opening onto the volume on the second floor. The north and south musician's alcoves feature oak balustrades with turned wood pickets, and the balconies are reached from the second floor Central Corridor. The west alcove measures approximately 35' x 11' in plan, and is separated from the main volume by two square plan piers with chamfered corners and decorative brackets. The west alcove is the interior of a one-story flat-roofed projection on the front facade of the building, and features five windows opening to the west, one to the south, and one to the north facing the Entry Porch. Above the west alcove, the upper part of the Sitting Room's double-height volume is lit by five fixed wood-sash leaded clear glass windows (with a small amount of colored glass highlights), set in openings that have chamfered jambs and headers.

Interior finishes are painted plaster walls and ceiling, with crown moldings at the alcoves, and decorative brackets at door openings and alcoves. The main floor and base is terrazzo, but uniquely among the public rooms of the Home, the floor features an aggregate mix of green, black, white, gray, and buff, resulting in an overall effect of a dark green color. At the First Floor level, a stained, carved oak paneled wainscot measuring approximately 2' in height wraps the room and alcoves, engaging the bottom of the windows where they occur. Windows and doors feature stained oak casing and stools; there are no window aprons due to the oak wainscot.

The ceiling features plaster false drop beams, supported by brackets, and purlins, that are all painted with faux wood grain to appear as oak. The purlins are additionally stenciled on the bottom for decorative effect.

The double-height central volume's east interior wall, lacking an alcove, rises unbroken to the ceiling, with a fireplace at its center serving as a focus to the room. The ornate fireplace mantel is identified in the building spec as carved Wilkeson sandstone, with foliated brackets, faux flat arch stones with a shell motif in the keystone, and a surmounting, integral carved sandstone-enframed mirror with rectangular mirrored lites held in place by bronze muntins. The mantel is flanked by two pairs of multi-lite glazed oak double doors.

Changes over time – The Sitting Room appears to have had no significant interior alterations.

Condition – At present, the primary condition issue is a severely water-damaged ceiling at the west alcove, over which is an apparently damaged flat roof. Additional condition issues include damaged original light fixtures due to vandalism, and minor graffiti. However, the room is otherwise in fair condition.

Original light fixtures:

- 1 large 8-bulb bronze electric pendant candelabra chandelier with ornate crown-shaped openwork bronze and amber glass shade, approximately 3' high, hung from the double-height space; manufacturer unknown. **Intact as of May 2023.**
- 2 small 6-bulb bronze electric pendant candelabra chandeliers with ornate crown-shaped openwork bronze and amber glass shade, approximately 2' high, hung from the double-height space; manufacturer unknown. **None intact as of May 2023.**
- 7-8 small bronze electric pendant lights having 3 aligned candles on a perch, approximately 1' high, located at the alcoves and musician's balconies; manufacturer unknown. **3 intact as of May 2023.**

3.1.6 Library

The Library in 2022 (left) and May 2023 (right)

The Library is located on the First Floor, south of the Main Foyer, and across the Central Corridor from the Sitting Room. The room, used for reading and study, originally featured freestanding bookcases and a large central table which are no longer intact.

Like the other primary public rooms, floors and base are terrazzo (with patterns and colors similar to those found in the Main Foyer), and walls and ceilings are painted plaster with crown molding. The room is rectangular in plan, measuring approximately 19' x 44', and divided into three bays by plaster pilasters and drop beams which divide the ornate ceiling. Pilasters feature small but ornate composite capitals and brackets. The center bay of the ceiling is larger than the other two, and features a deep cove molding around the perimeter, with an original circular stained glass skylight at the center, outlined by frame molding. The skylight, constructed of oak, resembles a rose window with twelve petals, each having a colorful circular shield pattern at the wide end. A pendant light fixture is suspended from the center.

The north and south walls of the center bay feature textured plaster walls apparently unique in the Home. Both appear to be "Tiffany finish" with multiple layers of colored glazes mottled and partly polished to create a decorative effect. Oak windows light the east and south sides of the room; simple oak trim is integrated with a paneled oak wainscot approximately 2' high which wraps the room. A fully glazed door with transom and sidelight on the south wall gives access to a covered porch. Screened oak cabinets cover radiators beneath windows. Built-in oak bookcases with open shelves occur at the north interior wall of the eastern bay, above the wainscot.

Changes over time – The Library appears to have had no significant interior alterations.

Condition – Fair; walls and windows are boarded up. Some vandalism. Water damage to plaster work along south wall.

Original light fixtures:

- 1 bronze electric pendant deep-flared-bowl uplight overlaid with dark metal designs, open bottom and bronze tassel, approximately 1'-2' in height; manufacturer unknown. **No longer intact as of May 2023.**

3.1.7 Ramp


The Ramp in 2022

The Ramp serves as the primary formal vertical circulation connecting all floors, rather than a central staircase, intended to accommodate wheelchairs and to serve as a gentler means of ascent for the elderly residents of the Home. On the First Floor, it is reached from the Main Foyer, north of and visible from the Waiting Room. Between the Ramp and the Waiting Room is a segmental arched opening with a low, decorative bronze-colored wrought iron railing on a low stem wall.

The Ramp occupies a floor space measuring approximately 16' x 36', switching back with an intermediate landing between each floor level, and featuring an open, winding central handrail. From the Basement to the Second Floor, the ramp switchbacks are nested and stacked on the north side of the Main Foyer. At the Second Floor, the Ramp shifts approximately 16' to the south, continuing up to the Fourth Floor in a nested and stacked manner in line with the Main Foyer below. At the intermediate landing between the Second and Third Floors, the Ramp gives access to the only primary public space not on the First Floor, the Auditorium/Chapel (the floor it occupies will be referred to as the Second Floor).

Chamfered pilasters line the walls of the Ramp; at the First Floor, the pilasters feature elaborate Ionic composite capitals with large center escutcheons that match those in the Waiting Room. At the Second through Fifth Floors, the Ramp is supported by a central concrete pier (rising between the central railing) from which extend beams supported at Ramp exterior walls by pilasters. The top of this central pier is capped by a finial.

Finishes include painted plaster walls and ceilings, carpet over original terrazzo floors, terrazzo base, and crown molding. The underside of the ramp is finished with stepped soffits. Side walls include a painted dado rail, to which a nearly continuous bracket-held wood handrailing is attached. The winding central oak handrail sits atop a solid pony wall, serving also as the wall's cap. Windows with simple painted fir trim, stool, and apron light the Ramp.

Changes over time – The Ramp appears to have had no significant interior alterations, from Basement to Fifth Floor.

Condition – Fair. However, there is a considerable amount of graffiti and damage to light fixtures due to vandalism.

Original light fixtures:

- 20-30 (4-6 per floor) bronze electric wall sconces with one or two lamp base holding glass chimneys, approximately 1' in height; manufacturer unknown. **Approximately 10-15 remain, nearly all damaged, as of May 2023.**

3.1.8 Waiting Room

The Waiting Room in 2022 (left and center), and in May 2023 (right)

The Waiting Room served as a gathering area and prefunction space for the Home's residents while waiting for the adjacent Dining Room's doors to be opened for meal service. It is located on the First Floor, directly in line with the Main Foyer, from which it is separated by two sets of non-original solid double doors. Large glazed doors which separate the Waiting Room from the Dining Room will be described under the latter.

The Waiting Room is L-shaped in plan and measures approximately 24' x 33' with a 12' x 15' additional floor area to the southwest. The main portion is made up of four structural bays identified by bracketed wall pilasters that support deep segmentally arched beams connecting to a center chamfered square pier. The pier and pilasters feature recessed central panels and elaborate Ionic composite capitals with large center escutcheons.

Floors and bases are terrazzo that match the pattern found in the Main Foyer. Walls and ceilings are painted plaster and both feature frame molding, in addition to deep crown molding. There is an apparently original skylight in the southwest part of the Waiting Room, which features heavy wood muntins in a diamond pattern supporting a central pendant light fixture, and amber-colored translucent leaded glass in a grid-like repeating Star of David pattern. Oak double swing doors in the west wall adjacent to the skylight, leading to a small altered kitchenette, feature similar amber-colored, milky, marbled glazing, consisting of a grid of three by five lites per door, each with brass push and kick plates. Stained oak trim is used at the single window lighting the Waiting Room.

Changes over time – The Waiting Room appears to have had no significant interior alterations. The adjacent kitchenette was remodeled in recent decades with new counters and cabinetry, although it retains terrazzo floors.

Condition – Skylight near kitchenette leaks, water pools on floor below. Loss of all light fixtures to vandalism since 2022.

Original light fixtures:

- 5 bronze and wrought iron electric pendant chandeliers having an openwork crown-shaped base supporting six electric candles, and hanging from six turned wrought iron bars; approximately 2-3' in height, manufacturer unknown. **None intact as of May 2023.**

3.1.9 Dining Room


The Dining Room in 2022

The Dining Room served as the Home's community dining hall. It is accessed from the Waiting Room to the west and the Kitchen from the east.

The Dining Room is a large, high-ceilinged rectangular space, approximately 78' x 46' wide, occupying four structural bays at the center part of the First Floor rear wing of the building. The room is lit on the north and south walls by tall rectangular windows that measure approximately 8' wide x 10' high, with heavy oak muntins and oak trim, stools, and aprons. Two rows of square-plan structural piers located close to the south and north walls create a wide clearspan central dining space. Piers support drop beams which are supported at exterior walls by pilasters.

Walls and ceilings are painted plaster with plaster crown molding. Piers and pilasters feature decorative plaster panel capitals incised with tracery. Floors and bases are terrazzo; the floor pattern features a large grid scheme similar to that in the Waiting Room and Main Foyer but having a lighter-gray overall appearance.

Stained oak trim and cabinetry is used throughout the room. The west interior wall features a wide glazed oak doorway connecting it to the Waiting Room. Measuring approximately 15' wide and 10' tall, the doorway assembly features double doors flanked by wide fixed double multi-lite sidelights, topped by a segmentally arched tripartite multi-lite fixed transom. The Dining Room side of the doorway features turned engaged posts as decorative elements at mullions, and a carved mull cover. The doorway is flanked by two built-in glazed oak cabinets, approximately 4' wide and 9' in height, which feature leaded clear glass double doors over paired drawers and solid panel cabinets below, and topped by solid panel cabinets above. Oak trim resembles that of the adjacent doorway, with engaged turned oak posts and carved horizontal and vertical trim elements above.

At the east end of the Dining Room, serving as a central focus, is a projecting fireplace with a highly ornate Jacobean-style paneled oak mantel, featuring Ionic side pilasters and carved filigree work, encasing a Tudoresque arched cast stone surround and brick firebox. The hearth is cast stone, matching the surround.

At the southeast corner of the Dining Room is a glazed oak doorway approximately 8' wide, giving access to a small dining room which was used for small group events. The doorway features glazed multi-lite double doors with brass kickplates, multi-lite sidelights and a transom that has been infilled.

Changes over time – The Dining Room appears to have had no significant interior alterations. The adjacent small dining room appears to have been significantly remodeled at an unknown time, and at present retains contemporary finishes.

Condition – Good. Wall puncture adjacent to fireplace due to destructive testing.

Original light fixtures:

- 16 bronze electric down rod pendant shallow-flared-bowl uplight with edge tracery and white glass bottom with bronze tassel, approximately 2-3' in height; manufacturer unknown. **15 intact as of May 2023.**

3.1.10 Kitchen



The Kitchen area in 2022 (left and center), and in May 2023 (right)

The Kitchen is a service space, and consists of a suite of rooms occupying the whole of the First Floor at the far eastern end of the Masonic Home's rear wing. It is connected to the Dining Room (and an adjacent smaller dining room) on the west, and to the 1966 Infirmary Wing on the south. The large, commercial-scale facility was the center for the preparation of all of the meals for the Home's residents. At the rear of the Kitchen is a loading dock original to the building.

The Kitchen consists of a large, high-ceilinged central space which served as the main cooking area, surrounded by smaller rooms that served as the scullery, kitchen office, walk-in refrigerator, storage, and related service spaces. All of the large equipment was removed around 2020, leaving the walls partly damaged.

Finishes at present are quarry tile floors, painted plaster and gypsum drywall walls, and contemporary suspended ceilings with integral fluorescent tube lighting, or glued acoustical tile ceilings with ceiling-mounted fluorescent light fixtures. There is a wainscot measuring approximately 7' high at the main Kitchen area and approximately 4' at adjacent areas, composed of 4" white square tile with a 6" tile base, which appears to date to the 1969 renovation, and appears to have been applied directly over the original 3" x 6" glazed white tile wainscot. The floor may be original, as quarry tile was originally specified for the Kitchen areas.

Changes over time - Alterations to the Kitchen include a major remodel in 1969 to meet state health requirements, but the exact scope of the work is unknown. The spaces appear to have been updated since that time.

Condition – Poor. The Kitchen spaces included much equipment which have been removed, leaving walls and floor finishes somewhat damaged. Numerous locations of wall damage due to pipes/wiring being removed by vandals. However, no serious water damage or exposure to elements was observed.

3.1.11 Auditorium/Chapel


The Auditorium/Chapel in 2022 (two photos)

The large, double-height Auditorium/Chapel is the only primary public room not on the First Floor. It is located on the Second Floor of the rear wing, above the Dining Room, and is reached by the Ramp, which leads to a small entry foyer at the west end of the Auditorium/Chapel. The space was used by the Home not only for Masonic meetings and religious services, but also for lectures, concerts, holiday pageants, and the like. When Masonic chapters around the state visited the Home, they often used the space put on musical or dramatic performances to entertain the residents.

The Auditorium/Chapel is a large rectangular space measuring approximately 78' x 46', corresponding to the footprint and four structural bays of the Dining Room below. The ceiling is a truncated vault in form, approximately 28' in height, and is supported by wood trusses, of which the lower members are exposed. Truss ends are supported at exterior walls by pilasters trimmed in oak, decorated at the top by painted plaster cartouches. The exposed truss is further ornamented with drop finials at connections. Ceiling is glued acoustical tile.

There are four round-arched windows approximately 10' high on each of the north and south walls. The windows retain the original milky, translucent leaded stained glass but the frames, mullions, and sash date to a 1973 replacement of the original wood frames and sash with bronzed aluminum, although matching the original tripartite Gothic pointed arch design. The arched windows retain the original simple oak trim. The lower part of each window has hopper-type operable sash, and the upper part of the stained glass incorporates Masonic symbols.

Walls are painted plaster, with oak trim throughout. Along the west interior wall is a paneled oak wainscot matching the height of the window sills. The floor is 1" x 3" maple planks under contemporary carpet. The floor is level, rather than banked, for use with movable chairs (rather than fixed theater seats). A low carpeted dais wraps the perimeter wall, related to use of the room in Masonic ceremonies. Upon the dais are four long oak pews built along the side walls under the arched windows. Behind and integral with the pews are built-out oak radiator covers (matching the height of the wainscot), with bronze vents at the window stools, and at the base of the dais at the foot of the benches.

At the front or east end of the room is a raised stage with a simple segmentally-arched proscenium, flanked by doorways giving access to the rear of the stage and the Dormitory area. The apron of the proscenium is oak panel wainscot. Above the flanking doorways are decorative arch-shaped elements built of oak trim. Above the stage is a fly space with utilitarian, painted plaster walls accessed by ladders.

At the rear or west end of the room is an upper level balcony reached by stairs from the small foyer preceding the main Auditorium space. Stairs up to the balcony feature a Chinoiserie motif painted wood railing. The balcony features an ornate, full-width painted wooden fascia with a repeating gothic arch and rosette motif, topped by a brass handrail which remains in the room but was removed from the balcony and damaged by vandalism. At the center of the balcony is an enclosure which was apparently intended for use as a projection booth. Balcony seating area includes flat floor for movable chairs along the balcony edge, and large oak beadboard-fronted steps flanking the projection booth, apparently intended for informal seating. Railings at these areas are painted iron pipe.

Changes over time – The stained glass window frames, mullions, and sash were replaced in 1973, but the glass is original.

Condition – Fair. The Auditorium/Chapel has perhaps suffered more recent vandalism than any other space in the Masonic Home. Numerous original light fixtures are missing, and there is extensive graffiti in the balcony area. The balcony brass handrail was torn out and bent but remains in the room. Half of the stained glass windows have minor broken panes. However, there is no apparent structural damage or water damage.

Original light fixtures include:

- 6 large, highly ornate bronze electric pendant chandeliers with two-part octagonal-plan bodies suspended by turned bars, white and amber glass shielding all bulbs, ornamented with bronze dragons, drop finials, a repeating Gothic arch motif, and cast quatrefoils; approximately 4' in height; manufacturer unknown. **5 intact as of May 2023.**
- 8 bronze electric wall sconces, featuring a pendant hexagonal Gothic motif bronze and amber-glass body, suspended from a curved wrought iron bar springing from two square backplates. **None intact as of May 2023.**
- 6-8 small bronze wall sconces in the form of single electric candles projecting from backplate; less than 1' in height; manufacturer unknown. Located at balcony. **3 intact as of May 2023.**
- 3 bronze flush-mounted hexagonal Gothic motif bronze and amber glass body ceiling light; less than 1' in height; manufacturer unknown. Located in entry foyer to Auditorium/Chapel. **1 intact as of May 2023.**

3.1.12 Dormitory

The Dormitory area in 2022 (three photos)

The Dormitory is on the Second Floor consisting of a suite of approximately ten residential rooms located behind or east of the Auditorium/Chapel, and is directly connected to it by a door at the rear of the stage. In spite of this connection, the Dormitory was apparently used for Kitchen help who accessed the Kitchen area, directly below the Dormitory, by way of a stair at the northeast building corner. The Dormitory may also have been used over the years for other visitors, or used for storage or office space. It appears to have never been intended as anything more than a modest support space.

The Dormitory measures approximately 54' x 40' and is organized as a double loaded corridor of sleeping rooms with a shared bathroom at the end of the hall. Finishes are plain, and include painted plaster walls and ceilings, contemporary carpet over cement floors, simple painted fir door and window trim. Door trim in the corridor rises approximately 18" higher than the door opening, perhaps indicating transoms that were removed at some time. A painted dado rail runs the length of the corridor.

The Dormitory bathroom includes painted plaster walls and ceilings, painted cement floor, painted fir trim, and original black-veined white marble stall dividers supported by painted iron pipe. The stairwell connected to the east end of the Dormitory corridor features concrete steps, winding oak handrail matching that of the Ramp, painted plaster walls and ceiling, and painted fir window trim.

Existing light fixtures appear to date to the mid or late 20th century, and include flush mounted bare circular fluorescent tube fixtures. No original fixtures appear to remain.

Changes over time – Alterations to the Dormitory include apparent updates at an unknown time, likely in the mid-to-late 20th century, when unit doors were replaced with contemporary doors, and lighting fixtures updated.

Condition – Good.

3.1.13 Residential Areas

Typical corridor and residential unit in 2022 (top); two views of a solarium, and a bathroom in 2022 (below)

The Residential Areas of the Masonic Home occupy the majority of the building. They occur on the Second through Fifth Floors, at the north, south, and central wings of the Main Building; and on the First Floor at the north and south wings. For simplicity, the Residential Areas category includes the Main Building's main offices, which consist of a suite of three rooms at the center wing on the First Floor, between the Main Foyer and the north wing residential units, and feature the same finishes. All of the Residential Areas are organized along the long, double-loaded north-south central corridor extending the length of the building, and include private residential sleeping rooms interspersed with common bathrooms, common sitting alcoves located where the wings meet the central mass of the building, and Solariums at the end of each wing for use by the residents. There are also secondary stairwells along the corridor at each wing, and elevators next to the Ramp at the central wing. Male and female residents apparently lived in separate wings of the

building, but it is unclear how this was maintained over time. A typical upper floor held about 45 residential units, with some units occupied by more than one person.

On the First Floor, Residential Areas occur at the north and south wings, but due to their proximity to the Home's offices and primary public spaces, they were sometimes converted into office space. On the Second and Third Floors, the south wing rooms were originally used as the Infirmary or Hospital, but the rooms essentially consisted of double-size residential rooms serving as a ward of perhaps four beds. After the construction of the Infirmary Wing in 1966, these areas were relatively simply partitioned into typical residential rooms.

Finishes throughout the Residential Areas include terrazzo floors and base, painted plaster walls and ceilings, and painted fir trim. The central corridor typically includes crown molding with an integral picture rail, as well as a dado rail to which is fastened contemporary wood handrails. Door trim in the corridor rises approximately 1' higher than the door opening, perhaps indicating transoms that were removed at some time. Residential unit doors are solid wood but non-original.

Located in the north and south wings at the knuckle of the central corridor on each floor is a sitting area alcove, with a window overlooking the Puget Sound view to the west. On the east side of the alcove is a multi-lite glazed double door, with transom and screen doors, that open onto a small covered balcony with ornamental wrought iron railing.

The Solariums at the north and south ends of the central corridor are half-octagonal in plan, and feature wide windows overlooking the grounds. Multi-lite glazed oak double doors with transom open into the room under an arch from the central corridor. The terrazzo floor here features multicolored triangular sections meeting at a diamond form in the center of the room. Flanking the double doors on the interior side are stained oak bookshelves, approximately 6' in height, built into taller wall niches. The bookshelves are modestly ornamented with side pilasters and simple rosettes.

Typical residential rooms feature painted window and door trim, picture rail, and at present have thin carpeting over the terrazzo floors. Fifth floor rooms are located under the roof and feature slanted ceilings and dormer windows. Rooms were furnished with a sink, closet, and shelves, and a very few with a private restroom. The closet in residential rooms typically retain the original oak single panel door, characterized by a cutout on the top rail for air circulation.

Shared bathrooms occurred on each floor at the north and south wings, corresponding to wide chamfered bays on the east building facade. Bathing and shower rooms are separated from toilet rooms. Most have been updated over the years, but most retain the original black-veined white marble stall dividers with metal pipe supports. Near the elevators are typically very small L-shaped kitchenettes, and sometimes additional single-person restrooms.

Secondary stairwells typically feature painted cement floors, painted plaster walls and stair underside, painted fir window and door trim, and the large oak winding center handrail matching that at the Ramp.

