ACQUISITION OF BUILDINGS

This is a chronological list of the acquisition of buildings at the University of Puget Sound and their cost and replacement value as of 1970 appraisal.

The first building on the campus was built in 1924 and called Jones Hall, named for Mr. J. H. Jones and Mrs. Frankee Jones, his wife.

The second building was the Gymnasium, which has been called the Girl's Gymnasium, and also the Old Gymnasium. It was built in 1924 when the College was moved from Sixth and Sprague to its present location.

In 1927 Howarth Hall was built, called the Science Building in its first construction. The lower floor had existed several years as a basement structure in which there was some science and the home economics and the food service. Mr. Leonard Howarth left $150,000 to the City of Tacoma to be used for its best use. Dr. Todd, Mr. Dix Rowland, Mr. Alfred Lister, and several others were able to convince the City that the best use would be in building the Hall and naming it for Mr. Howarth. In the interim, the Trustees borrowed $100,000 on the site and on Jones Hall in order to structure the beginning of Howarth Hall. It was completed in 1927 as a science building.
In 1938 Anderson Hall was built and named for Agnes H. Anderson. Her family gave some money toward its construction. It was built to house 36 girls and have their food service and kitchen in it.

In 1941 Kittredge Hall was built as a student center and a food center. Also, it was used as an exhibit for the way in which plywood could be used in buildings. Much of the plywood, (some eighteen different kinds), was used in the construction of the building as a gift from various lumber companies. The original money was given by Miss Kittredge honoring her father. The money was to be kept until it came to $20,000 at which time it could be used for a building on the campus. The attorney for the University, Mr. Dix Rowland, advised the Trustees that $20,000 had accumulated and therefore it could be used for a building. However, before it was finished about three times the original $20,000 had been used in construction. When I became President August 1, 1942, there was still a basic debt of $8,000 plus some other monies which were owed for furnishings.

Todd Hall was built as a dormitory for men in 1947, honoring Dr. E. H. Todd who had been President from 1913 to 1942. Dr. Todd was one of the most eminent educators in the Pacific Northwest and it was through his dedication and leadership in the Board of Trustees that the University actually survived and became as outstanding as it was in those days. Todd Hall cost $288,463.23. Its appraised value in 1970 was $734,393. The modified Gothic Tudor design which was started by Dr. Todd and the Trustees was carried out in that building and all others constructed.
South Hall, units A, B, and C were constructed in 1947. This was a result of the GI enrollment. The Federal Government made available to universities who could qualify, certain surplus buildings. Mr. Alonzo Emerson, who was Superintendant of Buildings and Grounds, and I went from Canada to California seeking the best buildings available. One was a hospital for special soldiers in Paine Field in Everett. It was finished on the inside, and the only one that we could find that was finished. These buildings were cut apart and brought to the campus by the government. The University had to furnish the foundations and the utility connections. It was decided that Occupational Therapy should be in part of them and the Maintenance department should have one of the buildings. As much as the major cost was a contract with the Federal Government, the first three cost the University $62,000 and Unit D which was added later cost $11,222. The underneath part of Unit A was called the warehouse and cost $9,000.

The Memorial Fieldhouse, which is a memorial to the 133 men who died in World War II from the campus and alumni association, was built in 1949. It was needed because the early gymnasium was inadequate for the University to have athletic educational programs, and to play athletic contests. Mr. Donald Shotwell was chairman of the building committee, and the contract was awarded to the Roy T. Earley Company. The cost was $431,428.52. The appraised value in 1970 was $1,041,874.

