



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Reuben McKnight, Historic Preservation Officer, Planning and Development Services  
Peter Huffman, Director, Planning and Development Services *PH*  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution – Historic Designation of 423 North D Street, the Charles Hebard and Franke  
Tobey Jones House – December 10, 2019  
**DATE:** November 8, 2019

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**SUMMARY:**

A resolution designating the Charles Hebard and Franke Tobey Jones House, located at 423 North D Street, as a City Landmark and placing said property on the Tacoma Register of Historic Places.

**STRATEGIC POLICY PRIORITY:**

- Assure outstanding stewardship of the natural and built environment.

**BACKGROUND:**

The Charles Hebard and Franke Tobey Jones House was nominated to the Tacoma Register of Historic Places by the property owner. The home is a contributing property in the National Register of Historic Places-listed Stadium-Seminary Historic District. In 1891, the home was designed by the architectural firm Pickles & Sutton for the original owner, Frederick Watson. In 1907, Charles Hebard Jones, and his wife, Franke Tobey Jones, purchased the property. They hired the architectural firm Russell and Babcock for the renovations, which included the detached garage that is included in the nomination.

Charles was a founder of the St. Paul & Tacoma Lumber Company, which owned 80,000 acres, and the Northwestern Lumber Company. Also an owner of both lumber companies, Franke's most notable legacy was the establishment of the Franke Tobey Jones home for the elderly. The current home opened on March 4, 1965, with accommodations for 65 residents on land donate by Tobey Jones. It was named the Franke Tobey Jones Home in honor of Franke's generosity. Franke also donated to an endowment fund for the home's operation.

On, August 28, 2019, the Landmarks Preservation Commission voted to schedule the nomination for a public hearing. The Commission conducted a hearing on September 25, 2019. Following the hearing, the Commission voted to recommend designation of the Charles Hebard and Franke Tobey Jones House to the Tacoma Register of Historic Places.

**ISSUE:**

By designating the Charles Hebard and Franke Tobey Jones House as a City Landmark, the building will be protected for future generations. In addition, it may become eligible for City historic preservation incentives, including Special Tax Valuation, the Historic Conditional Use Permit, low-interest loans and Transfer of Development Rights.

**ALTERNATIVES:**

If the building is not added to the Tacoma Register of Historic Places, future changes to the structure that negatively alter architectural character, including demolition, could take place without the review of the Commission, provided that all land use and building code requirements were met. In addition, the property would not be eligible for financial and development incentives that encourage adaptive reuse.



**RECOMMENDATION:**

Staff concurs with the recommendation of the Landmarks Preservation Commission to designate the above property as a City Landmark, which will help to preserve this important structure for future generations.

**FISCAL IMPACT:**

There is no fiscal impact.