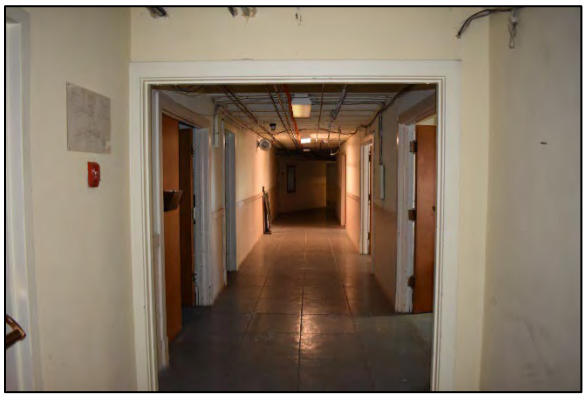
At the First Floor main offices, one of the rooms contains a walk-in vault, smaller than the Basement vault. The heavy steel rectangular vault door includes decoratively finished, brass or gold-colored steel locking bars, and bronze or dark-colored steel door casework decorated with a narrow egg-and-dart wrapping band.

No original light fixtures appear to remain in the Residential Areas; all appear to be late 20th century fluorescent tube fixtures.

Changes over time – Alterations to the Residential Areas likely happened several times over the decades, but overall appear to have been minimal. The present appearance suggests that some updates were made in the mid-to-late 20th century, when unit doors along the corridor were replaced with contemporary doors, lighting fixtures updated, and some bathrooms were renovated.

Condition – On the whole, the Residential Areas are in fair condition. However, there are numerous instances of water damaged ceilings or walls throughout the Fifth, Fourth, and Third Floors in particular. Damage includes peeling paint, evidence of earlier mold and mildew, and failing plaster or drywall. Water damage appears to be linked to both roof issues and plumbing, although less the latter since utilities have been turned off. See structural report for additional information.

3.1.14 Basement




The Basement in 2022

The entire basement level of the Masonic Home was devoted to service and support spaces, and received the most utilitarian finishes. Large and small rooms depending on use are organized along a double loaded corridor that runs east-west through the east wing, and north-south through the western part of the building. The basement is reached by the Ramp, or by secondary stairs located in the wings. The floor is only partly below grade, and windows light many rooms.

At the east wing of the basement were and are the location of the primary mechanical, electrical, and boiler rooms for the building, as well as the location of food storage and pantries for the Kitchen above, and large laundry rooms. Small ramps and double doors at three locations along the northeast exterior of the building provide some loading access to these spaces. In the western part of the building were storage rooms, work rooms, building maintenance offices, and a bank-type walk-in vault with vault door. This part of the building also held some workshop rooms for the Home's residents' use, including a woodshop. An assembly room is located under the First Floor Sitting Room features a large, simple concrete fireplace, and a curving, wrought iron handrail at the short flight of brick entry steps from the corridor.

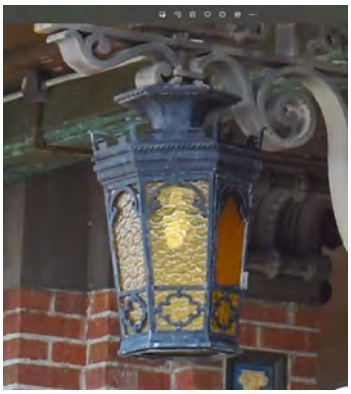
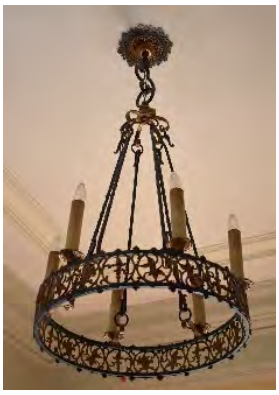
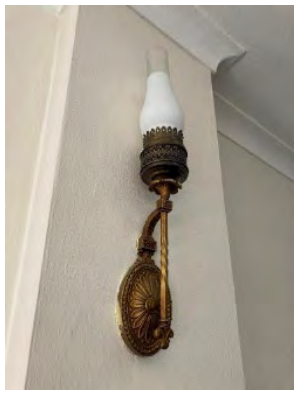
All of these spaces received the same utilitarian finishes. Walls are painted or unpainted bare concrete, and the floor is painted and scored cement. The building's concrete beam structure is visible overhead where contemporary drop ceilings have not been installed. Partition walls are typically contemporary gypsum drywall, or unpainted studs with plywood. Window and door trim, where it occurs, is painted fir. All of the rooms and corridors have large numbers of mechanical, plumbing, and electrical pipes and conduit overhead.

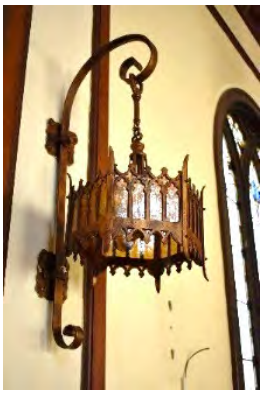
No original light fixtures appear to remain in the Basement; all appear to be late 20th century fluorescent tube fixtures.

Changes over time – The Basement appears to have had no significant interior alterations, but appears to have had some minor alterations to internal partition walls over time.

Condition – Fair. The Basement level spaces are utilitarian, and the spaces reflect heavy use. Some rooms, such as workshops or offices that were occupied by staff or residents, are in better condition than mechanical rooms.

3.1.15 Catalog of Main Building Light Fixtures

		
Main Entry Porch	Main Entry Porch	Main Foyer (None remaining as of May 2023)
		
Main Foyer (None remaining as of May 2023)	Sitting Room (6 bulb) (None remaining as of May 2023)	Sitting Room (8 bulb)
		
Sitting Room	Library (None remaining as of May 2023)	Ramp

		
Waiting Room (None remaining as of May 2023)	Dining Room	Auditorium/Chapel
		
Auditorium/Chapel (None remaining as of May 2023)	Auditorium/Chapel at foyer	Auditorium/Chapel at balcony
		
Auditorium/Chapel at balcony		

3.2 Infirmary Wing (1966) and Infirmary Wing Addition (1987)

The Infirmary Wing in 1967 (left) and the Infirmary Wing Addition in ca. 1988 (right). (King County Tax Assessor)

The Infirmary Wing and Infirmary Wing Addition are part of the Main Building but are described here separately for clarity. The Infirmary Wing is a low, pitched-roof building constructed in 1966 as an addition to the southeast side of the Masonic Home Main Building to house the Infirmary, which from 1927 to 1965 had been located on the second floor of the Main Building's south wing. In 1987, two additional arms were added to the Infirmary Wing, adding patient rooms, a solarium, a multi-purpose room, a physical therapy room, a spa pool room, and a walled outdoor exercise area extending to the southeast towards the existing Octagonal Pumphouse. The 1966 addition was designed by Naramore, Bain, Brady & Johanson, and the 1987 addition designed by Harold Dalke & Associates.

Exterior

The Infirmary Wing is organized as four low slope pitched-roof arms extending from a central, pentagonal flat-roofed core raised above the height of the arms. The flat roof has steeply pitched, almost vertical roofed sides. The north and northwest arms were constructed in 1966 as part of the original Infirmary Wing, and have low-slope gable roofs. The southwest and east arms, and most of the core, date to 1987.

The Infirmary Wing connects to the Main Building at two First Floor locations, at the south side of the rear part of the east wing, and at the east side of the south part of the south wing. The connections are hyphen-like one-story glazed corridors bridging the two buildings with a minimum impact to the older building's facades. Access to the courtyard created between the Infirmary Wing and the Main Building can be had via paths and steps under these bridging corridors. At the Infirmary Wing's connection to Main Building's east wing, there is a simple post and glulam flat-roofed wood-decking canopy sheltering a ramping entrance to the Infirmary Wing corridor and a parking stall, apparently constructed some time after 1966.

The north and northwest arms, constructed in 1966, are one-story wood frame construction clad with marblecrete, over a concrete daylight basement finished with a painted parge coat. The low-pitch simple gable roof has painted boxed eaves and is clad with asphalt composite shingles. Windows appear to be the original aluminum sash. Typical windows are rectangular in shape, oriented horizontally, composed of three lites—a wide and narrow fixed lite, with an operable hopper-type lite and integral exterior insect screen in the lower corner. Other typical windows are similar but wider, with the large lite flanked by two of the narrow lites as described on each side.

The southwest and east arms, constructed in 1987, are one-story wood frame construction clad with marblecrete, over a concrete foundation. The hipped roofs have boxed eaves and is clad in asphalt composite shingles. Windows are the original bronzed aluminum sash, and are typically horizontally oriented sliders. On the west and south side of the southwest arm, because the grade slopes down slightly, a concrete ramp and walkway on piers, with steel railing, provides an accessible path to the First Floor, and an enlarged deck on the west side of the wing.

The southeast side of the pentagonal core features a recessed porch supported by heavy wood posts, facing an irregularly shaped, concrete-paved outdoor exercise area. The exercise area is enclosed by a low concrete or masonry garden wall, surfaced with a rough pebble aggregate stucco and topped with concrete block coping.

Interior

The arms of the Infirmary Wing are organized into repeating patient rooms and support spaces along double loaded corridors, meeting at the central core, which holds the administrative desk and multipurpose room facing the walled exercise area. The exception is the short east arm, which contains no central corridor, but rather the physical therapy room and pool therapy room.

Typical interior finishes include apparently non-original sheet vinyl floors and base, painted drywall walls and ceilings, and glued acoustical tile ceilings in corridors and larger rooms. Doors along the corridors are steel frame, and skylights punctuate the ceiling on the first floor level. Fire doors are located at each end of the corridors. Lights in rooms and corridors are primarily ceiling mounted fluorescent tube fixtures. Patient rooms on the first floor of the 1966 arms have sloped ceilings.

Larger common spaces in the building core such as the administrative desk area and the multipurpose room have stained wood trim at windows. The large common spaces at the end of the wings, such as the physical therapy room and dining room, feature sloped ceilings supported by corner beams, following the underside of the hipped roof end. The pool therapy room features a tile-lined indoor pool measuring approximately 8’ x 15’ in plan and 4’ deep, quarry tile floors, porcelain glazed 4” x 4” tile walls, glued acoustical tile ceiling, and ceiling mounted fluorescent light fixtures.

Throughout the Infirmary Wing (both 1966 and 1987 parts), furnishings and equipment have been largely removed, although at least one large spa therapy tub remains.

Changes over time:

- Other than the construction of the Infirmary Wing Addition in 1987, the Infirmary Wing and Infirmary Wing Addition appear to have had no further exterior alterations.
- In 1995, the Infirmary Wing/Health Care Facility (by then also called the Assisted Living Unit) underwent an internal remodel designed by John Graham Associates/DLR Group of Seattle, which completely reorganized partition divisions in the 1987 southwest wing. Finishes throughout both the 1966 and 1987 areas appear to date to recent decades, suggesting other non-documented interior updates to finishes.

Condition – Fair to Poor. The exterior marblecrete cladding has been badly stained from downspout-related water damage at the north facade of the east arm. Roof surfacing is in poor condition. Foundation plantings are overgrown at some facades, and at the outdoor exercise area. On the interior, the floors of the 1966 portions are frequently spongy and bouncy, with deteriorating vinyl flooring.

3.3 Site and Landscape Features

Eastward aerial view of the Masonic home in 1968 (left), and westward view from the Home in 2022

When originally constructed in 1926-27, only the spaces around the Masonic Home were initially the focus of an intentional landscape design. The majority of the then-85-acre property, east of the Home, was left wooded. At present, the site is comprised of designed landscapes around the Main Building, which date to 1927 and consist of the Central Oval, West and North Lawns, Foundation Plantings, and the Front Wall and Gates; designed landscapes around the Infirmary Wing and Addition which date primarily to 1987; and the forested, lightly managed Eastern Woods behind the Main Building. The landscape at the southwestern edge of the property was historically related to houses for staff and other structures along the south property line extending eastward from the corner of Marine View Drive South. A prominent landscape feature was a long row of dozens of tall, narrow Lombardy poplars at the south property line along South 240th Street, but most of these were removed around 1990. The buildings were connected with a narrow paved walk which remains intact, and one of these houses pre-dated the construction of the Masonic Home. However, all of these buildings were removed by the 1980s.

Historically, the Masonic Home's grounds were used by residents and visitors for both passive and active recreation. News articles and brief annual reports by the Home recorded in the Grand Lodge Proceedings over the years provide occasional references to opportunities available to residents outdoors on the property. The Home's superintendents emphasized the facility as a home rather than institution, and encouraged residents to treat it as such. Walks and paths throughout the property, with numerous benches, provided opportunities for strolls. Residents with a gardening interest frequently assisted the small full-time gardening staff; one elderly gentleman fully maintained a small orchard once on the property; another mowed the lawns; another maintained the sprinkler system.[58] A greenhouse, constructed in 1937 (no longer extant) on the southeast side of the Main Building, was used by resident gardening hobbyists and also by staff to beautify the grounds. An open shed or workshop which was once located at an unknown location on the grounds provided one ca. 1950 resident with a location to build a boat. The Eastern Woods were used through the decades for walks and informal recreation; Masonic Home records note a nature and birdwatching club.

Roads

The primary vehicular and pedestrian entry to the Masonic Home is through the front main gates along Marine View Drive South, which leads to the drive and walks in the Central Oval, in front of the Main Building.

A service road off of Marine View Drive South is located along the property line to the north of the Main Building, providing access to the loading dock, Garage, Storage Building, and rear parking areas. From this area, a rough gravel access road leads northward to the Water Tower. Behind the Storage Building is a rough, informal turf/gravel parking area in a mowed clearing between trees, apparently installed in the 1990s. The paved road continues from the loading dock area around the east side of the Infirmary Wing where it provides access to South 240th Street; or continues around the south and west sides of the Infirmary Wing, where it connects to the front Central Oval drive. While the

[58] Seattle Times, January 31, 1960, p. 109.

north part of the service drive dates to 1927, the portion of the drive around the Infirmary Wing dates to the Infirmary Wing Addition's 1987 construction.

3.3.1 Central Oval, West and North Lawns, Foundation Plantings, Front Wall and Gates

The Central Oval, West Lawn, North Lawn, Foundation Plantings around the Main Building, and the Front Wall and Gates along the west edge of the property are the remaining portions of the original 1926-27 landscape design by L. Glenn Hall, landscape architect, in collaboration with architects Heath, Gove & Bell. The initial hardscape portions of the design were installed by the builder of the Masonic Home, and installation of plantings over the years were done by Masonic Home maintenance staff. All of the associated hardscape and lawn features were in place by June 1928—the front lawn had been seeded and planted, an irrigation system installed, concrete driveways and walks were constructed, as was the oval pond and brick retaining wall with benches. The planting of specimen trees was ongoing from the 1930s onward, as part of grounds maintenance.

Hall's landscape design only encompassed the areas to the front and back of the Main Building. The two extant drawings specify the location of planting beds, lawns, and trees for the main yard and oval drive in front of the home, and specify open lawns with specimen trees on the north and south sides of the rear wing. A third landscape drawing for the area south of the Main Building could not be located. Period aerial photos suggest that the walks and paths specified on the southeast side of the Main Building may not have been built; in any event, the construction of the Infirmary Wing in 1966 negated Hall's design for that location. Around the Main Building itself, foundation plantings were specified. Hall's 1927-28 drawings also include extensive planting lists specifying species, varieties, and quantities of each plant.

The front gardens and sitting areas around the oval pool were cited as a popular location for passive recreation, enjoying the view, receiving visitors, a resident sewing group, and resident gardeners.

Central Oval

Filling the space between the front gates and the Main Building, the Central Oval consists of the front oval-shaped, east-west oriented vehicular drive leading to the Home's main entry, and the lawn and formal garden bounded by it. The curbed, 22' wide concrete drive is flanked on the outer side by an approximately 6' wide planting strip of ornamental flowering trees, then 5' of turf, then a 6' concrete walk. The planting strip is separated from the turf by apparently original concrete edging, which is used repeatedly throughout the Central Oval and Foundation Plantings. Along the walk are occasional cast concrete and wood plank benches, and light standards.

The center part of the oval drive features lawn on the western three-fifths portion, and a formal garden on the eastern two-fifths. The lawn portion is edged with low shrubs and perennials, and lined with concrete edging. Centered near the western edge of the lawn is a freestanding ca. 1950s-60s ashlar sandstone monument with a large engraved stone slab reading "Masonic Home of Washington" and incorporating the Masonic square-and-compass symbol. A stone bench and light are integrated into the front of the monument, and the whole is surrounded by low shrubs and perennials.

The formal garden component of the Central Oval features a centered, raised, oval-shaped cement-lined concrete pool, measuring approximately 40' x 65' and oriented north-south. At the center of the pool is a raised concrete cylinder which serves as an overflow and possibly a fountain mechanism. Hall's original 1927 design intended the pool to be used for waterlilies. Wrapping the pool is a concrete walk which extends north and south to connect to walks beyond the oval drive. The east side of this walk is edged by a 4'-5' high red brick retaining wall that is punctuated with vertical brick piers, recessed cement and brick benches, brick steps with brick side walls at the center part, and concrete paths at the north and south ends. The brick piers and recessed benches feature angled cement or cast stone coping, while the retaining wall has angled brick coping. The back of the recessed benches feature repeating, decorative sailor brick patterns with small square cement block highlights. The two recessed benches at the north and south ends of the retaining wall are larger, and have two short, flared return walls at the recess corners, and have a red brick floor in a basketweave pattern.

The brick steps and concrete paths occurring along the retaining wall radiate eastward and outward, expanding from the oval pool shape, to define ten curving formal planting beds, lined with apparently original concrete edging blocks. The beds are planted with low shrubs and perennials, except for the two southeasternmost beds, which were paved over with concrete some time after 2002. Hall's original 1927 design intended these to be used for spring bulbs and colorful bedding plants. East of the planting beds, forming the easternmost part of the Central Oval, is a strip of lawn edged by a boxwood hedge that may date to original construction. A single set of brick and concrete steps, with low brick side walls and a central painted wrought-iron handrail with twisted pickets, leads through the hedge to the main entry of the Home. In Hall's original 1927 design, the turf strip along the boxwood hedge was intended to be the location of a rock garden border with associated plants, which may never have been installed.

Returning to the pool, west of it is a fixed, octagonal concrete and bronze sundial (gnomon missing), inscribed with a 1962 commemoration date; and a large octagonal concrete flagpole base with integral wrapping bench, which once held a time capsule deposited in 1980 and covered with a triangular bronze seal (removed to the Washington Masonic Archives when property sold). Flanking the central flagpole are two additional, lower flagpoles, set in simple concrete bases.

Character-defining features:

- Oval paved drive and flanking walks, central oval pool, brick retaining walls with niches, radiating paved paths, steps, planting beds edged by concrete curbs, flagpole base, sundial, freestanding masonry sign, light standards.
- Open sloped lawn with views to Puget Sound, border plantings, boxwood hedge, ornamental and specimen trees.

Major changes over time:

- Plants have been replaced over time, but the character of the plantings has remained relatively consistent.
- Concrete infill of two of the formal planting beds, around 2002.

Condition – Good. At present the pool is drained.

West Lawn

A remaining part of the original 1927 landscape design, the West Lawn flanking the north and south sides of the Central Oval is characterized by sloping, open turf that allows Puget Sound views to the west, and interspersed with a few mature trees and ornamental shrubs. The open lawn also allow wide eastward views of the Main Building from the public roadway. Lawn borders are informally edged by low shrubs and perennials, primarily at the lawn corners. The north portion of the West Lawn is approximately bounded by the service road on the north, the front wall and gate on the west, and the paved oval drive on the east and south. The south portion of the West lawn is approximately bordered by the paved oval drive on the north and east, the front wall and gate on the west, and the U-shaped concrete walk that extends approximately from near the Main Building's southwest corner southward to within 90' of the south property line, then northwestward to engage the front retaining wall along Marine View Drive South.

Character-defining features:

- Open sloped lawn with views to Puget Sound, border plantings, ornamental and specimen trees.

Major changes over time:

- Plants have been replaced over time, but the character of the plantings has remained relatively consistent.

Condition – Good.

North Lawn

A remaining part of the original 1927 landscape design, the North Lawn located on the north side of the Main Building, and is characterized by open turf interspersed with specimen trees. The lawn is bordered by paved service drives on the north, south, east, and west. The open lawn allows wide views of the Main

Building's north and east wings. Hall's original 1927 landscape plan specified shrubs at the lawn corners, which may not have been installed. For a time in the ca. 1960s-80s, there was a greenhouse or shed located in the lawn's northwest corner.

Character-defining features:

- Open lawn with views to Masonic Home, ornamental and specimen trees.

Major changes over time:

- Angled parking was installed ca. 1970 along the access drive on the south and west sides of the lawn, reducing the lawn's size.

Condition – Good.

Foundation Plantings

A remaining part of the original 1927 landscape design, the foundation plantings around the Main Building are characterized by a largely maritime Pacific Northwest palette of shrubs, perennials, occasional trees, and annuals occupying an approximately 10'-15' wide planting bed around the base of the building. The beds in front of the north and south wings feature a meandering concrete edge lined with apparently original concrete edging blocks. The planting beds are typically fronted by lawn.

The only confirmed remaining original plants are the six large, mature Cedar of Lebanon trees (or Atlas cedars) planted ca. 1930 in groups of three at the ends of the north and south wings of the Main Building. These trees are dramatic forms that complement the building mass, and are well-suited to the regional climate. Cedars of Lebanon are significant to Freemasons, and these trees were reportedly grown from shoots brought from the Holy Land.[59] A cluster of very large, mature rhododendrons of potentially significant age are located on the north side of the Main Building's rear wing, but may not be original as they do not match the 1927-28 planting plan.

Character defining features include:

- Atlas/Lebanon cedars at end of north and south Main Building wings
- Foundation plantings

Major changes over time:

- Construction of 1966 Infirmary Wing and related courtyard impacted the 1927 landscaping on the southeast side of the Main Building.
- Plants have been replaced over time, but the character of the plantings has remained relatively consistent.

Condition – Good.

Front Wall and Gates

The Front Wall and Gates are a remaining part of the original 1927 landscape design, and were designed by Heath, Gove & Bell. Spanning approximately 550' in length along the Marine View Drive edge of the property, this retaining wall and integral gates serve as the formal front edge and access to the Masonic Home property. (At present, there is a chain link fence directly in front of the wall for the length of the property). The wall is constructed of concrete, finished with painted, roughly textured stucco. It measures 3' to 4' above grade on the downhill side, is topped by sloped and stuccoed 6" coping, and features projecting vertical piers rising slightly above the cap height in approximately 20' increments. There is a concrete walk along the uphill side which connects to other walks on the grounds. Near the center of the wall are the main front gates to the Home giving access to the front oval drive. The gates consist of a wide vehicular entrance flanked by two person gates. The vehicular entrance is defined by two concrete piers measuring 3' x 3' in plan and 13' tall, topped by pyramidal concrete caps and light fixtures, and clad with red brick and large painted, cast stone quoins. A curving, flared wall connects these to the flanking person gates, which consists of two lower piers,

[59] Krenmayr, Janice, *Seattle Times,* January 31, 1960.

measuring approximately 26” x 26” and 6’ tall. Attached to each person gate pier are the side section remnants of the ornate wrought iron gates that were once intact. The elaborate wrought iron gate across the vehicular entrance, recorded in a 1927 detail drawing, was either never installed or removed at some unknown time.