In 1950 the President's residence was built. Mr. Harry Brown, at a meeting of the Board of Trustees in 1948, said that when the President was appointed in 1942 the Trustees had promised a new residence for the President and his family. Nothing had been done.
Mr. Brown said, "I'm going to pass a paper among the Trustees to see how much we can underwrite." He did, and it came around and there was $32,000 pledged on the paper. When it came to the Officer's table, Mr. Clapp looked at it and said he would be happy to match dollar for dollar the total amount that had been pledged. The action was taken that the President and his wife together with the Chairman of the Building Committee should structure plans for the President's residence. This was done and the plans went through a series of drafts from A to J. The original plan was considerably reduced although the house was designed so that the President and his wife entertained some 10,000 people a year for many years with receptions, dinners, teas, student gatherings, commencement receptions and the other things that were concomitant with the President's public relations. The President's residence cost $75,308.53. In 1970 it was evaluated at $184,547. It is a modified Tudor architecture and strategically located so that the faculty, students, and public relations program could be carried on in a very excellent manner for the good of the University.

In 1952 it was necessary to create an addition to Anderson Hall. This was known as Langdon Hall, named for a lady who was a member of the Plymouth Congregationalist Church in Seattle. She asked me to come to see her on occasion and took an annuity with us. Also, she said that she would like us to be remembered in her will. When I followed up and tried to get her to instruct the will exactly, she said, "don't worry, it'll be taken care of." I was very surprised when I found that when she died, the will said that her estate should be divided by Mr. Smith who was the
executive businessman for Plymouth Congregational Church, a YMCA man, and myself. We had several meetings and the YMCA man wanted most of the estate to go to the International YMCA Fund in which she had no interest. Mr. Smith and I worked out an agreement whereby one third would go to Plymouth Congregational Church, one third to go to the University of Puget Sound, and a considerable amount to go to the YWCA in Seattle. When the YMCA man did not want to go along with this I told him I would make a minority report to the court and he finally came along with it. Mrs. Langdon was a very wonderful lady much interested in Christian higher education. She was a person very pleased to make her original contribution to the University of Puget Sound. At her death, the assets of the annuity and the bequest program structured the major gift to Langdon Hall. It was built in 1952 at a cost of $335,655.74 and its replacement in 1970 appraisal was $588,682.

The Music Building was built in 1953. There was a great need for extra classroom space and the Music Building - the Old Farmhouse - had become completely obsolete. Therefore the Board of Trustees authorized the building of the Music Building with the understanding that there would be classrooms, practice rooms, a room for the symphony recital hall and auxiliary space for faculty offices in future development. The cost was $413,044.97. Its replacement value in 1970 was $772,645. It was the first classroom building built on the campus after the war and fulfilled a very great need.
The Everill S. Collins Memorial Library was built in 1954. We had asked the students, faculty and staff to suggest to the architect the best possible structured library to meet our needs. After working about two years on the plans it was constructed. Mr. Warren Perry was the librarian and had been for a number of years. The old library was in the basement of Jones Hall. We had about 45,000 volumes at that time. When the library was finished we constructed a canvas tunnel from the back of Jones Hall to the new library front door and we declared a day without classes and asked the students to help us move. Mr. Perry and his staff had so organized it so that they started at one end and put the books in cartons exactly the way he wanted them in the library. The move was done in a day. We had a snack and luncheon for all the students and people that helped. Townspeople came as well as the Trustees.

Mr. Collins was the President of Collins Pine Company, the Ostrander Timber Company, and he was also very involved with construction work as it related to Oregon, Washington, and California. He had as his partner Geo Atkinson of California. He was very much interested in the Methodist Church and established Collins Pension Fund for Returned Missionaries. It is still very active. He put some $23 million into that fund because he found that missionaries returning from the foreign field had no pension fund or very little on which to live.

Mr. Collins was writing a later will, but was waiting for members of his family to finish certain procedures before the new will was written. These procedures were never finished
which meant that the University of Puget Sound did not get as much money in the former will as was allocated in the second will. Upon Mr. Collins death, his son Truman Collins called me and asked me to come to Portland. He said that because they knew that Mr. Collins Sr. had planned to give this money to the University for the library that they would give it even though it was not tax deductible. They wanted to carry out his basic intent and help the University.

Mr. Truman Collins was a very great friend of the University. He was a graduate of Willamette as was his sister, Mrs. Grace Goudy. Her son, Allan Goudy is now chairman of the Collins series of companies. Through the years the Collins family and the Goudy family have been very generous to the University of Puget Sound.