Character defining features include:

- Plan, massing, and materials.

Major changes over time:

- Wrought iron person gates appear to have been removed at an unknown time. Wrought iron vehicular gates may never have been installed.

Condition – Good.

3.3.2 Eastern Woods

The original Masonic Home property consisted of 85 acres. Historically, only the western portion of the property, in the vicinity of the Main Building, was developed with lawns, specimen trees, and formal planting, creating a campus-like setting. The eastern portion of the site was left largely wooded and undeveloped, presumably intended as a land bank or as an opportunity for future development. The woods also served as a recreational resource for the Home residents, with paths and a picnic area.

In 1926, the Water Tower was constructed in the northern part of the woods, and in the 1930s, a house for a member of the Home’s staff was built in a clearing, southeast of the Water Tower. The clearing was left to regrow into forest, and the house removed by the 1980s. In 1955, the woods were described as sixty acres of “woodsy alders, firs, and tangled wilderness, criss-crossed by shadow-covered paths,” and aerial photos from the 1960s show a dense canopy.[60] In 1973, the easternmost 40 acres was sold off to pay for the replacement of the Main Building’s heating system, resulting in the present property boundaries. (Sources do not explain the apparent discrepancy of the figures, since the original acreage was described as 85 acres, and the current parcel is 30.3 acres—either the numbers are wrong, or additional acres were sold off at some unknown time). The western edge of the woods has absorbed incursions over time, serving as a transition area for expanded service needs as they arise. In 1997, the Storage Building was constructed into the edge of the woods east of the Garage; and around the 1990s, an informal grassy parking area was installed in a clearing cut into the edge of the woods, southeast of the Storage Building.

Throughout the history of the Home, a popular location for residents and visitors was the “Picnic Area,” located in the Eastern Woods down the path to the east of the Main Building. This area was not part of the 1973 land sale. The picnic site was mentioned by the early 1930s in newspaper citations. In 1937, the Outdoor Kitchen and Outdoor Restroom were built in the picnic area to improve the site. Throughout the year, the Masonic Home was visited by lodges and chapters throughout the state, in an effort to support the Home, entertain residents, and to educate lodge and chapter members about the facility. The groups, sometimes in the hundreds of people, would bring food and picnicware to host the Home’s residents to avoid draining the Home’s resources. Groups used these opportunities to bring gifts of food and materials to support the Home, and would often provide a band, a play, or some other performance, either on the grounds or in the Home’s auditorium.

In the early 2000s, the Masonic Home undertook plans to redevelop the Eastern Woods with housing, and in 2004 constructed a house at the south end of the woods that served as a sales office, but the development plan was not realized. West and northwest of the house, an irregularly-shaped asphalt surface six-car parking area was also installed at that time, accessed from the service drive.

The Eastern Woods occupy the eastern portion of the property, a largely level rectangular area measuring approximately 540’ x 1,260’. It is bounded by the north, south, and east property lines, and on the west roughly by the rear of the Storage Building and the service drive. The woods are characterized by a largely native mix of mature

[60] Grand Lodge Proceedings, 1955, pp. 96-97.

second-growth deciduous and evergreen trees, primarily Douglas fir, alder, and bigleaf maple, but also cedar, madrona, hemlock, cottonwood, pin cherry, and others. The woods are lightly managed, with a few dead snags and moderate to light undergrowth. Understory vegetation includes vine maple, hazelnut, dogwood, blackberry, native ferns, English ivy, salal, and cherry laurel.

Asphalt-paved walking paths provide convenient access through the woods. Two lead from the rear of the Main Building's loading dock area; one eastward to the Picnic Area, and the other towards the southeast property corner. These two walks were installed at an unknown time but are lined with simple steel pipe railings and occasional light standards. A longer perimeter walk following the south, east, and north property lines was paved with asphalt and furnished with occasional benches by volunteers in 1985.

The Picnic Area consists of the Outdoor Kitchen, Covered Patio, and Outdoor Restroom, which are all situated in a forested area along the asphalt path leading from the rear area of the Main Building. The site is supplied with utilities. The Outdoor Kitchen and Covered Patio are directly across the path from each other, and the Outdoor Restroom is approximately 110' farther east, near the perimeter walking path and east property line. Light undergrowth rather than lawn extends between the buildings. There is a roughly 2,000 square foot, irregularly-shaped concrete paved area around the Covered Patio which presumably served as a dining area, which was likely installed in 1965. Extending southward from the Outdoor Kitchen area is a grassy open glade, very approximately 80' x 240' in size, which may be a remnant of the area used by picnickers historically.

Character defining features of the Eastern Woods include:

- Mature canopy of lightly managed forest
- Picnic Area pavement, buildings, and glade
- Walking paths

Major changes over time to the Eastern Woods:

- Sale of eastern 40 acres in 1973.
- Construction of the Storage Building, informal parking area, and sales office home since the 1990s.

Condition – Good to Fair. The appearance of the woods reflects a light management approach, but the canopy is largely intact and undergrowth fairly contained.

3.3.3 Infirmary Wing landscaping

With the construction of the Infirmary Wing in 1966, a new courtyard was formed between it and the Main Building. Initial installed landscape design appears to have been limited to a perimeter concrete walk, connecting building access points. Within the courtyard was a Greenhouse which had existed south of the Main Building's east wing since 1937, which was later replaced in ca. 1990 by a wood-framed Garden Shed, likely built on the Greenhouse foundation. The shrubby foundation plantings on the south side of the Main Building which dated to the 1927 L. Glenn Hall design may later have been continued around the courtyard's Infirmary facades. Aerial photos indicate that no specimen trees were initially planted in the courtyard in the late 1960s. The south side of the 1966 Infirmary Wing was never landscaped with foundation plantings. In 1987, with the construction of the Infirmary Wing Addition, the entire west, south, and east sides of the 1987 addition and the east side of the 1966 building were re-landscaped with the present design of foundation and drive side planting beds of shrubs set off by lawns. The 1987 landscape design was by Harold Dalke & Associates, the architect of the Infirmary Wing Addition.

The Infirmary Wing Courtyard is an irregular kite shape in plan, measuring approximately 160' x 200' at its greatest dimensions. Access to the courtyard from the outside is by concrete steps that lead underneath the Infirmary Wing's "hyphen" connections to the Main Building, located at the northeast and northwest corners of the courtyard. Foundation plantings of shrubs wrap most of the perimeter facades, edged by a concrete walk, with a lawn at the center. Several specimen trees are located in the space, the largest of which is an Atlas or Deodar cedar. Aerial photos

indicate these trees were planted some time after 1966. The space at present is much overgrown with blackberry, and copses of invasive young hawthorn and alder trees.

The landscaping around the exterior sides of the Infirmary Wing consist primarily of foundation plantings and roadside planting beds wrapping central lawn areas, enclosed by the curving service drive to the east and south and a concrete walk on the west. Planting beds are defined by a curving, flat concrete curb almost flush with the ground. Planting material is primary a maritime Pacific Northwest palette of shrubs, with small ornamental trees and shrubs in the roadside planting beds. Adjacent to the Octagonal Pumphouse, which is located southeast of the Infirmary Wing Addition, there is an octagonal-plan concrete pad with a segmented octagonal-plan wood bench, mimicking the plan of the Pumphouse, which dates to the 1987 landscape design.

Character defining features of the Infirmary Wing landscaping include:

- Perimeter walk at courtyard
- Curb-edged planting beds around lawns at exterior sides of Infirmary Wing

Changes over time:

- 1987 addition and re-landscaping impacted 1966 construction
- Ca. 1990 garden shed replacement of 1937 Greenhouse in courtyard

Condition – The courtyard is in poor condition and is extensively overgrown with blackberry and thickets of small caliper shrubs, and has likely been rarely accessed in the past several years. The exterior foundation plantings are in fair condition.

3.4 Water Tower (1926)

The water tower in 1937 (left) and in 2022 (right)

The Water Tower, three drilled wells, and the three pumphouses over the wells were constructed in 1926 as one of the first steps in preparing the site for the construction of the Main Building, since there was no public water supply available to the site at the time. The tower is located northeast of the Masonic Home Main Building, in the parcel's north panhandle. The three pumphouses were located as follows: the Water Tower Pumphouse was at the base of the water tower; the Gabled Pumphouse (no longer extant) was located approximately 150' east and 100' north of the southwest property corner; and the Octagonal Pumphouse was located approximately 275' south of the rear wing of the Masonic Home Main Building. Together, they supplied water for the residents, for the ornamental oval pool in front of the main building, and for landscaping. The water tower is no longer used for its original purpose.

The Water Tower is a "traditional style" elevated water tower manufactured by the Chicago Bridge & Iron Works Company, the leading manufacturer of elevated water storage tanks in the country at the time. The company was founded in 1889 with the merger of two bridge engineering firms and was located in Washington Heights, Illinois. With the growth of the oil drilling industry and westward expansion of the railroads at the turn of the century, the company diversified from bridge design to the design and manufacture of elevated water tanks and above ground petroleum tanks. The firm had an office in Seattle, and the structure was likely erected by one of their company crews.[61]

The all-steel riveted structure consists of four 136' tall latticed steel legs cross-braced with cables and horizontal support struts in four tiers, set in concrete footings on a 38' square plan. The legs support a 100,000 gallon capacity, 30' diameter 20' tall steel cylindrical water tank with a hemispherical bottom and a conical steel roof. The base of the tank is wrapped with a steel catwalk and handrail with X-shaped pickets. A steel ladder extends halfway up one leg to the catwalk to the finial vent on the roof. A central riser pipe extends from the center of the underside of the tank to the ground. At present the tower is painted black and the water tank pale gray.

Character defining features:

- Footprint and massing
- Lattice steel legs

Changes over Time:

- The tower since 2013 has been used as a support for wireless antenna equipment, which is attached by two levels of twinned horizontal pipes near the top of the tower legs, which mimic the appearance of the struts. There are additional large antennas attached by projecting brackets to the south and east sides of the tank, and the catwalk handrail. All of the antennas are connected by cables leading down one of the legs to electrical boxes on a concrete pad at the bottom of the tower, surrounded by a chain link fence.

Condition: Appears to be good, but overdue for repainting, with minor signs of rust.

[61] Craig, Steve. "Yelm Water Tower," Washington Heritage Register, June 2017.

3.5 Water Tower Pumphouse (1926)

The structure in 1937 and 2022

The Water Tower Pumphouse is associated with the Water Tower (see entry), located adjacent to it. It is part of the water system constructed in 1926 as one of the first steps in preparing the site for the construction of the Main Building, since there was no public water supply available to the site at the time. The building was likely designed by architects Heath, Gove & Bell.

The Water Tower Pumphouse is a utilitarian board-formed concrete structure with an overhanging arched concrete roof. Floor is concrete. The structure measures very approximately 10' by 10' in plan, and 8' to the top of the roof. There is a small square window on the rear facade. The concrete exterior walls are painted, and the roof is clad with a layer of cementitious stucco. An access doorway with simple wood trim is located on the facade facing the Water Tower standpipe.

Character-defining features:

- Footprint and massing
- Curved roof form and overhang
- Concrete construction and utilitarian finishes

Changes over Time:

- Historic tax assessor photos indicate that the roof originally featured a wooden vented cupola with arched roof, mimicking the shape of the concrete roof, which is no longer extant. The original door is no longer intact. The original pump machinery appears to have been removed, and cellular-related electrical boxes are mounted on the interior wall.

Condition: Fair. Door is missing, and there are two unsealed holes on the front facade, exposing the interior to the elements. Exterior is overgrown with vegetation.

3.6 Octagonal Pumphouse (1926)

The building in 1937 and in 2022.

The Octagonal Pumphouse was completed in 1926 as part of the water well system for the Masonic Home, and was integral to the Home's establishment. The building was likely designed by architects Heath, Gove & Bell. When originally constructed, building was located in an open field approximately 275' south of the rear wing of the Masonic Home Main Building. Besides serving as a pumphouse, the building was intended to also grace the landscape as a freestanding decorative element.

The Octagonal Pumphouse is located south of the Infirmary Wing Addition, near the exercise yard wall. The building is built of concrete with stucco cladding, on a concrete slab, and features an octagonal pyramidal roof. The building's footprint is octagonal with each wall segment approximately 7' long. Architectural features include Classical-inspired details such as Tuscan columns at building corners supporting a decorative brick entablature, and arched windows and doors. The windows feature original fixed wood-sash windows. The octagonal pyramidal roof was originally standing seam copper but is now clad in asphalt composite material and sheet metal flashing.

Character-defining features:

- Plan and massing, stucco cladding
- Tuscan columns, arched openings, brick entablature

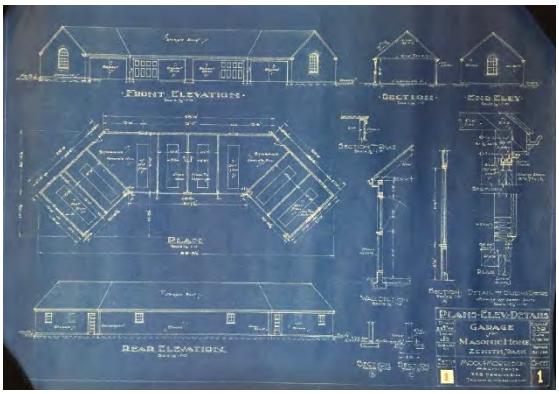
Changes over time:

- Original copper roof replaced with asphalt shingles at an unknown time.

Condition: Good, but considerably overgrown with vegetation on one side. Windows are uncovered. As of May 2023, one original wood sash window has been damaged by vandalism.

3.7 Garage (1937)

The building in 1938 and in 2022.



1937 architectural drawings for the Garage.

The Garage is located northeast of the Masonic Home Main Building's rear wing, on the rear service drive which leads to the Main Building's loading dock. The Garage was constructed in 1937 and was designed to accommodate eight vehicles for the Home's staff. The designers of the Garage were Mock & Morrison, a prominent Tacoma architecture firm which occasionally collaborated with Heath, Gove & Bell on projects in the 1930s. At the time, the two firms were designing several buildings together at the Western Washington Hospital in Steilacoom. Behind the Garage, to the east, is a V-shaped Storage Building constructed in 1997.

The Garage is a 21' wide, C-shaped building with angled, gable-front wings, with a 118' long rear facade and a 83' long front facade. The structure is wood frame on a concrete foundation, clad with painted, textured stucco. The gable roof, with ridge line running longitudinally, has no overhang and is clad with asphalt composite shingles. Each gable end features a centered, vertically oriented, arched, painted wood sash fixed window with three-by-six lites, and a painted wood sill. There are non-original roof vents at the top of the gables. The front facade has eight paired garage openings, each with non-original roll-up wood garage doors; two pairs in the center portion, and one pair at each angled wing. Garage door pairs are separated by non-original vertical wall segments. The area between the road and the Garage doors is paved with concrete. There are two person doors and four fixed multi-lite wood-sash windows, with wood sills, on the rear facade. The gutters and leaders are contemporary aluminum. The Garage interior is unfinished, exposed studs and joists. There is a non-original chain link and metal pipe enclosure at south part of east facade, apparently used for storage.

Character defining features include:

- Plan and massing, stucco cladding
- Garage openings, arched gable-end windows

Changes over Time:

- Garage doors were originally eight-panel wooden sliding doors hung from rails. These were removed at an unknown time, and wall segments added to the garage openings to accommodate current overhead door configuration.
- Vents added to gable ends.

Condition: Good, but overgrown with vegetation on part of rear side. Windows are uncovered. Roof surfacing has some moss growth.

3.8 Outdoor Kitchen (1937)

The Outdoor Kitchen in 2002 (left), and in 2022 (right).

The Outdoor Kitchen is situated in the part of the Eastern Woods referred to as the "Picnic Area," which had been used as such by the Home and visitors to the Home since the early 1930s. In 1937, the Outdoor Kitchen and Outdoor Restroom were built to facilitate gatherings. In 1950, a Masonic Home brochure of that year described the site: "An outdoor kitchen and tables are provided in the park at the rear of the Home where Lodges, Chapters, or family groups may gather for picnicking in season. These are greatly enjoyed by our members in the Home. It is not unusual to discover five or six of the Brethren enjoying the cozy warmth of one of the stoves and the companionship it affords."[62] An east-west asphalt path leading from the Main Building to the Picnic Area connects the Outdoor Kitchen, Covered Patio, and Outdoor Restroom buildings.

The Outdoor Kitchen is a rectangular, approximately 18' x 24' wood-framed open structure on a concrete pad, with a pyramidal roof supported by four heavy timber posts per side. There is a full-height wall on the west side. The other three sides are enclosed with a pony wall clad in clapboard and topped with a board sill between posts, with a gap in the pony wall for access on the east facade. The roof features exposed rafter ends and is topped with a metal vent at the center and a turbine vent to the side. The interior of the Outdoor Kitchen is unfinished, with exposed rafters and boards. Simple wood cabinets and open shelves, and cooking equipment, are installed on the west wall. A nearly continuous wood counter supported by wood brackets wraps the interior of the other three walls. At the center of the Kitchen is a circular, brick, well-like raised structure used as a barbeque pit, above which is a large metal cone-shaped vent hood, suspended from the ceiling joists by chains. Interior lights are simple pendant fluorescent tube fixtures.

Character defining features include:

- Plan and massing
- Open sides, hipped roof, heavy timber posts
- Clapboard siding, unfinished interior
- Brick barbeque pit and metal vent hood

Changes over Time:

- None known.

Condition: The roof is in very poor condition, overgrown with moss and ferns. Much of the exterior walls are covered in English ivy.

[62] Washington Masonic Home. "The Washington Masonic Home and Its Endowment," undated pamphlet (ca. 1950).

3.9 Outdoor Restroom (1937)

The Outdoor Restroom in 2022.

The Outdoor Restroom is situated in the part of the Eastern Woods referred to as the "Picnic Area," which had been the site of picnics by residents and visitors of the Home since the early 1930s. In 1937, the Outdoor Restroom and the nearby Outdoor Kitchen were built to facilitate these gatherings. The nearby Covered Patio was added several decades later.

The Outdoor Restroom is a rectangular building measuring approximately 10' x 26' in plan, and is wood frame construction with painted clapboard siding and simple wood trim. The simple, longitudinally-oriented gable roof has exposed rafter ends and is clad with asphalt composite shingles. There are original five-panel doors on the two gable ends for men and women's facilities, and a wood louver vent at the top of the gables. There are two small windows on both long facades, with wood sills. All openings are sealed with plywood for security. The interior features painted shiplap siding and ceiling, simple quarter round crown molding, and simple wood trim, stool, and apron at windows. The wood framed bathroom stalls featuring vertical wood plank partitions. Lights are ceiling mounted fluorescent fixtures.

Character defining features include:

- Plan and massing
- Clapboard siding

Changes over Time:

- None known.

Condition: Good, although the roof is in poor condition and covered with moss.

3.10 Covered Patio (ca. 1965-80)

The Covered Patio in 2022

The Covered Patio is situated in the part of the Eastern Woods referred to as the "Picnic Area," which had been the site of picnics by residents and visitors of the Home since the early 1930s. In 1937, the nearby Outdoor Kitchen and Outdoor Restroom were built to facilitate these gatherings. The Covered Patio appears to date to ca. 1965-80, providing simple weather protection for outdoor dining.[63]

The Covered Patio is an open, simple post and beam structure measuring approximately 24' by 30' in plan, resting on a concrete pad. The low-pitch gable roof rests on a deep dimensioned lumber beam supported by bolted brackets at gable ends by two pressure-treated posts. The roof is clad with asphalt composite shingles and has exposed rafter ends. Angled, partial height, painted clapboard side walls extend downward from the building corner posts, from approximately 8' to 4', to form an informal enclosure. There are openings on the south and northeast sides of the building allow easy movement through the space. On the south and southeast side of the Covered Patio is a roughly 2,000 square foot, irregularly-shaped concrete paved area.

Character defining features include:

- Plan and massing
- Open sides, angled pony walls, clapboard siding

Changes over Time:

- None known.

Condition: Fair. Several clapboards have rotted, and vegetation covers the walls and roof.

[63] Grand Lodge Proceedings, 1965, p. 155 may refer to the concrete slab; 1980, p. 167 may refer to the structure.

3.11 Garden Shed (ca. 1990), Storage Building (1997), Sales Office House (2004)

The Garden Shed (left) and Storage Building (middle) in 2022; the Sales Office House (right) in 2019.

The Garden Shed is located in the Infirmary Courtyard, and was built on the location of a fully glazed Greenhouse that had been erected in 1937, possibly using its foundation.

The Storage Building is located behind the Garage (1937), on the service drive just northeast of the loading dock area of the Main Building's rear wing.

The Sales Office House is located southeast of the Infirmary Wing Addition, near South 240th Street. The house served as a sales office related to unrealized ca. 2000s plans to redevelop the Masonic Home site with housing.

These buildings are less than fifty years old, and are therefore not within the period of significance.

4 EVALUATION OF SIGNIFICANCE

4.1 National Register Eligibility Criteria

For this evaluation, regulations for assessing National Register of Historic Places (NRHP) eligibility (Bulletin 15) were followed, as well as guidance provided by the Advisory Council on Historic Preservation (ACHP) and DAHP. The guidance (NPS Bulletin 15) states:

> The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
>
> A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
>
> B. That are associated with the lives of significant persons in our past; or
>
> C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
>
> D. That have yielded or may be likely to yield, information important in history or prehistory.

With some exceptions, to be eligible for listing in the NRHP, a resource must be at least fifty years old. Historic resources were evaluated for potential to contribute to a historic district.

4.2 Analysis

Main Building

The Main Building is highly intact with few significant alterations to the original exterior or interior, other than in service or support spaces. The large but deferential additions constructed in 1966 and 1987 were connected with a minimal impact to the fabric of the 1927 structure. The building and associated landscape is eligible under Criterion A for the area of significance of Social History due to its association with the Freemasons, an important fraternal order in the state, and their mission to provide dignity in aging to their fraternal brethren and families; and because it was built to be the sole retirement home serving all of the Masonic chapters in Washington State.

The Main Building was previously determined eligible in 2014 for the National Register of Historic Places under Criterion C. It continues to be eligible for individual listing to the National Register under Criterion C, at the state level of significance, as an excellent example of Chateauesque Style. The building also contributes to the recommended Masonic Home of Washington Historic District.

For both Criterion A and C, the period of significance begins in 1926 with the date of site preparation for construction, until 1966, the date of the construction of the last major addition (Infirmary Wing) during the historic period outside the fifty-year limit.

Although numerous individuals were associated with the establishment and continuation of the Masonic Home over time, it also is not known to be associated with specific significant individuals (Criterion B). Finally, the resource is unlikely to yield information important to the understanding of our past (Criterion D).

Central Oval, West and North Lawns, Foundation Plantings

The Central Oval, West Lawn, North Lawns, and Foundation Plantings were part of the original designed landscape for the Masonic Home, but are addressed here separately from the Masonic Home Main Building for clarity. The original landscape design elements are highly intact with few significant alterations. While most of the plant material has changed due to natural life cycles, the character of the plant material has remained similar to the original design intent. In addition, the original clusters of Atlas/Lebanon cedars flanking the Main Building remain intact. Therefore the original designed landscape retains integrity of location, setting, design, materials, workmanship, feeling, and association. While the site lacks distinction to be recommended individually eligible, it contributes to the recommended Masonic Home of Washington Historic District as a component of the early physical development of the Masonic Home of Washington. The period of significance begins in 1926, the year of initial site construction and grading, to 1928, when the hardscape and much of the planting had been accomplished.

The Front Wall and Gates

The Front Wall and Gates were part of the original designed landscape for the Masonic Home, but are addressed here separately for clarity. While this structure lacks planned-for wrought iron gates, it is unclear whether they were ever actually fabricated or installed. In spite of the missing components, the Front Wall and Gates are highly intact, and retain integrity of location, setting, design, materials, workmanship, feeling, and association. While the structure lacks distinction to be recommended individually eligible, it contributes to the recommended Masonic Home of Washington Historic District as a component of the early physical development of the Masonic Home of Washington. The period of significance begins and ends in 1927, the year of construction.

Infirmary Wing and Infirmary Wing Addition

Regarding Criterion A, the Infirmary Wing additions are associated with the continued functioning of the Masonic Home in an era of medical advances and longer lifespans of its residents. Although similar in appearance, the construction of the 1987 Infirmary Wing Addition impacted the integrity of setting, design, feeling, and association of the 1966 Infirmary Wing. The interiors throughout have been altered over time, further impacting integrity of design, materials, feeling, and association. Regarding Criterion C, the 1966 Infirmary Wing was designed by NBBJ, a pre-eminent national design firm with a long history of health care projects, but the addition represents a straightforward design, rather than a distinctive one. Therefore, the building is not recommended eligible for the NRHP at this time, and the building would not contribute to the recommended Masonic Home of Washington Historic District.

Infirmary Wing Landscape

The landscape design around the Infirmary Wing and Infirmary Wing Addition dates almost entirely to 1987, and is therefore outside the period of historic review. The Infirmary courtyard, although overgrown, retains the designed plan of foundation plantings against the Main Building which dates to the 1927 Glenn Hall landscape plan. However, the creation of the courtyard in 1966 with the construction of the Infirmary Wing significantly impacted the setting, design, feeling, and association of the existing landscape. Furthermore, the apparent 1966 landscape design of the courtyard did not extend beyond a layout of concrete walks, and lacks distinction. Since that time, the 1937 Greenhouse which the courtyard enclosed was demolished and replaced by a new ca. 1990 structure. Thus, the courtyard space has undergone numerous incremental changes over time, diminishing its integrity. Therefore, the Infirmary Wing Landscape (exterior foundation plantings and courtyard) does not appear eligible for individual listing in the National Register of Historic Places. The landscape is recommended as a non-contributing resource to the recommended Masonic Home of Washington Historic District.

Water Tower

While cellular equipment attached to the Water Tower moderately diminishes the structure's integrity of design, the structure is highly intact, retaining integrity of location, setting, materials, workmanship, feeling, and association. The Water Tower was previously determined eligible in 2013 for the NRHP under Criterion C for the area of significance of Architecture, and continues to be eligible for individual listing to the National Register at the local level under Criterion C although recommended for the area of significance of Engineering, as an excellent intact example of an early 20th

century water tower. The structure also contributes to the recommended Masonic Home of Washington Historic District as a component of the early physical development of the Masonic Home of Washington. The period of significance begins and ends in 1926, the year of construction.

Water Tower Pumphouse
Loss of the cupola at an unknown time has somewhat diminished the building's integrity of materials and design, but the distinctive roof form, utilitarian character, and relationship to the Water Tower remains. The structure remains relatively intact, and retains integrity of location, setting, workmanship, feeling, and association. While the structure lacks distinction to be recommended individually eligible, it contributes to the recommended Masonic Home of Washington Historic District as a component of the early physical development of the Masonic Home of Washington. The period of significance begins and ends in 1926, the year of construction.

Octagonal Pumphouse
New roofing has moderately diminished the Octagonal Pumphouse's integrity of materials, and construction of the Infirmary Wing Addition in 1987 diminished the pumphouse's integrity of setting. Nevertheless, the Octagonal Pumphouse remains sufficiently intact with integrity of location, design, workmanship, feeling, and association. While the structure lacks distinction to be recommended individually eligible, it contributes to the recommended Masonic Home of Washington Historic District as a component of the early physical development of the Masonic Home of Washington. The period of significance begins and ends in 1926, the year of construction.

Garage
The loss of the original garage doors and door openings in particular has somewhat diminished the integrity of design, materials, workmanship, and feeling, but the building retains its unusual plan and massing, which recalls that of the front of the Masonic Home. Additionally, the Garage retains integrity of location, setting, and association. While the building lacks distinction to be recommended individually eligible, it contributes to the recommended Masonic Home of Washington Historic District as a component of the early physical development of the Masonic Home of Washington. The period of significance begins and ends in 1937, the year of construction.

Eastern Woods
The Eastern Woods has essentially served as outdoor support or flex space to accomplish needs for the Masonic Home over time, or as they arise. The woods have changed incrementally since 1927, with small areas cleared of trees over time, then allowed to re-forest. Individual buildings and structures have been constructed within the woods over time, then removed. The 1973 sale of 40 acres, reducing the Eastern Woods by more than two-thirds, was the largest alteration. However, the character of the woods, and use of the woods as a recreational resource continued after 1973, particularly the picnic area. The construction of the Sales Office House in 2004, and the associated parking lot, as well as the informal parking area behind the Main Building in ca. 1990, were a impact to the woods' integrity of setting, feeling, and association, but only occur at the woods' edges. On the whole, the Eastern Woods appear to retain sufficient integrity. While the site lacks distinction to be recommended individually eligible, it contributes to the recommended Masonic Home of Washington Historic District as a remaining component of the early physical development of the Masonic Home of Washington. The period of significance begins in 1926, the year of the initial establishment of the Masonic Home.

Outdoor Kitchen
Although in poor condition, the Outdoor Kitchen retains sufficient integrity of location, design, setting, feeling, materials, workmanship, and association. While the building lacks distinction to be recommended individually eligible, it contributes to the recommended Masonic Home of Washington Historic District as a component of the early physical development of the Masonic Home of Washington. The period of significance begins and ends in 1937, the year of construction.

Outdoor Restroom
The Outdoor Restroom retains integrity of location, setting, design, materials, workmanship, feeling, and association. While the building lacks distinction to be recommended individually eligible, it contributes to the recommended Masonic Home of Washington Historic District as a component of the early physical development of the Masonic Home of Washington. The period of significance begins and ends in 1937, the year of construction.

Covered Patio
Loss of some siding and the somewhat deteriorated condition of the surrounding concrete pavement has slightly diminished the building's integrity of materials, design, and setting, but the distinctive building form and relationship to the picnic area's Outdoor Kitchen and Outdoor Restroom remains. The building remains relatively intact, and retains integrity of location, workmanship, feeling, and association. However, the building is not recommended eligible for the NRHP at this time, because it lacks individual distinction, and because the date of the construction of the building, ca. 1965-1980, has not been definitively determined, and falls partly within and without the fifty-year-limit historic period. For the same reasons, the building is recommended as a non-contributing resource to the recommended Masonic Home of Washington Historic District.

The **Garden Shed, Storage Building, and Sales Office House** are not recommended eligible to the NRHP due to their age (less than fifty years).

4.3 Masonic Home of Washington Historic District

Previous review of the property by DAHP (and supported by this current review) indicates that the property may be eligible as a National Register of Historic Places (NRHP) historic district, referred to here as the Masonic Home of Washington Historic District.

In National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation*, the National Park Service defines a district as a property that "possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development." Bulletin 15 also provides guidance on historic districts, which must contain a concentration, linkage, and continuity of features; significance; and definable geographic boundaries. The Masonic Home of Washington Historic District appears to have each of these characteristics as a group of associated resources.

The period of significance is recommended to span from 1926, the date of the construction of the water tower; until 1966, the date of the construction the last major addition (Infirmary Wing) within the fifty-year horizon.

Concentration, Linkage, Continuity of Features
The Masonic Home of Washington Historic District is a unified entity composed of a variety of resources associated with development of the Masonic Home of Washington. The buildings, structures, sites, and objects within the district are closely related in terms of use and overall service to institution. The collection of resources extant on the property clearly represent the varying components of the facility, including the architecture, setting, and infrastructure.

Significance
The proposed Masonic Home of Washington Historic District is significant under Criterion A for containing buildings and landscapes that are significant on a local and statewide level. It is also significant under Criterion C for a collection of distinctive resources representing various components of the institution's history.

Geographic Boundaries
Recommended boundaries are to match the existing parcel, which contains the original core buildings and designed landscape features. The original property was larger, and the Eastern Woods extended farther east, but the exact

boundaries could not be identified. In 1973, the easternmost 40 acres of woodlands were sold off, resulting in the present parcel dimensions.

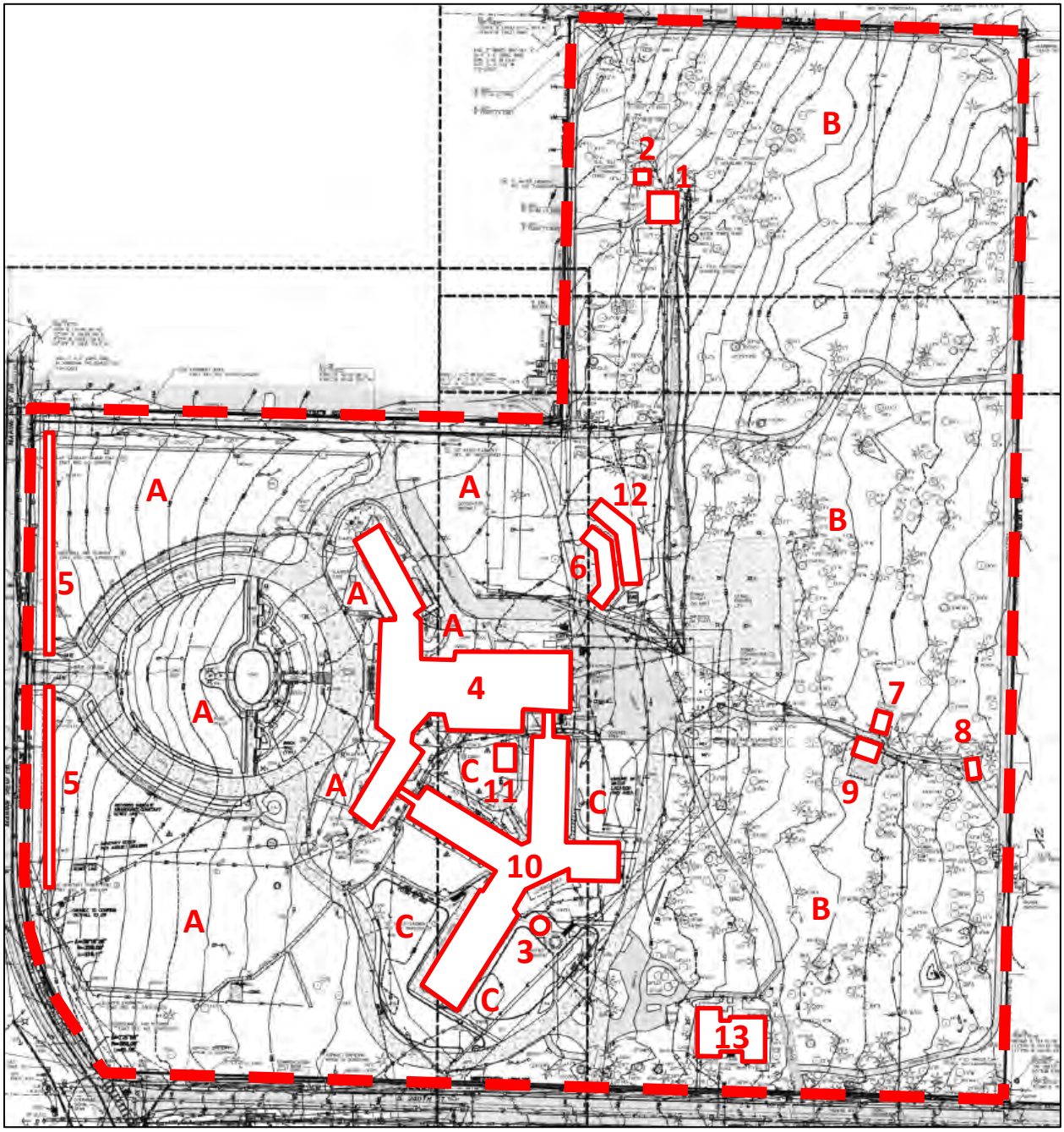
Contributing resources

The National Park Service denotes four potential categories of resources within historic districts. "Historic Contributing" resources were constructed within the period of significance and retain sufficient integrity to convey their historic significance. "Historic Non-Contributing" resources were constructed during the period of significance, but do not retain sufficient integrity. "Non-Historic Non-Contributing" resources were constructed outside of the period of significance. "Vacant" resources refer to districts which encompass several parcels (there are no vacant parcels in this district).

4.4 Summary of NRHP Eligibility Recommendations

ID	Construction Date	Resource Name	Individually NRHP eligible?	Within Potential Historic District?	Contributes to Historic District?
1	1926	Water Tower	Yes	Yes	Yes
2	1926	Water Tower Pumphouse	No	Yes	Yes
3	1926	Octagonal Pumphouse	No	Yes	Yes
4	1927-1966	Masonic Home Main Building	Yes	Yes	Yes
5	1927	Front Wall and Gate	No	Yes	Yes
6	1937	Garage	No	Yes	Yes
7	1937	Outdoor Kitchen	No	Yes	Yes
8	1937	Outdoor Restroom	No	Yes	Yes
9	ca. 1965-80	Covered Patio	No	Yes	Yes
10	1966, 1987	Infirmary Wing & Infirmary Wing Addition	No	Yes	No
11	ca. 1990	Garden Shed	No	Yes	No
12	1997	Storage Building	No	Yes	No
13	2004	Sales Office House	No	Yes	No
A	1926-27	Central Oval, West and North Lawns	Yes	Yes	Yes
B	1927	Eastern Woods	No	Yes	Yes
C	1966, 1987	Infirmary Wing landscape	No	Yes	No

4.5 Summary of NRHP Eligibility Recommendations Site Map



(See table above for ID key)

Proposed NR Historic District boundary

5 MAIN BUILDING PLANS

The following diagrammatic plans show levels of significance of interior spaces of the Main Building, as well as condition issues related to apparent water damage, and broken windows. The diagrammatic plans indicate rooms and areas identified in the text. No as-built drawings or more detailed architectural drawings were available for use as a base. Observed condition issues related to water damage or broken windows are also noted on the plan.

Following the diagrammatic plans are a catalog of photos showing water damage, keyed to the rooms or spaces identified on the plans.

5.1 Significance

Interior spaces have been grouped into three tiers; primary, secondary, and tertiary. The following diagrammatic plans identify the locations of these levels. Each designation indicates a relative level of significance, defined as follows:

Primary
Areas of the building with the greatest architectural or cultural significance; typically public or common spaces with features that may exhibit either or both architectural and historical significance associations. These areas have strong integrity.

Secondary
Areas of the building are original to the building and have a unique architectural or cultural contribution to the understanding of the building, but are not as significant as primary spaces. They retain historic character and significant features, but with more modest finishes than the primary spaces. Alternatively, they may have slightly impacted integrity.

Tertiary
Spaces that are original to the building but have minimal, utilitarian, or few distinguishing characteristics, typically characterized by service or support spaces. Alternatively, spaces that have been so altered as to have compromised integrity.

The entire exterior of the Main Building is of primary significance.

5.2 Condition

The following diagrammatic plans also indicate some condition issues where known. However, the description of conditions is not meant to be exhaustive.

Please refer to the Building Integrity Assessment Report (by others) for primary information regarding exterior condition of the Masonic Home Main Building.

Observed issues impacting the Main Building's interiors include the following:

- Water damage – Water damage observed throughout the building appears to be due primarily to roof leaks and plumbing issues. Although all utilities to the Main Building have been shut off, evidence of mildew remains. Leaks due to roofing issues will presumably remain ongoing until leaks are identified and repairs made.

- Vandalism – Despite continued building and grounds security and anti-vandalism efforts since the purchase of the property, including hiring an on-site caretaker since 2019, vandalism has remained persistent, and increased in the past two years, although largely limited to the interior of the Main Building. Primary damage is related to the attempt to remove pipes, copper wiring, or other metal in walls, fixtures, or equipment, for

resale. Each year, more property is damaged. Typical damage includes punctures to walls, and removal of conduit especially at the Basement level where it is often exposed. Although windows at the Basement and First Floor levels are covered with plywood, vandals have been able to repeatedly gain access, by removing window covers, or via windows on the Second Floor (or higher) apparently by climbing to first floor flat roofs, by climbing trees, or by climbing fire escapes. Other interior damage related to vandalism includes grafitti and destruction of fixtures or features, apparently for sport.

- Other damage visible on the interiors of the Main Building are related to destructive testing by consultants, and are generally identified by paint marks. This damage, typically in the form of punctures in walls, is relatively minor.

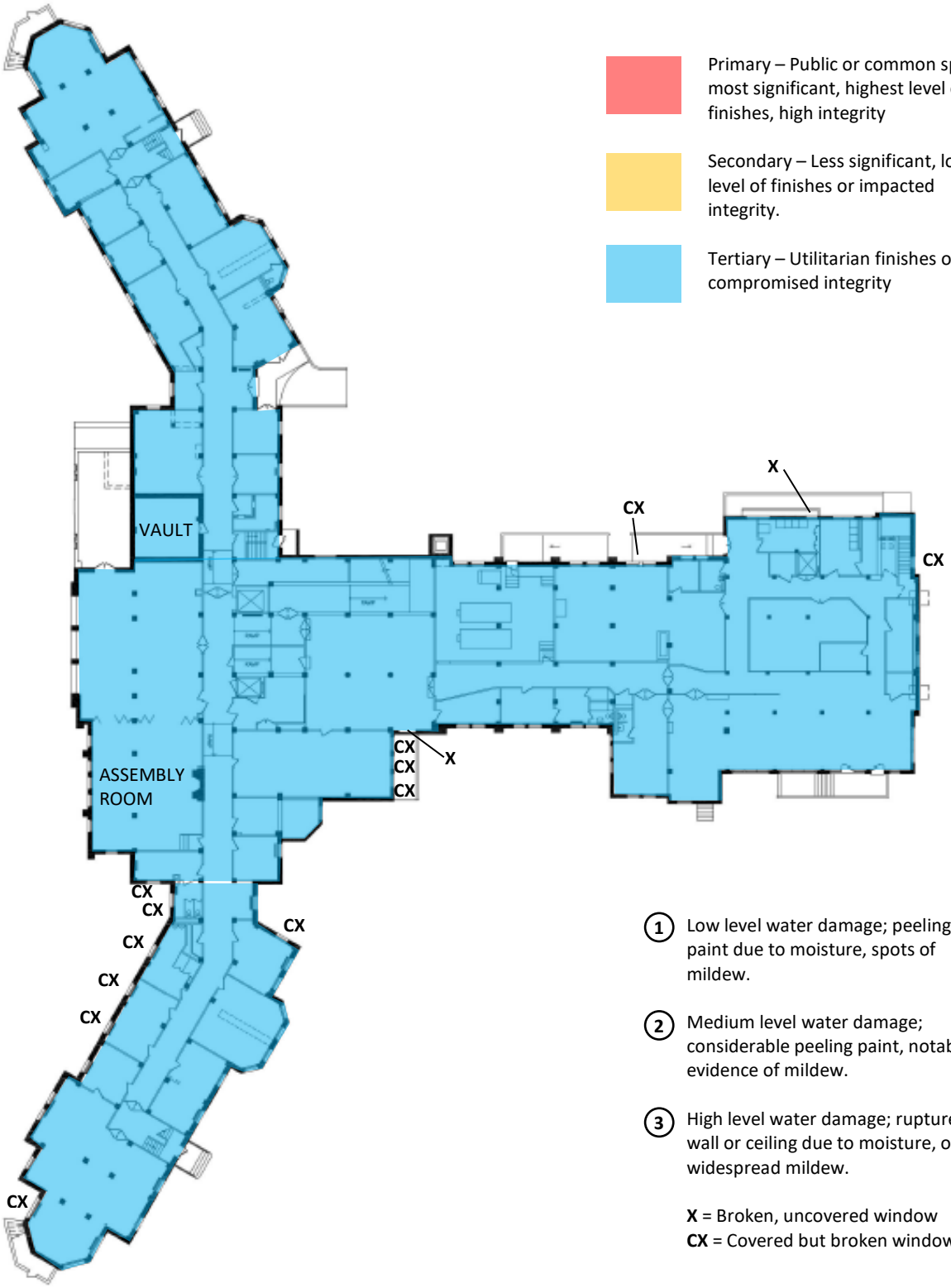
The following diagrammatic plans identify locations of observed water damage by relative intensity:

1. Low level water damage; peeling paint due to moisture, spots of mildew.
2. Medium level water damage; considerable peeling paint, notable evidence of mildew.
3. High level water damage; ruptured wall or ceiling due to moisture, or widespread mildew.