The Hugh Wallace Memorial Swimming Pool was built in 1956. It had an interesting background. I was vice-chairman of the United Way campaign and Mr. Reno Odlin, President of Puget Sound National Bank, was chairman. One day when I went to make my report, I asked before the meeting if I could make my report early because I had scheduled another meeting. However, just as the meeting started Mr. Odlin looked at me and said, "Frank, I wish you would wait until after the meeting because I have something I have to talk to you about." I waited and afterwards he said, "How could you use an Olympic size swimming pool at the University of Puget Sound?" I said I certainly could and it would be wonderful if it could come in one gift because it is the kind of thing for which I cannot go out and raise money.

I was asked to give a speech to the Boy Scout community meeting at the camp out by Purdy. It was a rainy night and I lost
my way on several occasions. I finally found myself at this very nice cabin. After a while they blew the whistle and put a couple of big logs in a huge fireplace in the cabin, and introduced me. I was speaking in front of the fireplace and when I'd back up I got too warm and I'd move down by the feet of the boys, sitting on the floor, and then I'd move back when I cooled off a little. One time, moving back, I noticed a plaque which said, "This fireplace was built by the Hugh Wallace Memorial Foundation." I asked Mr. Kilworth, who was then chairman of the Board of Trustees, who the Hugh Wallace Foundation was. He mentioned the fact that Mr. Hugh Wallace had been a very prominent businessman in Tacoma, a lumberman, and at one time he was Ambassador to France. When he died, he left some money in charge of a committee of three, comprised of the President of the Puget Sound National Bank; Harold Long, the minister at Immanuel Presbyterian Church; and the former president of the Puget Sound Bank prior to Mr. Odlin. I applied to them for a major gift for a building and they said they could not give that much, but did I have a project of a lesser amount? Actually, I had applied for money for the Music Building but they said they could not give that amount. However, they did give $8,000 and we bought a Steinway piano with it. One day they came up to see the Steinway and fortunately one of our outstanding music majors was playing it. They were very pleased with it. This led to a relationship with the Hugh Wallace Foundation and Mr. Odlin's statement to me at the United Way meeting was the fact that there had been a great appreciation in the stocks of the Hugh Wallace Foundation and they
could make one major contribution. He asked me to get a bid on an Olympic size swimming pool for under $50,000. We did get a bid for $49,000. However, this was to be located next to the Women's Gymnasium and it had no building over it. Also there would have to be very unusual renovations in the shower and other facilities in the Women's Gymnasium in order to accommodate the Hugh Wallace Pool.

The Trustees of the Hugh Wallace Foundation made the allocation for the pool itself and it was necessary for me to raise money for the building over the pool and to structure the refinements in the gymnasium. The pool cost $51,385.54. The renovation for the building over it and the other renovations cost $86,585.70.

In 1956 we built the warehouse which was also part of the South Hall complex. This was in order to have more space for maintenance, buildings and grounds. It was an expenditure of $21,120.

Harrington Hall was built in 1957 at a cost of $343,630.89. Mrs. Harrington was a member of the University Congregational Church in Seattle. I was their interim minister three different times when they were in the process of calling a new minister. After one of my sermons Mrs. Harrington said she would like to talk to me. She said she would like to help the University and some of our students. I asked if she had a target amount in mind and she said $2,000. She gave us $2,000 and I had her meet some of the students whom she had helped. She invited us to her home on several occasions and I met Mrs. Schiff who was her daughter and also a very loyal member of the University Congregational Church. It was a very fine
relationship with the Harrington's and the Schiff's. I baptized some of the Schiff grandchildren. At a tea at the President's residence Mrs. Harrington said, "I would like to do something more for the University and would you have a suggestion?" I suggested that she might be interested in naming one of the new halls that was being built at that time in 1957. She said she would be glad to give $100,000 towards its construction. It is called Harrington Hall.