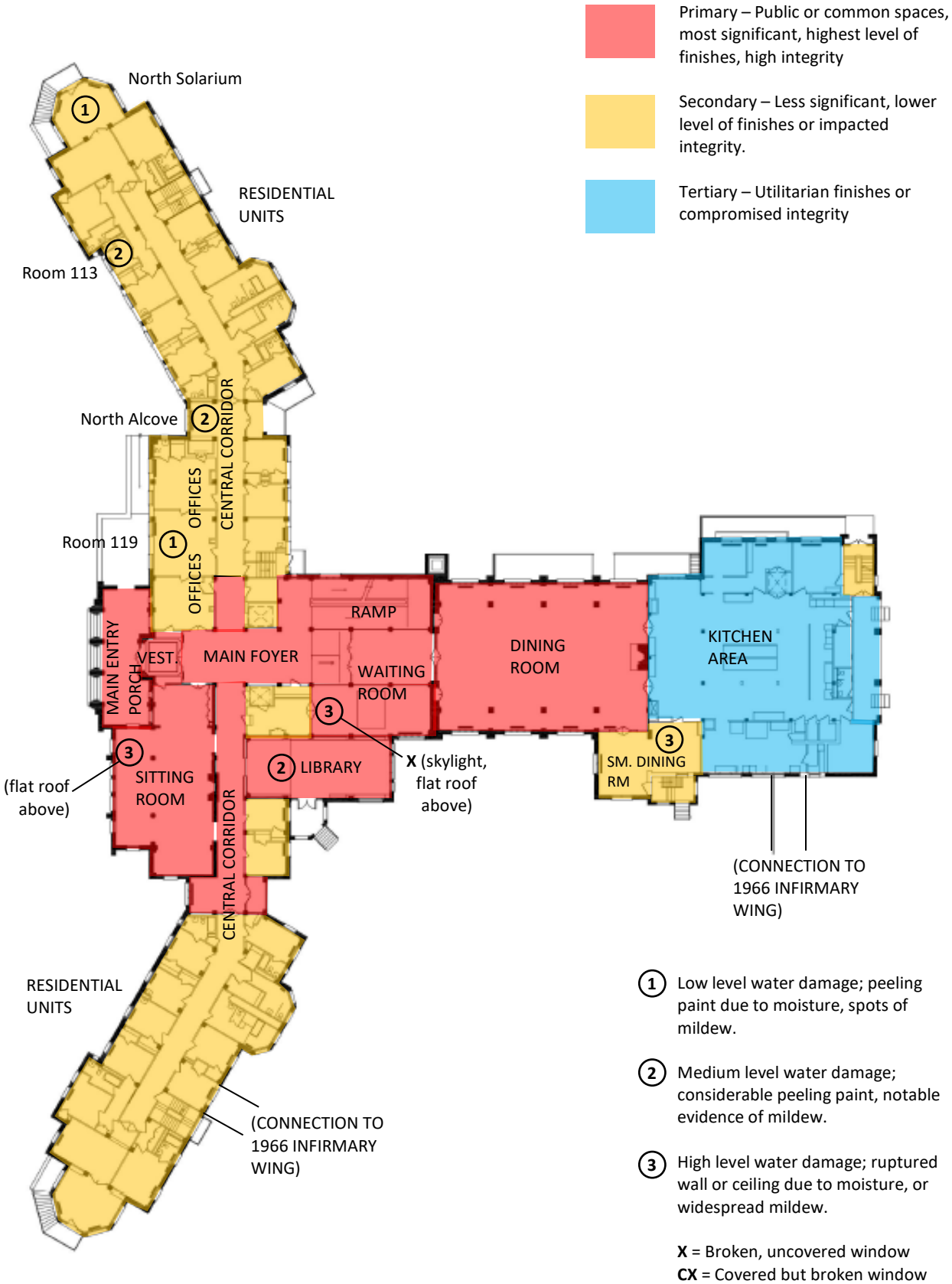
Determination of the exact cause of water damage at each incidence was not undertaken.

Additionally, the plans identify locations (as of May 2023) where broken windows occur, and where windows are currently broken but covered.

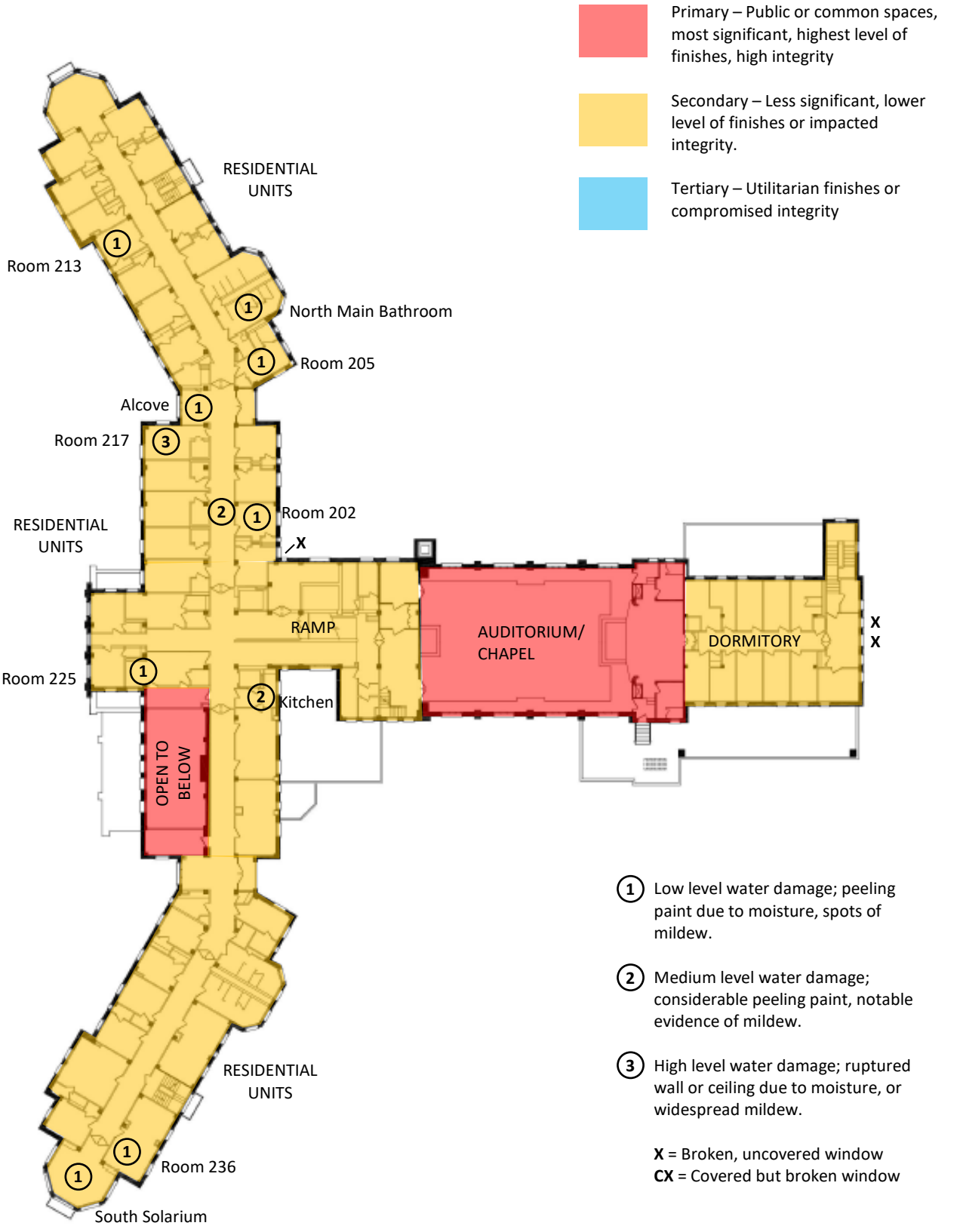
5.3 Main Building Diagrammatic Plans



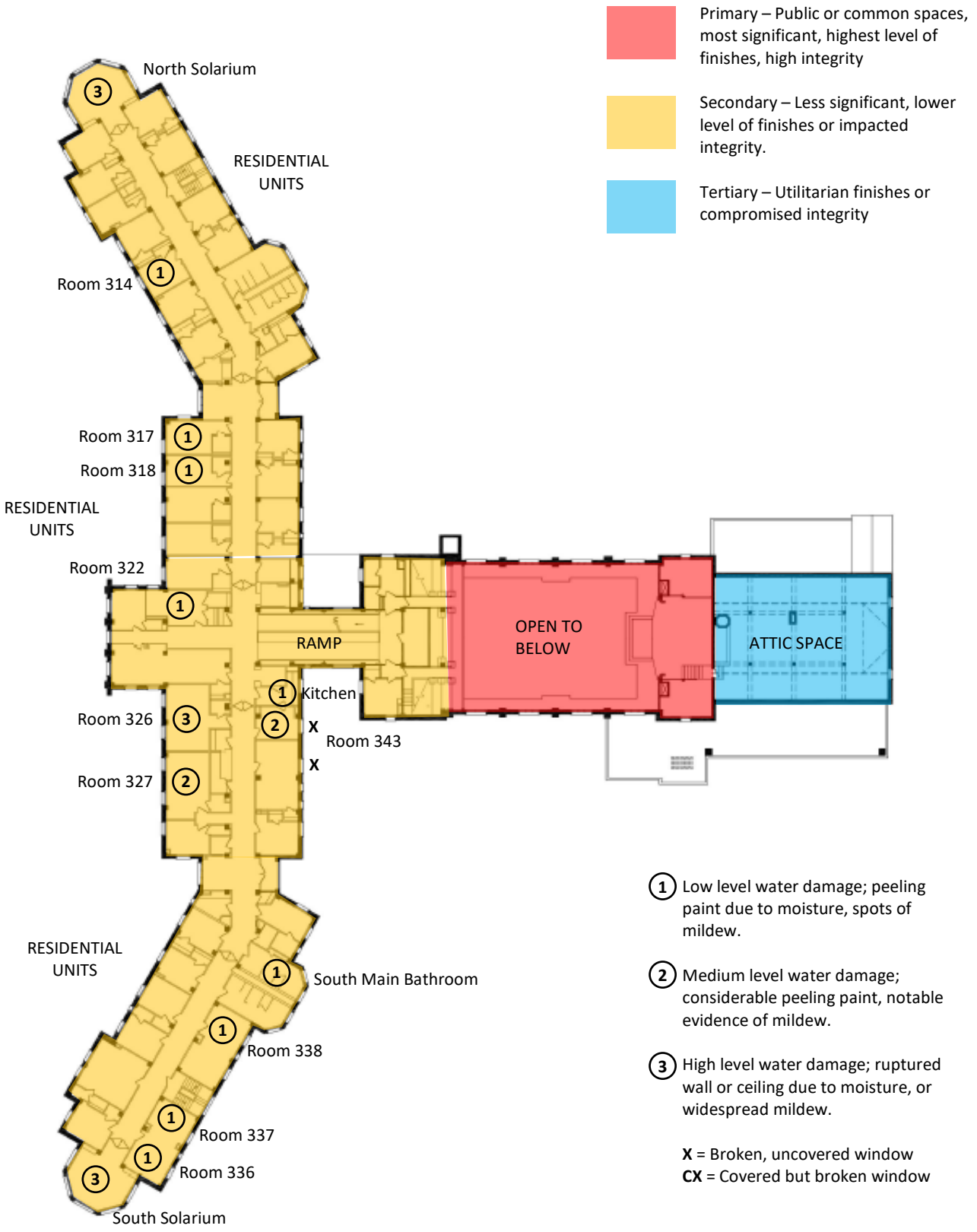
Main Building - Basement



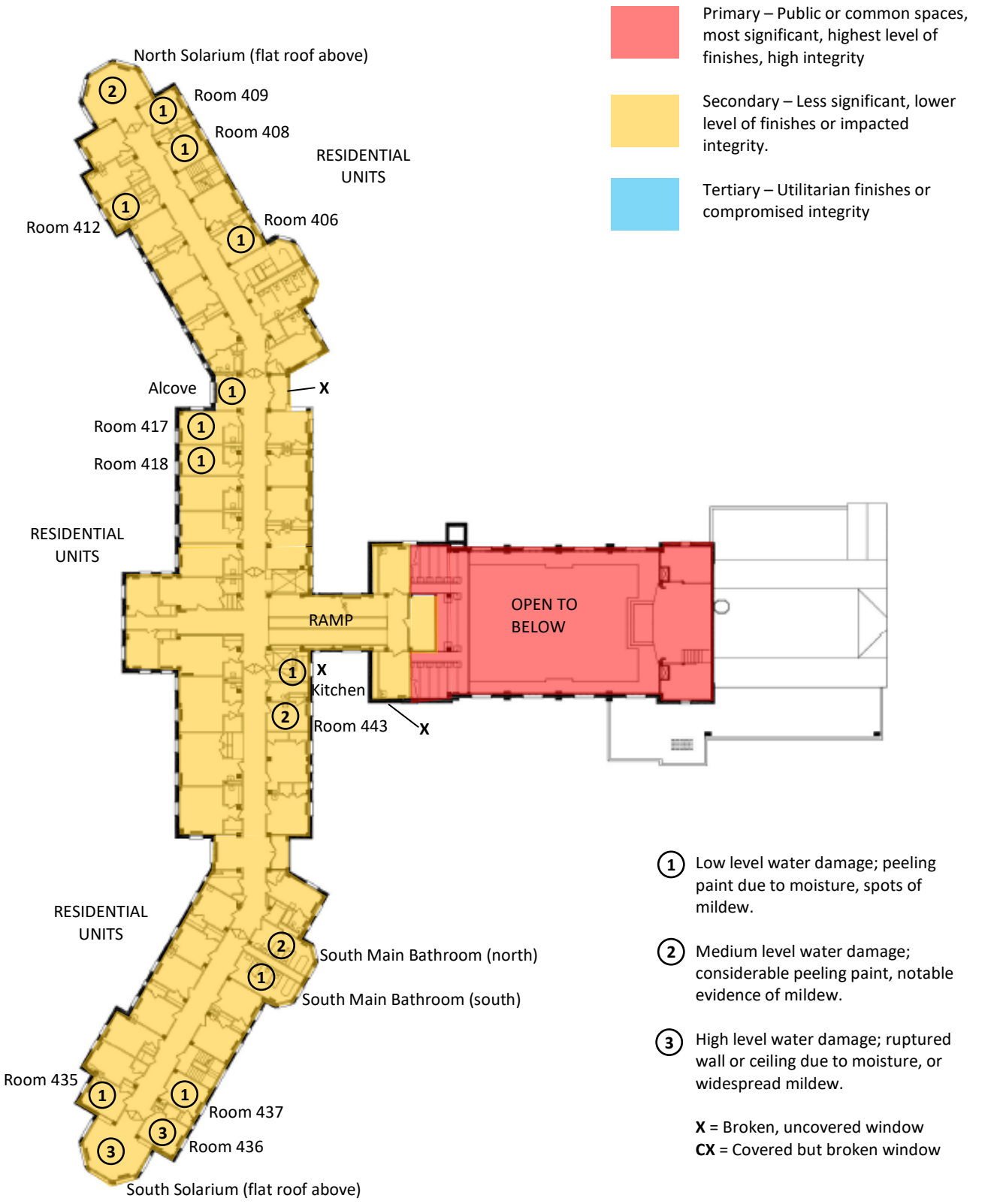
Main Building - First Floor
(Infirmary Wing not shown)



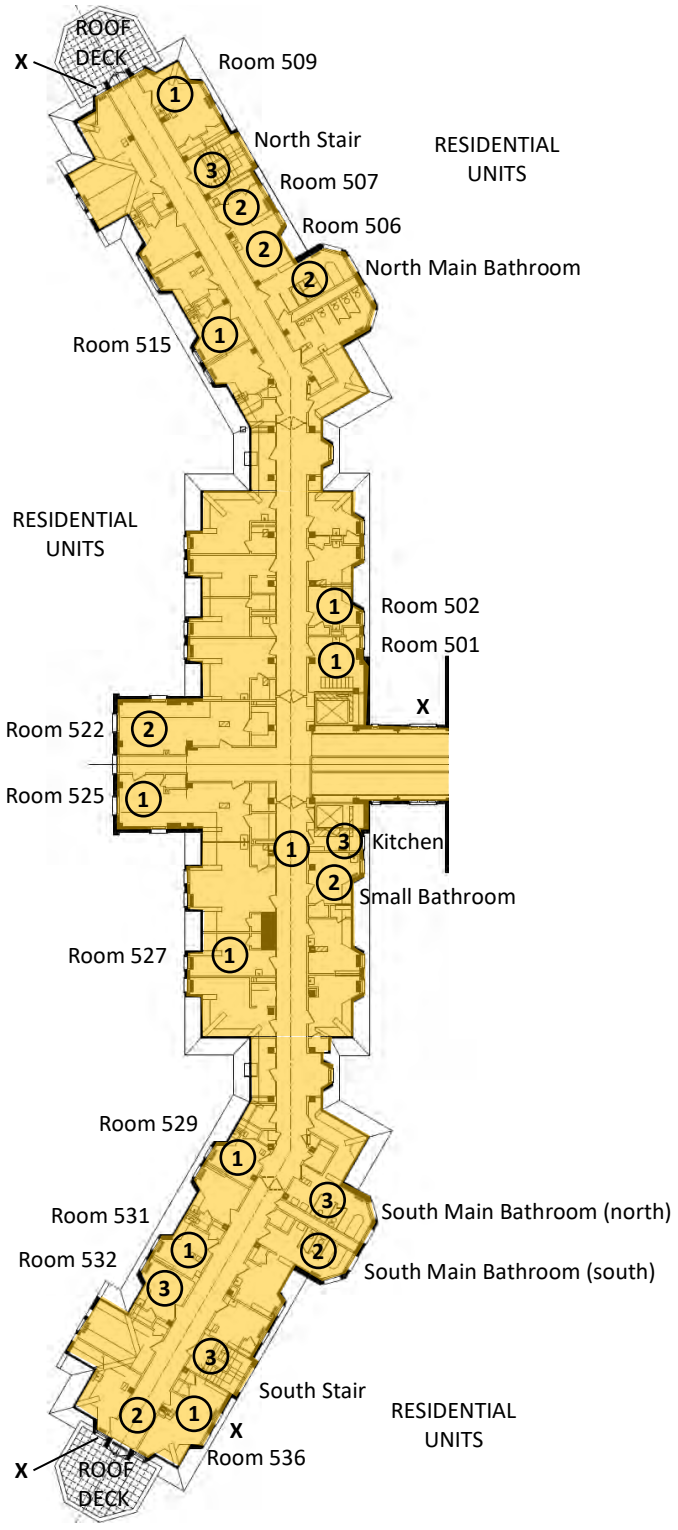
Main Building - Second Floor



Main Building - Third Floor



Main Building - Fourth Floor



Primary – Public or common spaces, most significant, highest level of finishes, high integrity

Secondary – Less significant, lower level of finishes or impacted integrity.

Tertiary – Utilitarian finishes or compromised integrity

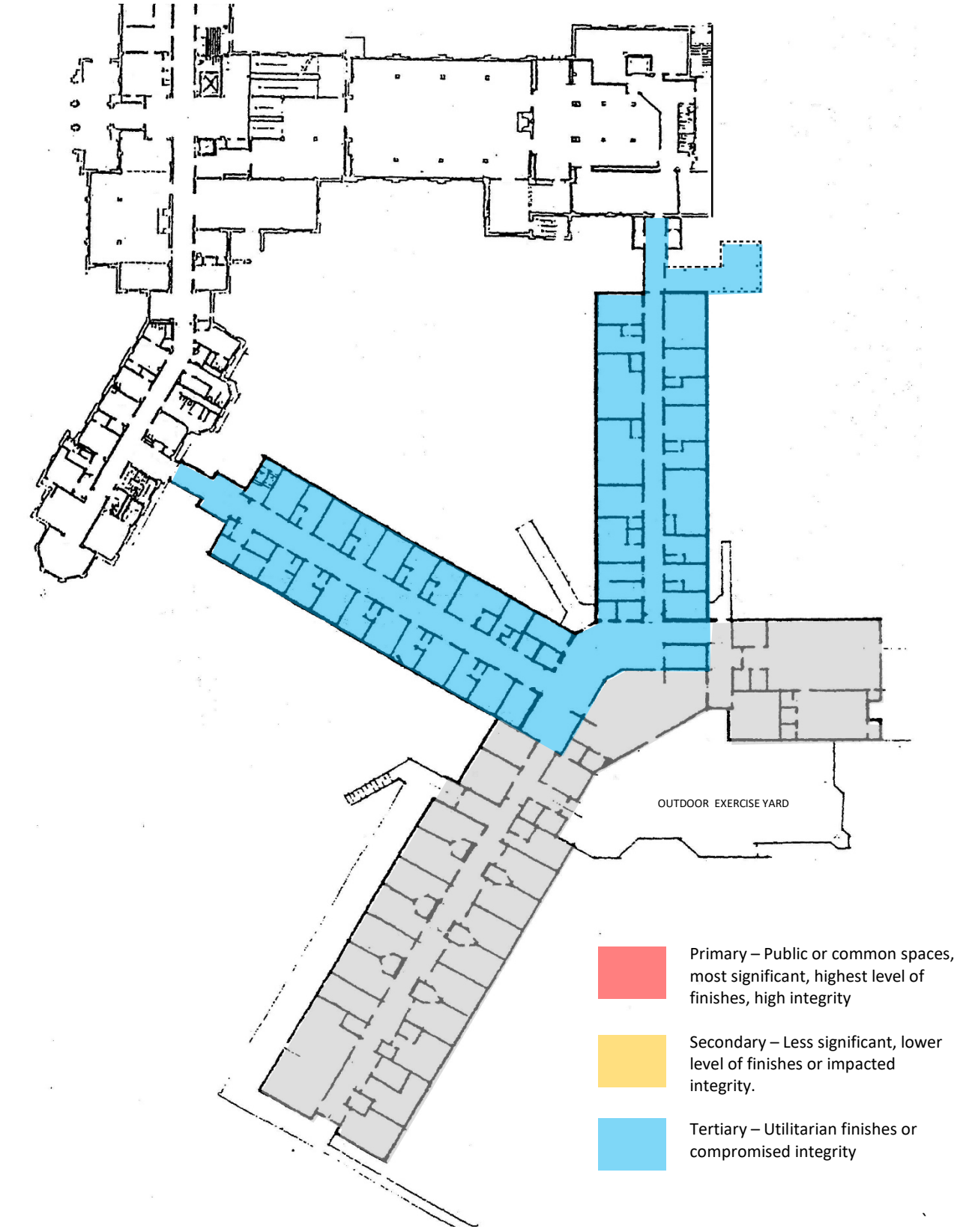
(1) Low level water damage; peeling paint due to moisture, spots of mildew.

(2) Medium level water damage; considerable peeling paint, notable evidence of mildew.

(3) High level water damage; ruptured wall or ceiling due to moisture, or widespread mildew.

X = Broken, uncovered window
CX = Covered but broken window

Main Building - Fifth Floor



Infirmary Wing (1966) and Infirmary Wing Addition (1987) – First Floor

Infirmary Wing (1966) indicated by blue shading. Infirmary Wing Addition (1987) indicated by gray shading, to indicate construction date outside fifty year historic window. Main Building at upper left shown for clarity.