Her daughter, Mrs. Helen Schiff, was party to the conversation about naming Harrington Hall and said she would like to do the same as her mother - give $100,000 towards the naming of a dormitory. Fortunately we were building the two at the same time so her dormitory is along side of her Mother's and is called Schiff Hall. It cost $416,000. It had a replacement value of $574,666 in 1970. Mrs. Schiff served as a member of the Board of Trustees until she could no longer drive. She was very much interested in the University and has given gifts from time to time since the building of Schiff Hall. We have had teas honoring her in Schiff Hall and the girls have been very pleased to meet her.

The Flora B. Tenzler Hall was built in 1958. Mrs Tenzler was the wife of Herman Tenzler who was a very unusual leader in the plywood industry. He had his own plywood and door manufacturing plant on the Tideflats. He was a very aggressive individual and a man who had many ideas as to marketing and various business practices.

He had as his attorney Mr. Frank Neal. Frank Neal was a member of our Board of Trustees. He was a very strong willed man who wanted to see his ideas carried out in the University Administration. Mr. Neal was a strong fraternity man and left some money
to endow a scholarship fund and house upkeep for his fraternity on our campus.

On many occasions I talked to Mr. Neal about the possibility of Mr. Tenzler making a gift to the University. Mr. Neal kept saying, "he will one day," and "let me handle it for you." He called me and said that I should go see Mr. Tenzler concerning the possibility of a memorial to his wife, Flora B. Tenzler. We did not know then that Mrs. Tenzler had cancer, terminal within two or three years. I went to see Mr. Tenzler and he suggested that we might be able to construct a dormitory for special young people who were outstanding in academics and had a high sense of dedication and moral values. He also asked me to get a set of plans drawn. We had been building dormitories for about 65 to 75 students and in as much as our Board of Trustees had suggested that we have dormitories of approximately that size because they would not seem as institutionalized as one very big building. I took a set of plans to him and he said, "Leave them with me, this isn't exactly what I had in mind." I left them in his office on a very large table which he used for his business planning. The next morning at about 7:00 my phone rang. It was Mr. Tenzler asking me if I could come down and see him right away. There were the plans, red pencilled and blue pencilled and torn apart. I looked on in amazement and said, "Herman, you must have spent all night on these plans." He said, "It was one of the most interesting projects I've ever known. At about 10:30 I decided I should have some student input into these plans." He called his daughter who
was then a junior at Washington State College and asked her what should be the ideal women's dormitory. She advised him that there should be some rooms with private baths, some suites in which three rooms surround a private bath, a sewing room, and typing room on each floor, a solarium for sunbathing, a big meeting room and large storage room on the ground floor and a kitchen on the ground floor. She also suggested that there be a very large lounge and that there be twin fireplaces in the lounge with a serving kitchen for teas and receptions off the lounge. Mr. Tenzler was very eager that we proceed at once. I very frankly said to him, "Mr. Tenzler, I cannot build this building for the $300,000 to $325,000 which we have been paying for dormitories up to this time." He looked at me and said, "Franklin, I did not say anything about money. You go out and get a bonafide bid. I hope it will be the best bid you possibly can!" He said, "I hope it will be Bonny McDonald's company for they are excellent builders and then bring me a statement concerning it and I will then advise you."

We put the plans out for bids and we received a very fine bid from the L. B. McDonald Building Company. I took the figures to Mr. Tenzler and he said, "Go ahead and built it." I wondered what to do next because I did not have anything in writing. I went to Mr. Neal and told him the situation. He said, "If Mr. Tenzler said he will build it, he will build it. I'll take the lead in the Board of Trustee's meeting so that you will not be vulnerable." He did this and the Trustees authorized the going ahead on the basis of Mr. Tenzler's word that the building should be built.
It was built. It was beautifully designed and beautifully executed. The design was within the framework of the modified Tudor architecture. The window which looks out over the campus quadrangle was a copy of one of the windows in Oriel College at Oxford. The design of the door is also one that came from a modified design of the "Schools College" in Oxford. Mr. Tenzler was very eager to see the building progress. He came often at night and on weekends without saying anything to anyone, to personally inspect the construction of the building. Once in awhile he would call me and say, "I think such and such should be changed. It is not as good as I want," and we always put forth a change order in which the construction company complied.