5.4 Main Building – Photos of Water Damage

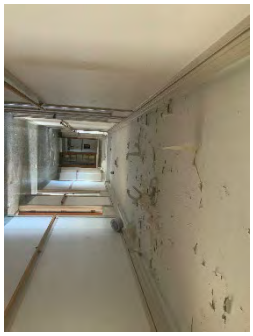
BASEMENT – WATER DAMAGE

- None observed.

FIRST FLOOR – WATER DAMAGE

		
North Solarium	Room 113	Main Corridor North Alcove
		
Room 119 (Offices)	Sitting Room	Library
		
Waiting Room	Small Dining Room	

SECOND FLOOR – WATER DAMAGE

		
Room 202	Corridor outside Room 202	Main Corridor North Alcove
		
Room 205	North Main Bathroom	Room 213
		
Room 217	Room 225	South Solarium
		
Room 236		

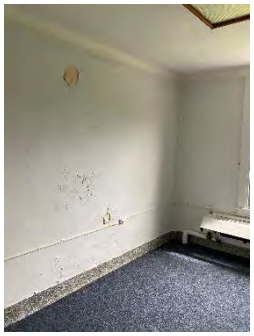
THIRD FLOOR – WATER DAMAGE

		
North Solarium	Room 314	Room 317
		
Room 318	Room 322	Room 326
		
Room 327	South Solarium	Room 336
		
Room 337	Room 338	South Main Bathroom (south)

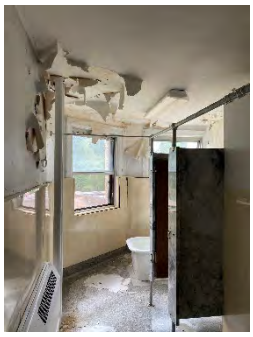
THIRD FLOOR – WATER DAMAGE

	
Room 343	Kitchen (Room 344?)

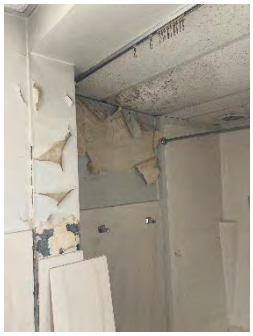
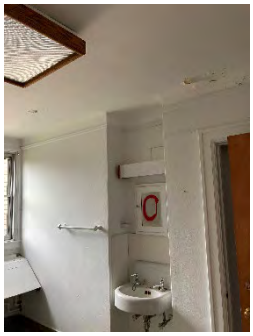
FOURTH FLOOR – WATER DAMAGE

		
Room 406	Room 408	Room 409
		
North Solarium	Room 412	Main Corridor North Alcove

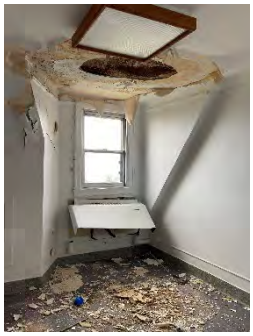
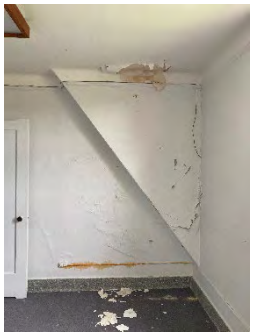
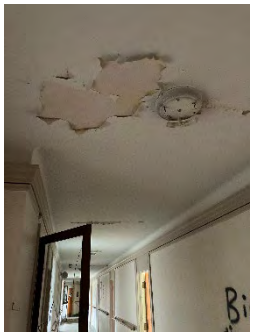
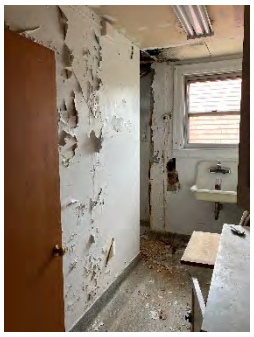
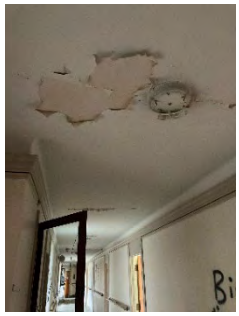
FOURTH FLOOR – WATER DAMAGE

		
Room 417	Room 418	Room 435
		
South Solarium	Room 436	Room 437
		
South Main Bathroom (north)	South Main Bathroom (south)	Room 443
		
Kitchen (Room 444?)		

FIFTH FLOOR – WATER DAMAGE

		
Room 501	Room 502	North Main Bathroom (Room 505?)
		
Room 506	Room 507	North Stair
		
Room 509	Room 515	Room 522
		
Room 525	Room 527	Room 529

FIFTH FLOOR – WATER DAMAGE

		
Room 531	Room 532	Room 536
		
Main Corridor near Room 536	South Stair	South Main Bathroom (north)
		
South Main Bathroom (south)	South Small Bathroom (Rm 543?)	Kitchen (Rm 544?)
		
Main Corridor near Kitchen		

6 FIGURES

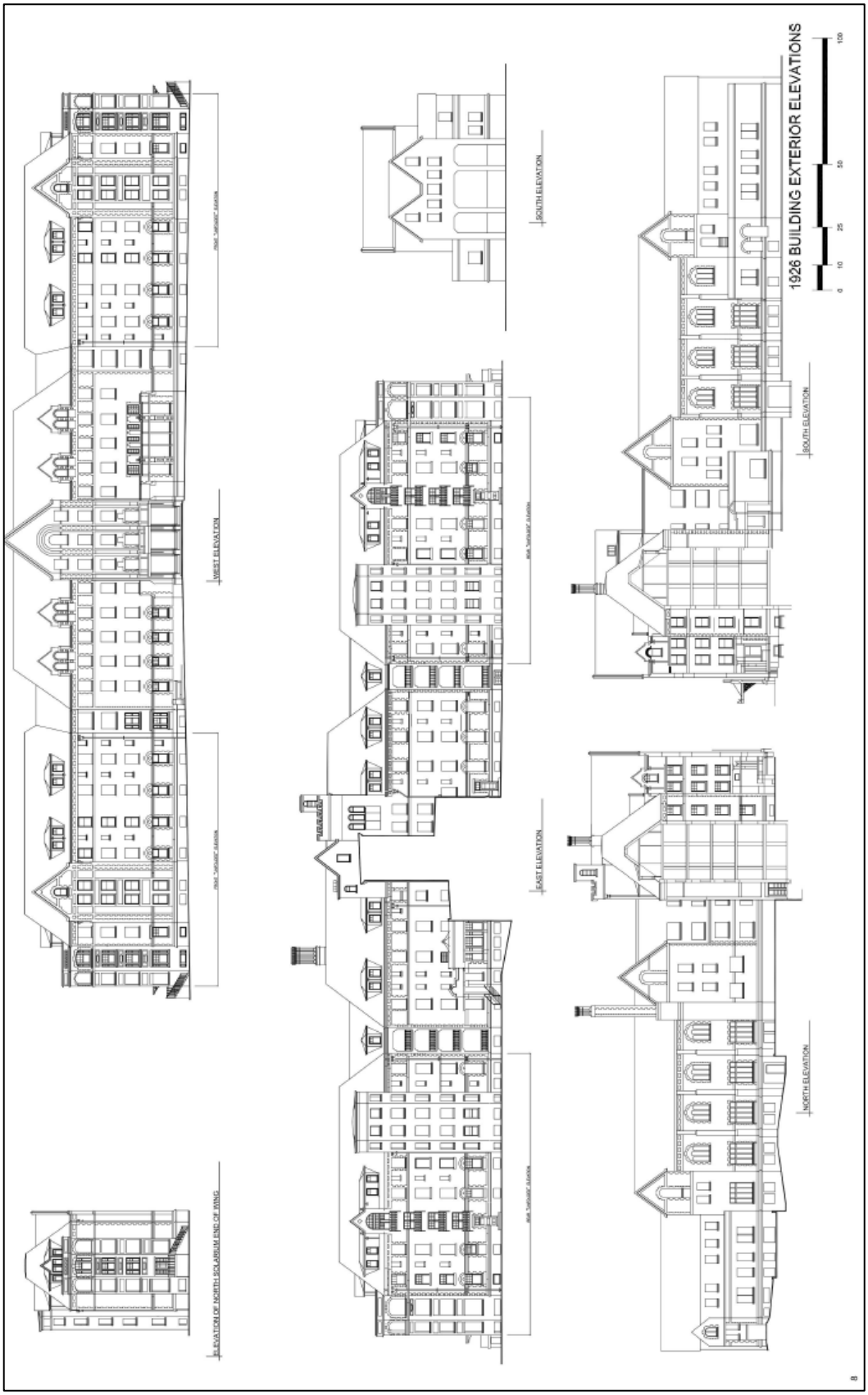


Fig. 1 – Main Building – Elevations

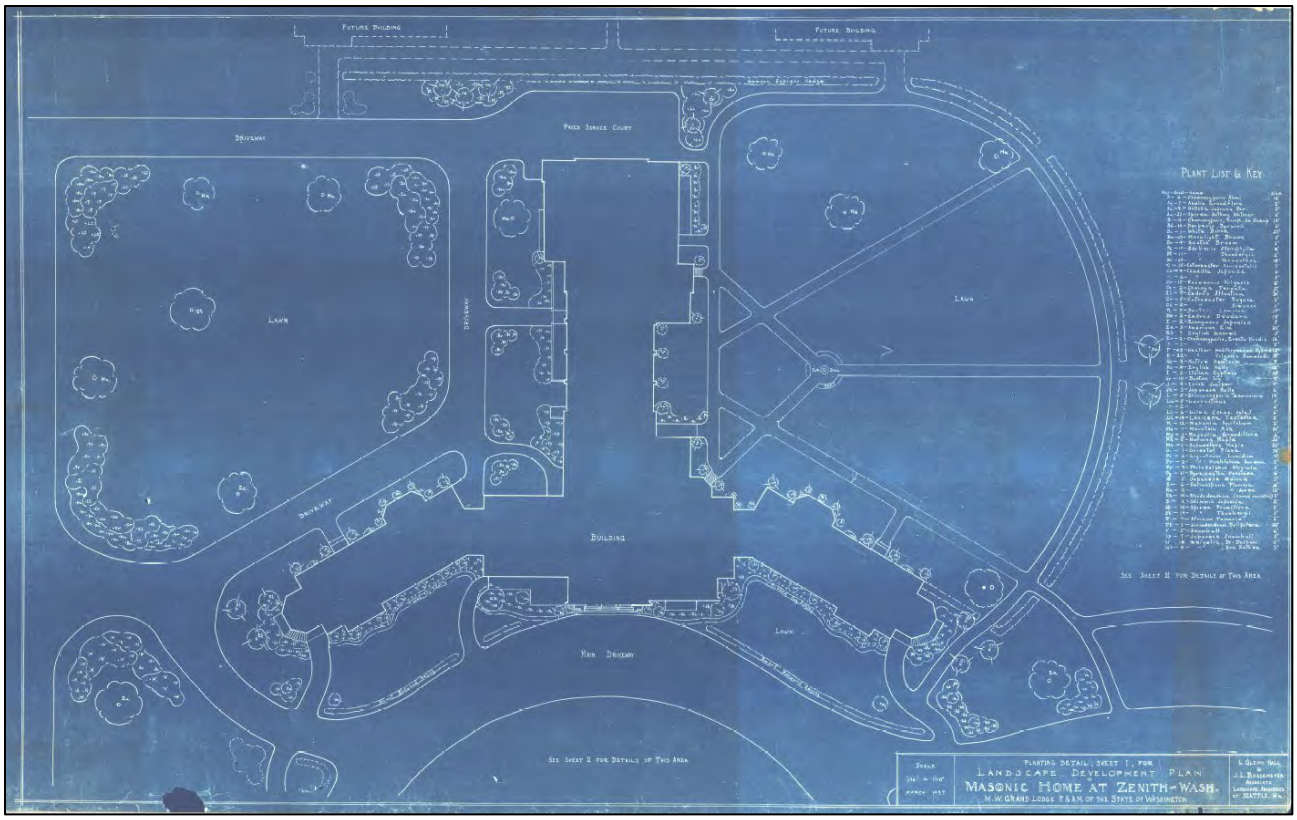


Fig. 2 – March 1927 landscape plan (L. Glenn Hall, Landscape Architect, with J. L. Bossemeyer, Associate)

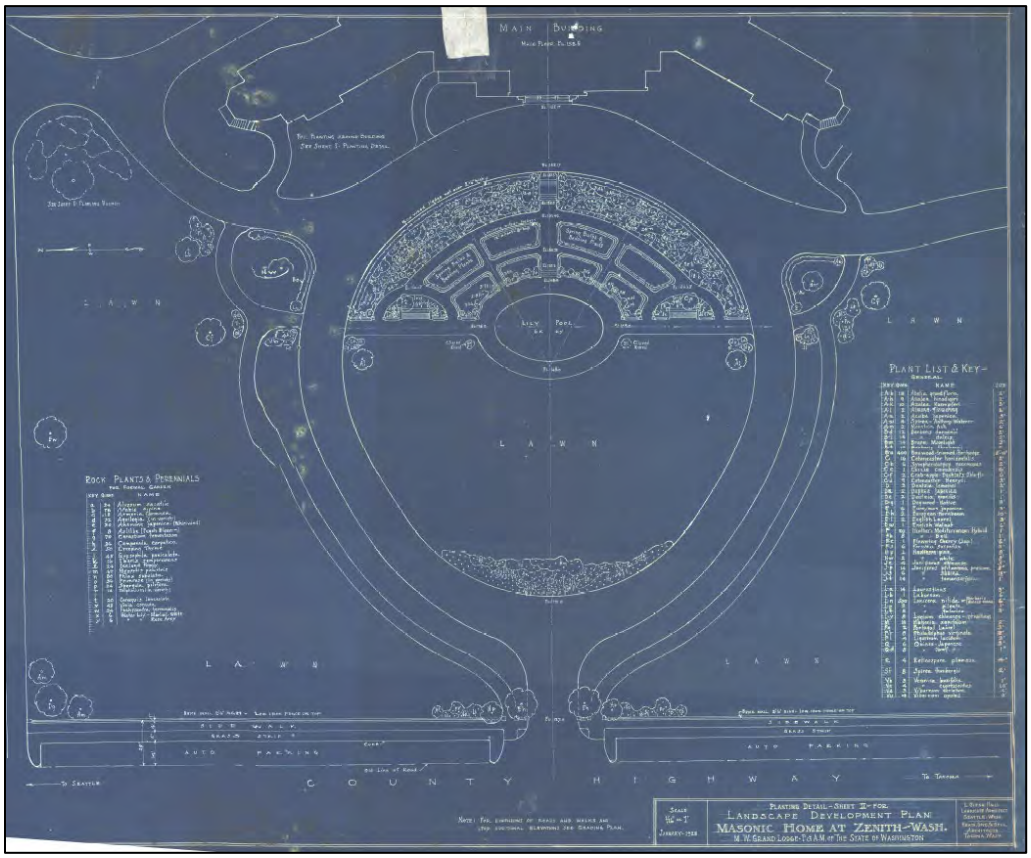


Fig. 3 – January 1928 landscape plan (L. Glenn Hall, Landscape Architect, with Heath, Gove & Bell, Architect)

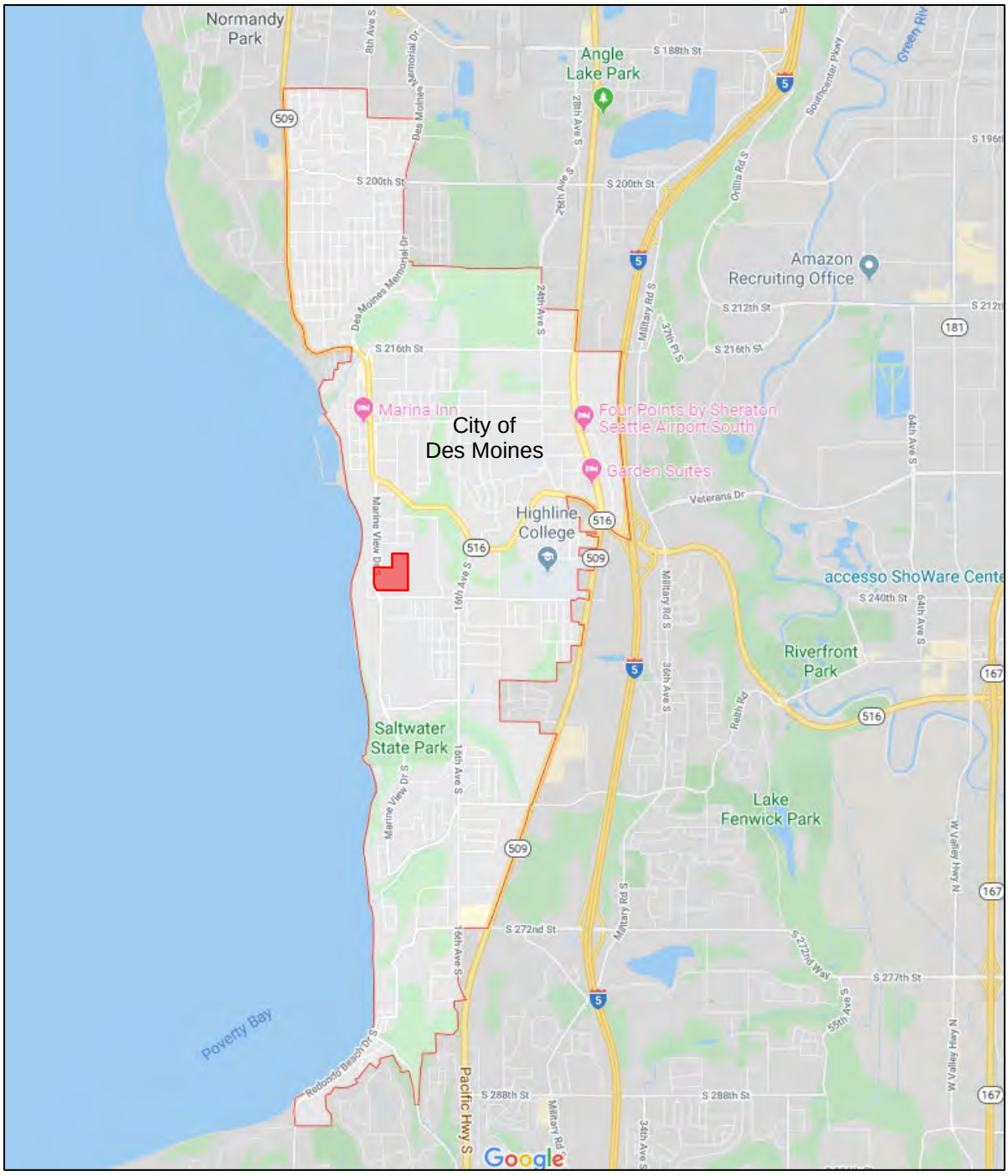
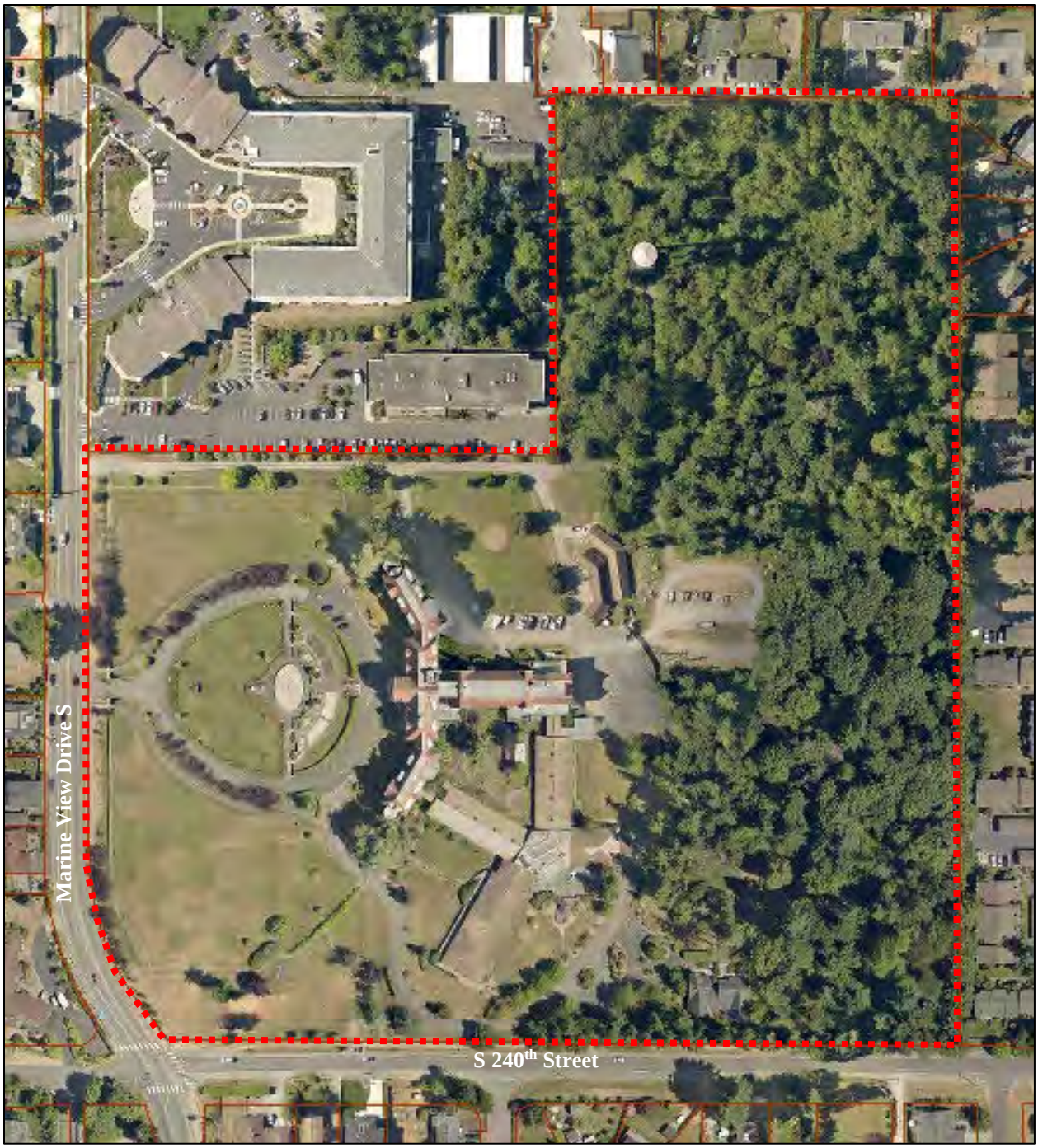


Fig. 4 – Map of Des Moines, Washington showing the subject location in 2019. North is up. Approximate site of subject parcel indicated by red shading. (Google Maps)



Aerial photo of the site in 2019. (King County Tax Assessor)

Fig. 5 – Aerial photo of the full 30.3 acre site in 2019, showing current conditions. North is up. The property lines are indicated by the red dotted line.

Fig. 6 – An aerial photo of the site in 1936, overlaid with current parcel. (King County Tax Assessor)

The 1936 image above is the earliest aerial photo found for this report. The red dotted line indicates the current 30-acre parcel boundaries; however, the original site extended eastward and encompassed 85 acres in total, although the exact dimensions of the original property have not been discovered. (Note that the historic photo and actual parcel boundaries do not align exactly). By 1936, the date of this photo, the Garage and Greenhouse had not yet been built. The purpose of the narrow rectangular building oriented north-south behind the Main Building is unknown, but it appears to be a shed or covered parking area.

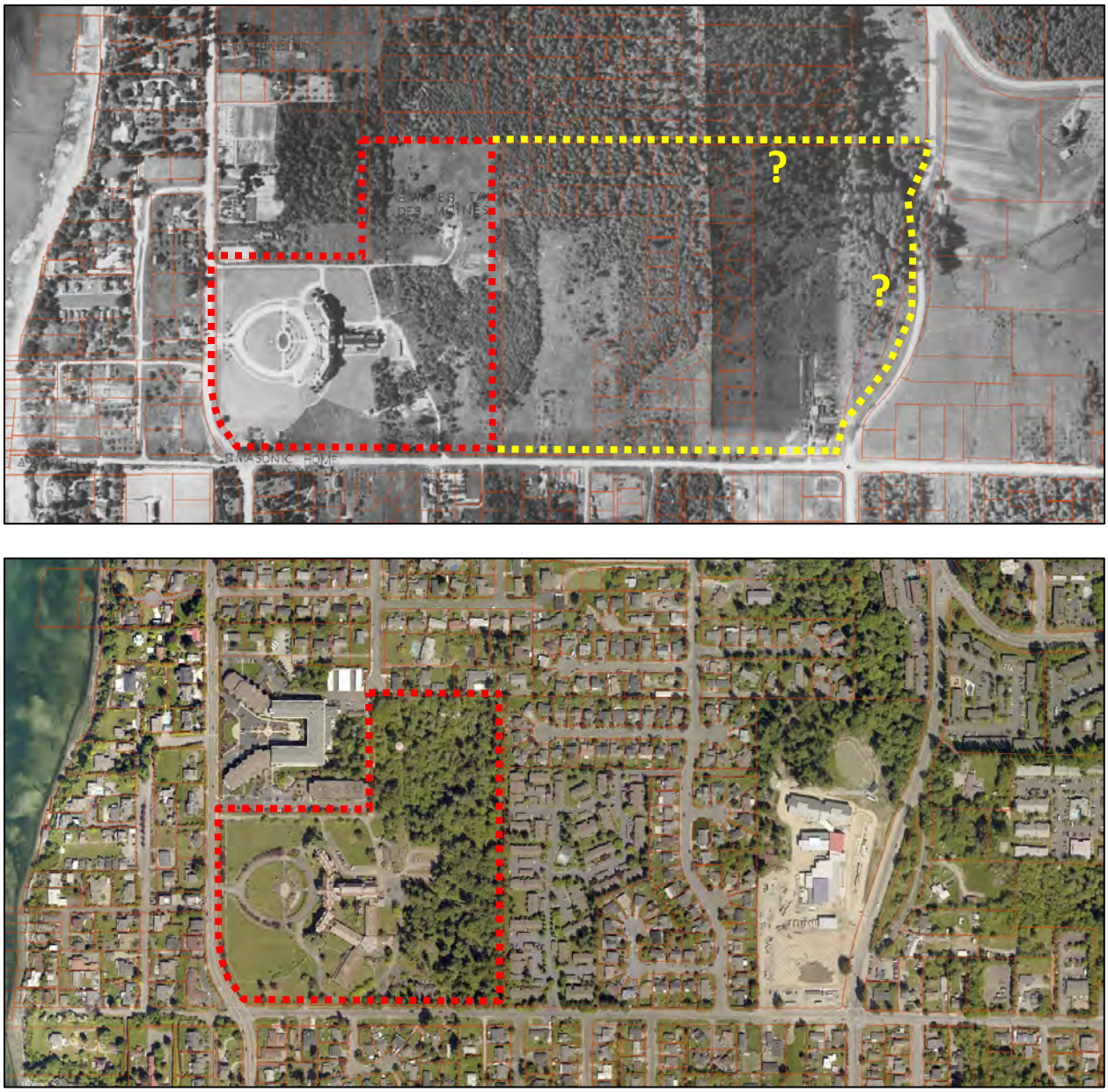


Fig. 7 – Aerial photos of the neighborhood in 1936 and present day.

Current parcel of 30.3 acres indicated by the red dotted line. The original parcel extended eastward from the rear of the present parcel, and encompassed 85 acres in total. The exact dimensions of the original property have not been discovered. Plausible alternatives have not been found; for example, if the north and south property lines of the existing parcel were extended eastward to 16th Avenue S (identifiable as the curving north-south roadway at right in both photos), as indicated by the yellow lines, the additional area would equal approximately 43 acres, therefore making the total 73.3 acres. Since the original parcel was 85 acres, the original site may have included land east of 16th Avenue S, or possibly some portion of the woods north of the parcel. The missing approximate 12 acres must have been sold at another, unknown time. (King County Tax Assessor)

Fig. 8 – Masonic Home, c. 1940. North is oriented to the upper left of the photo. (Washington Masonic Archives)

The image above from 1940 shows almost all of the essential features of the Masonic Home, which were intact by 1937. The large T-shaped main building, constructed in 1927, dominates the site, and its formal front is set back from Marine View Drive S by a wall and gates, large lawn, and landscaped oval drive. Behind the main building, the property is largely wooded. The water tower constructed in 1926 is visible at the center top of the photo; it is fed by a well and pumphouse, not visible, at its base. Two other small pumphouses are visible to the southeast and southwest of the main building, and are linked by an irregular paved walk across the lawn. Residential structures for Home staff are visible at the southwest property corner, which were removed by the 1980s. Another staff home is discernable east of the water tower. The Garage, built in 1937, is visible just above the rear wing of the Main Building. The access road to it is visible along the north property line.

Fig. 9 – Masonic Home in 1977, showing the Eastern Woods behind the Main Building after the easternmost 40 acres had been sold in 1973, but before they were developed. The exact boundaries of the property prior to the sale of the land are unclear. Also note the 1966 Infirmary Wing behind the Main Building, which would be expanded in 1987. North is oriented left. (Washington State Department of Ecology Shoreline Atlas)

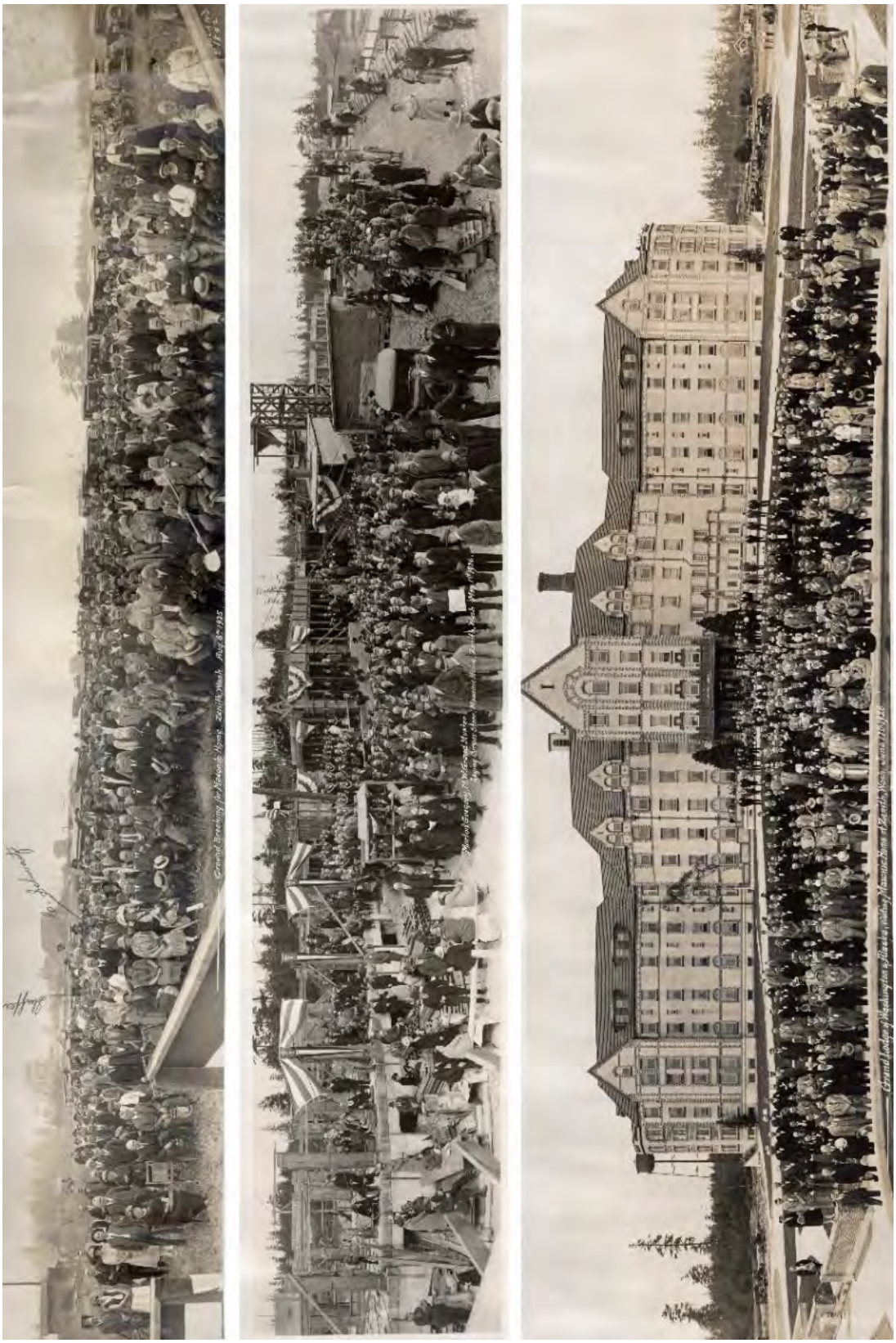


Fig. 10 – Groundbreaking ceremony on August 8, 1925 (top); Cornerstone laying ceremony on May 1, 1926 (middle), and a visit by the Grand Lodge of Alaska and Washington on June 17, 1928, one year after completion (bottom). (Washington Masonic Archives)

The Washington Masonic Home viewed from the northwest, around 1930. (Washington Masonic Archives)

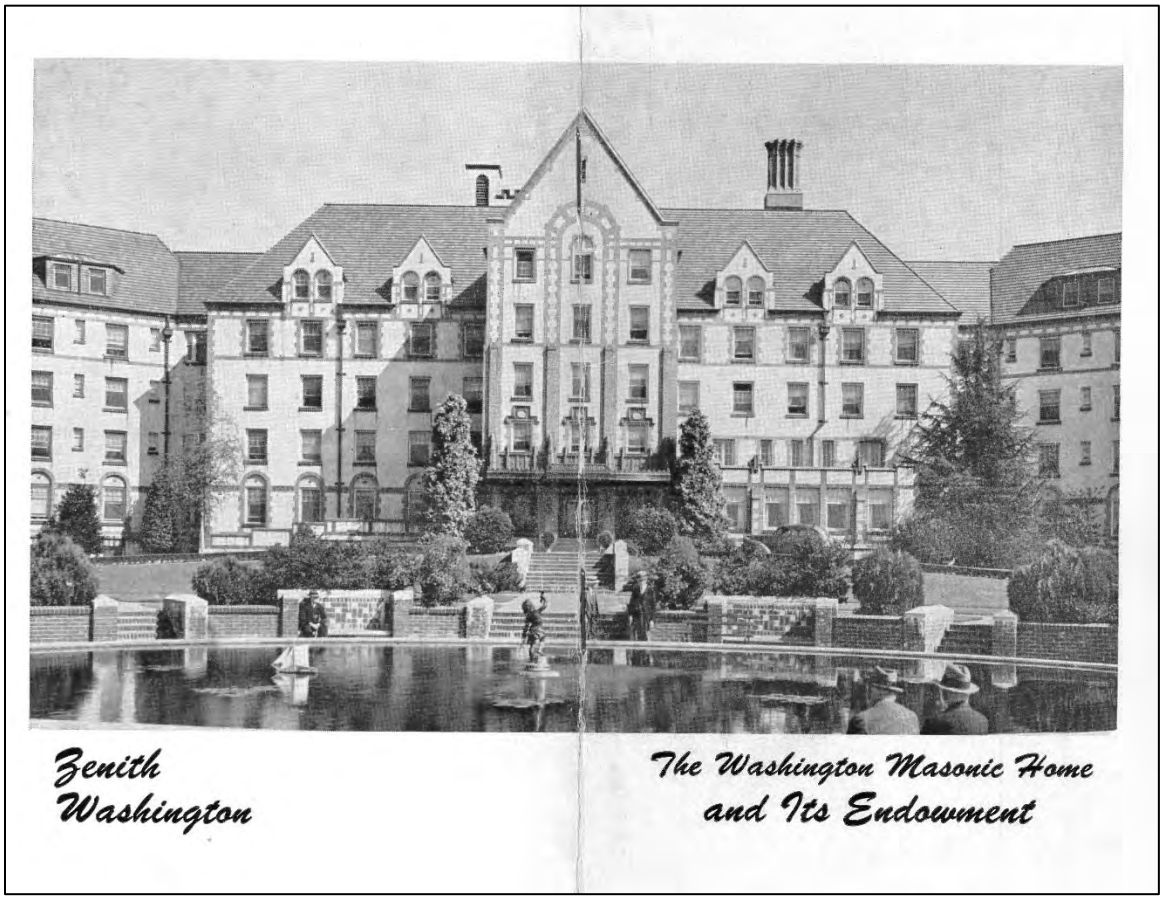
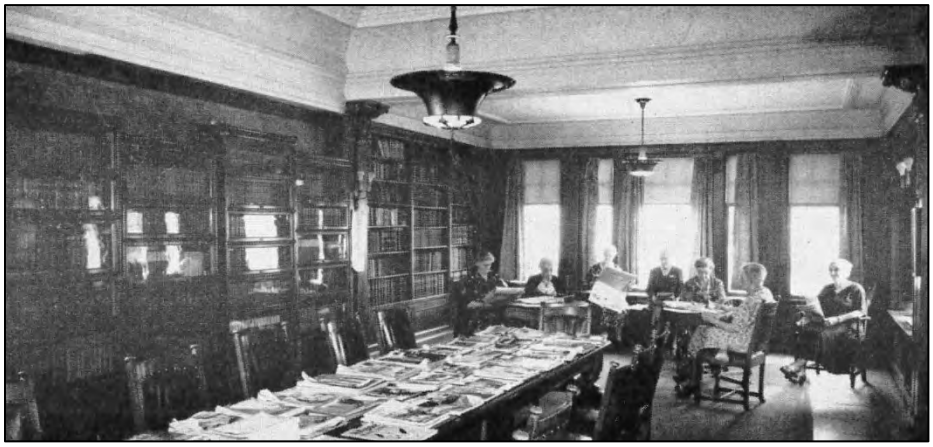


Fig. 11 – The Masonic Home around 1950, from a promotional pamphlet. (Washington Masonic Archives)

Fig. 12 – The Masonic Home around 1950. (Washington Masonic Archives)



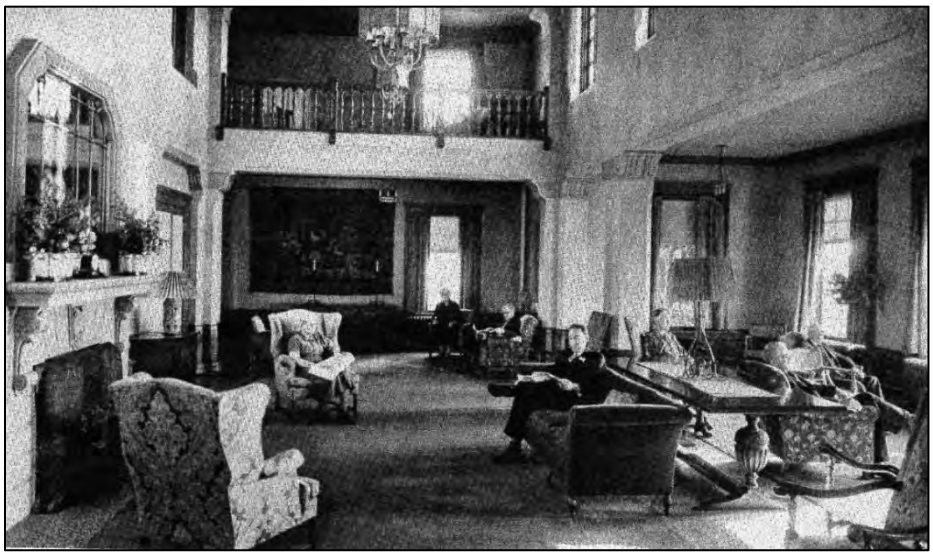
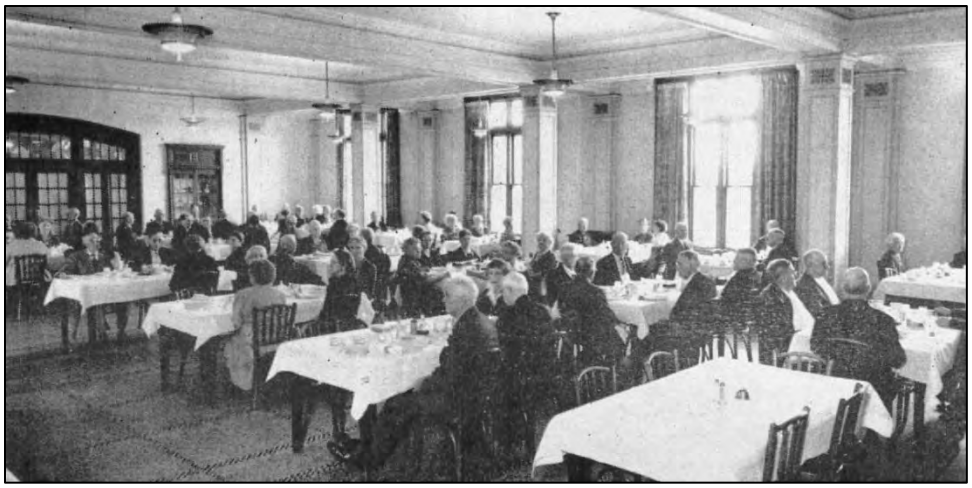


Fig. 13 – Images of the interior of the Masonic Home around 1950, showing the library (top) and the sitting room (bottom) off the main entry.

(Washington Masonic Archives).



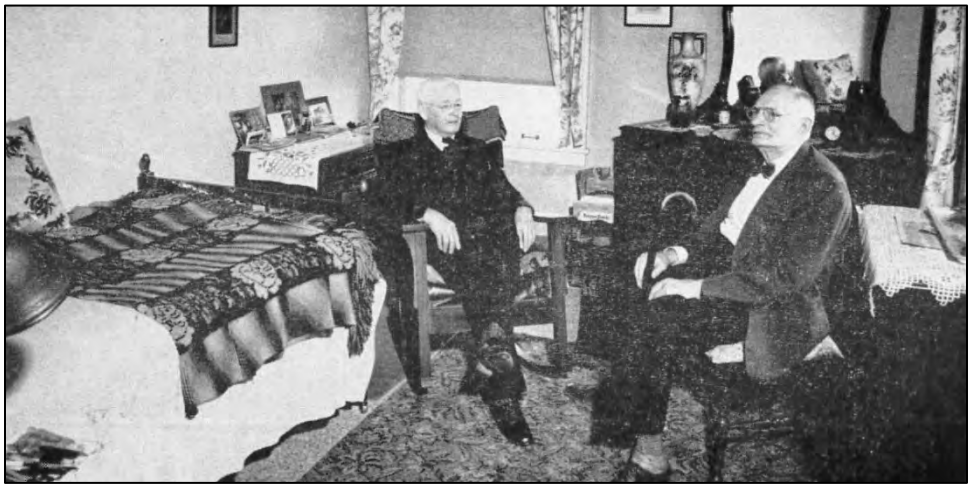


Fig. 14 – Three images of the interior of the Masonic Home around 1950, showing the dining room, a typical bedroom, and one of the solarium rooms. (Washington Masonic Archives)

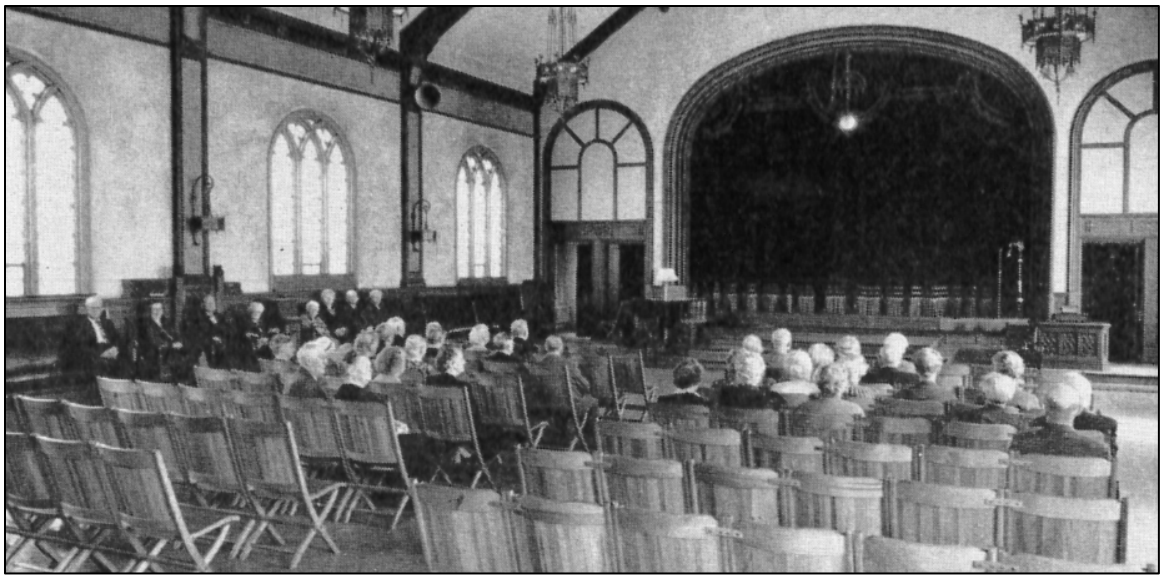


Fig. 15 – Two images of the interior of the Masonic Home, showing two views of the Auditorium/Chapel around 1950 (above) and 1965 (below). (Washington Masonic Archives)

Fig. 16 – These King County tax assessor photos record buildings no longer on the Masonic Home property.

(Top Row) The Gabled Pumphouse (left) and Greenhouse (right). The Pumphouse was built in 1926 as part of the original water system, and once covered the well at the southwest part of the site. It was demolished by the 1970s and the well is currently covered with a concrete slab. The Greenhouse was constructed in 1937, as indicated by tax records, and was located behind the Main Building, south of the rear wing. Later, it was enclosed in the courtyard when the Infirmary Annex was constructed in 1966. It deteriorated and was demolished at an unknown time, and a ca. 1990 wood-frame and corrugated metal Garden Shed was built on the foundation.

(Middle and Bottom Rows) These three houses were used for staff housing, including the Home's superintendent. The largest house pre-dated the Masonic Home and was located at the corner of Masonic View Drive South and South 240th Street.

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APPENDIX A – Current building photos

Note: *All photos by author and date to April 2022 unless noted otherwise; some author photos date to September 2019 and are labeled "2019."*

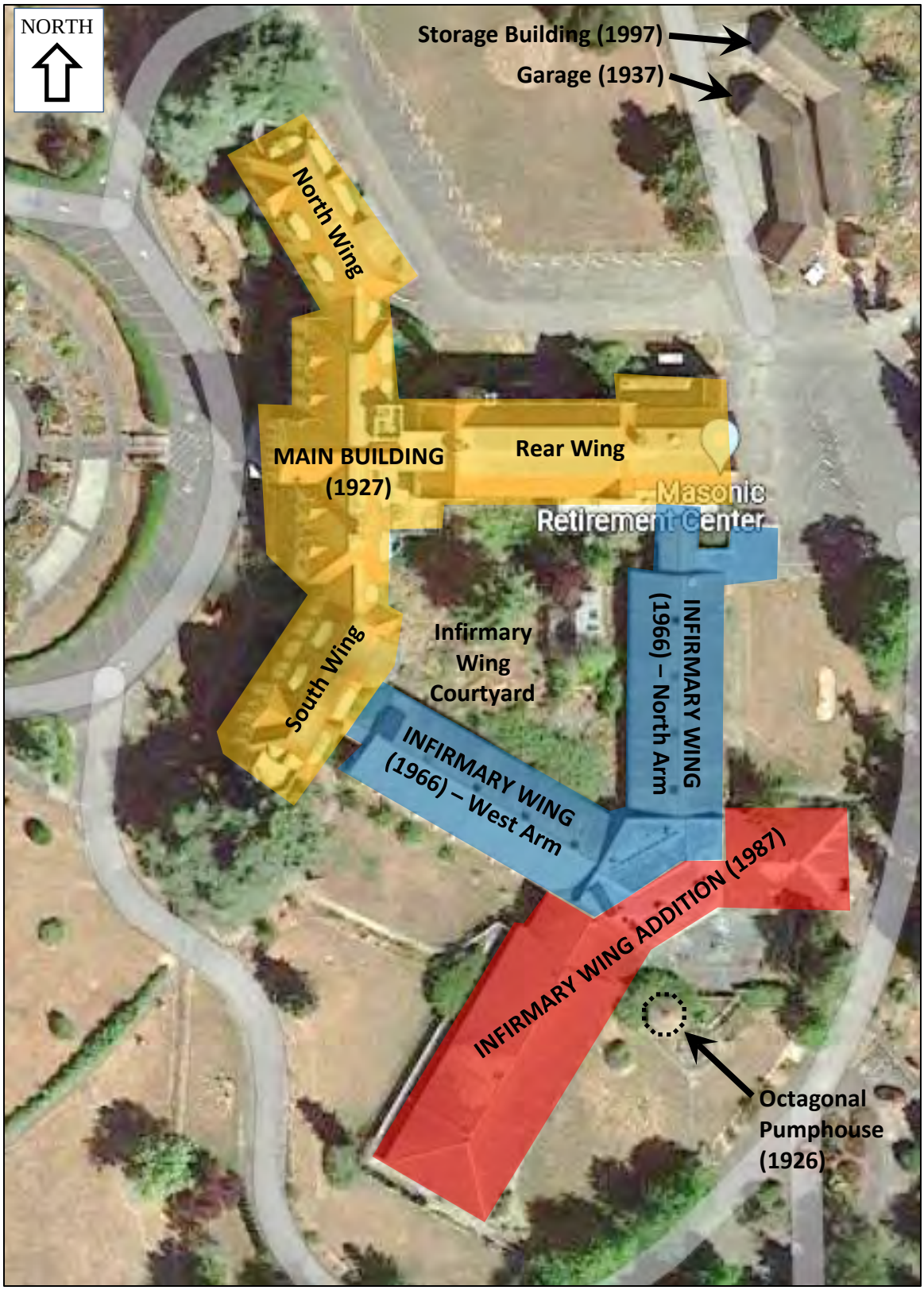

Fig. 1 – KEY to photo captions of Main Building (1926), Infirmary Wing (1966), and Infirmary Wing Addition (1987). The Garden shed (unknown date but ca. 2000) is partly visible in the Infirmary Wing Courtyard, to the right of the text.

Fig. 2 – Main Building, west facade.

Fig. 3 – Main Building, west facade.

Fig. 4 – Main Building, west facade.

Fig. 5 – Main Building, west facade, detail of central upper gable. (2019)

Fig. 6 – Main Building, west facade, main entrance marquee.

Fig. 7 – Main Building, west facade, main entrance porch.

Fig. 8 – Main Building, west facade, main entrance porch, detail of Masonic ornamental tile.

Fig. 9 – Main Building, south wing, west facade.

Fig. 10 – Main Building, north wing, west facade.

Fig. 11 – Main Building, north wing, north facade (north solarium bay).

Fig. 12 – Main Building, view west to west facade of north wing (right) and north facade of rear wing (left).

Fig. 13 – Main Building, north wing, west facade.

Fig. 14 – Main Building, rear wing, north facade.

Fig. 15 – Main Building, view southwest to rear wing.

Fig. 16 – Main Building, rear wing, east facade, showing loading dock.

Fig. 17 – Main Building, rear wing (in distance) showing loading dock at right. Infirmary Wing (built 1966) north arm in foreground at left.

Fig. 18 – Main Building, rear wing (in distance), south facade from interior courtyard. Garden shed in foreground.

Fig. 19 – Main Building, rear wing, south facade from interior courtyard.

Fig. 20 – Main Building, rear wing, south facade from interior courtyard.

Fig. 21 – Main Building, south facade of rear wing (right) and east facade of south wing (left), from interior courtyard.

Fig. 22 – Main Building, south wing, east facade, from interior courtyard.

Fig. 23 – View southeast from Main Building upper floor towards Infirmary Wing courtyard. Garden shed hidden behind tree.

Fig. 24 – View east from Main Building upper floor towards Infirmary Wing courtyard at left. Garden shed is visible in the courtyard.

Fig. 25 –Infirmary Wing courtyard, showing Garden shed. Main Building rear wing visible at left.

Fig. 26 – Infirmary Wing north arm, east facade, covered entrance. (2019)

Fig. 27 – Infirmary Wing north arm, east facade, covered entrance.

Fig. 28 – Infirmary Wing Addition, east facade.

Fig. 29 – Infirmary Wing Addition, east facade. Octagonal Pumphouse visible in foreground.

Fig. 30 – Infirmary Wing Addition, east facade, showing outdoor walled exercise area. (2019)

Fig. 31 – Infirmary Wing Addition, outdoor walled exercise area, view east from building. (2019)

Fig. 32 – Octagonal Pumphouse, east facade.

Fig. 33 – Infirmary Wing Addition, southwest facade. Octagonal Pumphouse visible in distance at right.

Fig. 34 – Infirmary Wing Addition, northwest facade.

Fig. 35 – Infirmary Wing west arm, southwest facade (left), and Infirmary Wing Addition, northwest facade (right).

Fig. 36 – Infirmary Wing west arm, southwest facade.

Fig. 37 – Main Building, front entrance. (2019)


Fig. 38 – Main Building, front entrance steps, showing spalling and water damage.

Fig. 39 – Main Building, interior, first floor, entry vestibule. (2019)

Fig. 40 – Main Building, interior, first floor, main hall, view north. (2019)

Fig. 41 – Main Building, interior, first floor, main hall, detail of terrazzo floor and wainscotting.

Fig. 42 – Main Building, interior, first floor, sitting room, view south. (2019)

Fig. 43 – Main Building, interior, first floor, sitting room, view north.

Fig. 44 – Main Building, interior, first floor, former library, view north. (2019)

Fig. 45 – Main Building, interior, first floor, waiting room, view east into dining room.

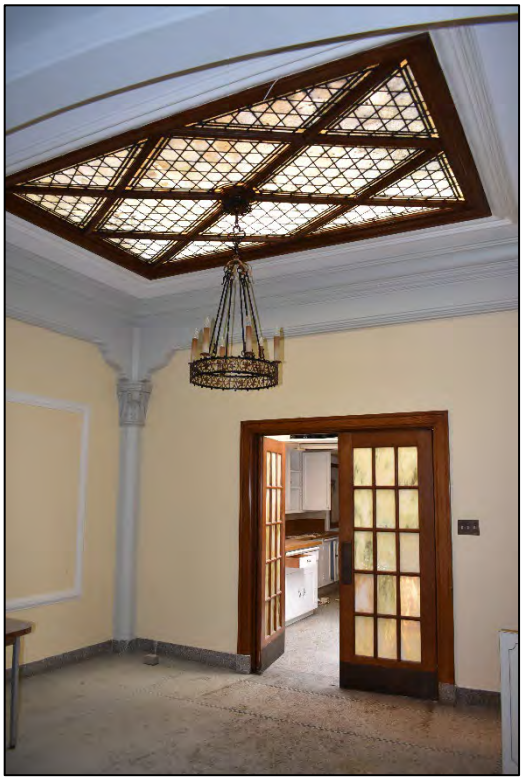

Fig. 46 – Main Building, interior, first floor, waiting room, view west.

Fig. 47 – Main Building, interior, first floor, dining room, view west.

Fig. 48 – Main Building, interior, first floor, dining room, view east.

Fig. 49 – Main Building, interior, first floor, dining room, detail of doorway.

Fig. 50 – Main Building, interior, first floor, dining room, detail of fireplace.

Fig. 51 – Main Building, interior, first floor, kitchen.

Fig. 52 – Main Building, interior, first floor, kitchen, support space.

Fig. 53 – Main Building, interior, first floor, main circulation ramps off main hall. (2019)

Fig. 54 – Main Building, interior, second floor, main circulation ramps.

Fig. 55 – Main Building, interior, upper floor, main circulation ramps, longitudinal view and support column.

Fig. 56 – Main Building, interior, typical secondary stair. (2019)

Fig. 57 – Main Building, interior, second floor, chapel/auditorium, view east to front.

Fig. 58 – Main Building, interior, second floor, chapel/auditorium, view west to rear.

Fig. 59 – Main Building, interior, second floor, vestibule to chapel/auditorium main floor and balcony.


Fig. 60 – Main Building, interior, second floor, chapel/auditorium, stage and fly loft at east end. (2019)

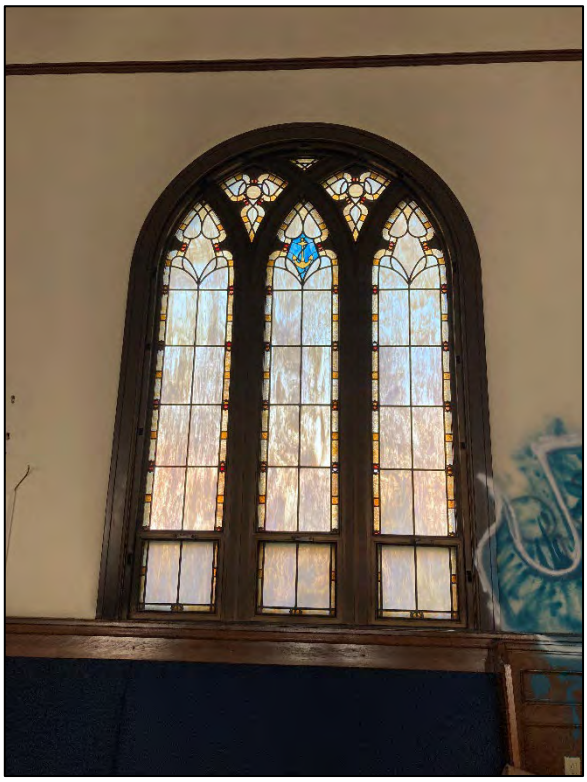

Fig. 61 – Main Building, interior, second floor, chapel/auditorium, detail of stained glass window.

Fig. 62 – Main Building, interior, second floor, dormitory behind chapel/auditorium, view east. (2019)

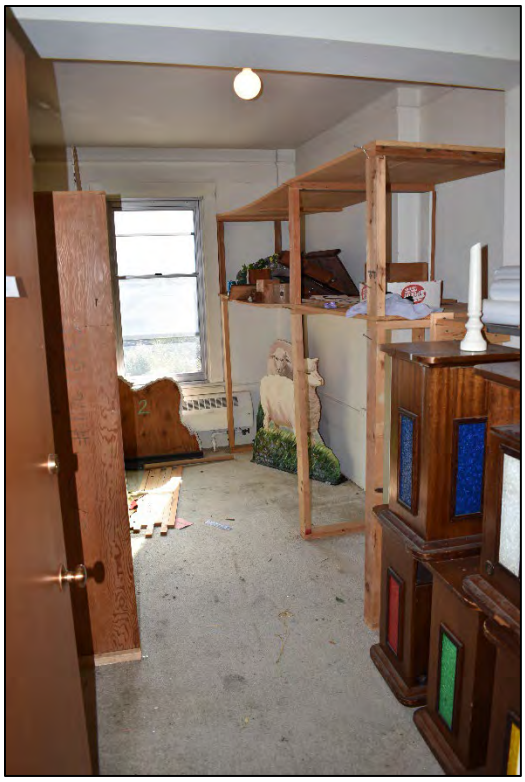

Fig. 63 – Main Building, interior, second floor, dormitory behind chapel/auditorium, typical room. (2019)

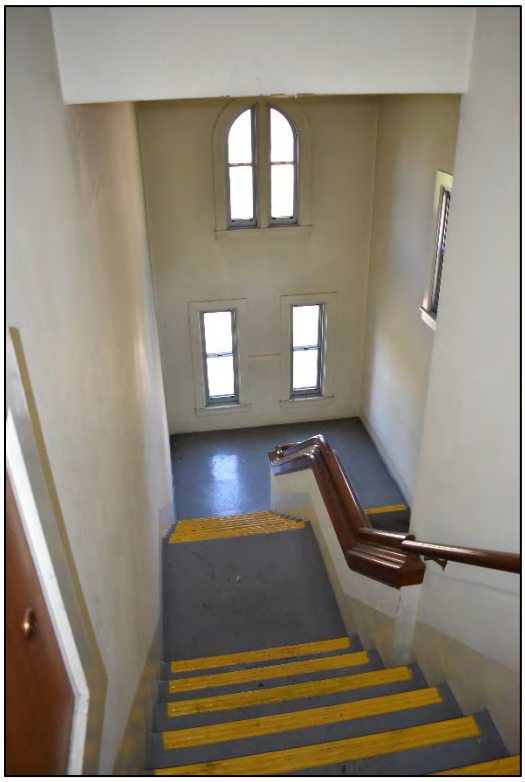

Fig. 64 – Main Building, interior, second floor, dormitory behind chapel/auditorium, northeast exit stair.(2019)

Fig. 65 – Main Building, interior, third floor attic space behind chapel/auditorium and above dormitory. (2019)

Fig. 66 – Main Building, interior, upper floor, typical residential wing corridor.

Fig. 67 – Main Building, interior, upper floor, typical residential wing mid-corridor sitting area. (2019)

Fig. 68 – Main Building, interior, upper floor, typical residential wing mid-corridor sitting area.

Fig. 69 – Main Building, interior, upper floor, typical residential unit.


Fig. 70 – Main Building, interior, upper floor, typical residential unit.

Fig. 71 – Main Building, interior, upper floor, typical residential unit, detail of closet door and trim.

Fig. 72 – Main Building, interior, upper floor, typical solarium at end of residential corridor.

Fig. 73 – Main Building, interior, upper floor, typical solarium at end of residential corridor, showing built-in bookcases.

Fig. 74 – Main Building, interior, upper floor, typical shared bathroom. (2019)

Fig. 75 – Main Building, interior, upper floor, typical shared toilet room.

Fig. 76 – Main Building, interior, basement, typical corridor. (2019)

Fig. 77 – Main Building, interior, basement, corridor at vault room. (2019)


Fig. 78 – Main Building, interior, basement, typical room. (2019)

Fig. 79 – Main Building, interior, basement, typical room, showing concrete floor structure overhead. (2019)

Fig. 80 – Condition: Main Building, interior, first floor, water damage at sitting room.

Fig. 81 – Condition: Main Building, interior, first floor, water damage at residence quarters.

Fig. 82 – Condition: Main Building, interior, second floor, water damage at south Solarium.

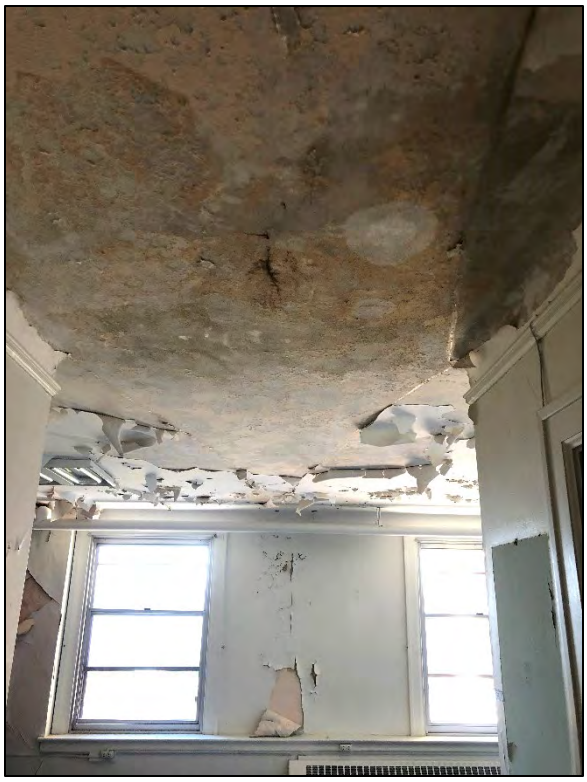

Fig. 83 – Condition: Main Building, interior, third floor, water damage.

Fig. 84 – Condition: Main Building, interior, fourth floor, water damage at residential kitchen.

Fig. 85 – Condition: Main Building, interior, fourth floor, water damage at south Solarium.

Fig. 86 – Condition: Main Building, interior, fifth floor, water damage at a bedroom.

Fig. 87 – Condition: Main Building, interior, fifth floor, water damage at south wing.

Fig. 88 – Condition: Main Building, interior, fifth floor, water damage.

Fig. 89 – Condition: Main Building, interior, fifth floor, water damage at north stair tower

Fig. 90 – Condition: Main Building, interior, fifth floor, water damage at south stair tower

Fig. 91 – Infirmary Wing, interior, first floor, typical corridor (built 1966).


Fig. 92 – Infirmary Wing, interior, first floor, typical ward along corridor (built 1966).

Fig. 93 – Infirmary Wing Addition, interior, first floor, nursing station at center (built 1987). (2019)

Fig. 94 – Infirmary Wing Addition, interior, first floor, multipurpose room (built 1987), view through door at left is walled outdoor exercise area. (2019)

Fig. 95 – Infirmary Wing Addition, interior, first floor, view east. (2019)


Fig. 96 – Infirmary Wing Addition, interior, first floor, pool therapy room. (2019)

Fig. 97 – View north from road wrapping around the south side of the Infirmary Wing Addition.

Fig. 98 – Central Oval, view northwest from Main Building.

Fig. 99 – Central Oval, pool and curved brick retaining wall with seating.

Fig. 100 – Central Oval, brick retaining wall at walk, view south.

Fig. 101 – Central Oval, brick retaining wall, detail of seating.

Fig. 102 – Central Oval, detail of paths and garden beds with curbs.

Fig. 103 – Central Oval, detail of memorial flagpole base and sundial.

Fig. 104 – Central Oval, detail of concrete roadway, walk, and garden beds with curbs.

Fig. 105 – Central Oval lawn, view north. Buildings visible are off the subject property.

Fig. 106 – Central Oval lawn, view south.

Fig. 107 – Central Oval lawn, view west.

Fig. 108 – Central Oval lawn, view east.

Fig. 109 – View northeast across front lawn from southwest property corner towards Main Building

Fig. 110 – Central Oval, Masonic Home sign.

Fig. 111 – Front gates.

Fig. 112 – Water Tower (built 1926).

Fig. 113 – Water Tower pump house (built 1926).

Fig. 114 – Storage Building at left (built 1997); Garage at right (built 1937).(2019)

Fig. 115 – Outdoor Kitchen (unknown construction date, mid-20th century) in woods east of the Main Building.

Fig. 116 – Dining Patio (unknown construction date, late 20th century) in woods east of the Main Building. Visible at right is the Outdoor Kitchen.

Fig. 117 – Restroom Building (unknown construction date, mid-20th century) in woods east of the Main Building.

Fig. 118 – Path to Outdoor Kitchen, Dining Patio, and Restrooms in woods east of the Main Building.

Fig. 119 – Path along eastern property line (marked by chain link fence) in woods east of the Main Building. Buildings visible at right are off the subject property.

Fig. 120 – Site: View north through glade towards Outdoor Kitchen, in woods east of the Main Building. (2019)

Fig. 121 – Site: Glade in woods east of Main Building and Infirmary Wing, view north. (2019)

Fig. 122 – House (built 2004 as a model home and sales office) southeast of Infirmary Wing along south property line, view southeast. (2019)