When the building was all done, completed, and furnished, I took a copy of the cost to Mr. Tenzler. He looked at it very carefully - looked at the auditor's statement and then sat down and wrote out a check for the total amount of the building which was nearly one-half million dollars. He was very pleased with the building and we had a very excellent dedication service in which the Tenzler family came. Douglas Tenzler, a son, graduated from the University and so did his wife. They have been very much interested in the University through the years. Doug has been one of the outstanding supporters of Toppers which is the athletic promotion organization.

Unfortunately, Mrs. Flora B. Tenzler died of cancer and we all mourned her passing because she was a very gracious lady. Mr. Tenzler, at the dedication, gave us a very beautiful
portrait of her which was placed to the right side of the lounge as one went in the front door. There was a brass plaque which was attached to the left hand side of the lounge honoring her and acknowledging the gift which Mr. Tenzler had given in her honor. Every year on her birthday, there appeared a beautiful bouquet of red roses which was placed on the table under her picture. This was done for many years. Mr. Tenzler had a way of coming to the dormitory and visiting the campus without any of us knowing anything about it. I was always most anxious to greet him and tell him again how much we appreciated this very beautiful building which is an ideal women's dormitory. Several years after Mrs. Tenzler's death, I noticed that the beautiful portrait was gone and also the brass plaque. I asked the Housekeeping Department where it had gone and they said they did not know. I asked the Buildings and Grounds Department if they knew where the picture and the plaque had gone and they said it just disappeared one time. It was somewhat of a mystery because in my conversations with Mr. Tenzler he never said anything about it although I did think there was somewhat of a coolness in his relationship. I wondered if this might have been caused by the fact that during the student's tensions in the latter part of the 60's and early part of the 70's, a group of students tried to organize to get Tenzler Hall made into a coed dormitory. There was never any consideration on the part of the administration for this because Mr. Tenzler had specifically said that he wanted it for senior women with high academic standards to carry forth the moral and spiritual standards of Mrs. Tenzler. However, one time he called me and said that a group of students had come and asked
to see him because they wanted to protest the fact that some students were pushing for a co-educational dormitory in Tenzler.

I was most anxious to find out if Mr. Tenzler were unhappy. In the meantime, Mrs. Tenzler had gone and Mr. Neal had died. The attorney that followed Mr. Neal was not a graduate of the University and he himself was seriously ill and died shortly after Mr. Neal's death. However, we did have an alumnus who was his executive man by the name of Karl Kuhl. He was an alumnus and was very loyal to Mr. Tenzler and often times would say, "Doctor, I simply cannot tell you the answer to the question you ask." I admired him for this.

However, we did have a very good friend who one time told me that part of the problem of the disappearance of the portrait and the brass plaque was the fact that the second Mrs. Tenzler often times came unannounced to the dormitory and went through it. We did not know this, the Housekeeping people did not know it, and the students were not aware of it. However, she would often come on Saturday mornings and when she came she would see the girls lounging around in robes in slacks, and jeans, their hair in curlers, in the typical fashion of students relaxing on a weekend. She did not think this was worthy of the memory of Mrs. Tenzler and strongly suggested that the portrait and the brass plaque be taken out of that lounge. This was done without saying anything to anyone about it and the articles simply disappeared. When I went to the dedication of the Flora B. Tenzler library in Lakewood, I said to myself, "Good Lord, there is our portrait," and sure enough
it was the portrait which was for many years in Tenzler Hall on the campus.

Again, from a confidential source which I cannot name, I have been assured that in time the portrait will come back to us and so will the plaque. In the meantime, Mr. Tenzler is very friendly; although he has been financing other projects in which he has an interest - a small gift to Pacific Lutheran University - a large gift to Good Samaritan Hospital in Puyallup, the Flora B. Tenzler library in Lakewood and then the second addition to it which has such unusual sophisticated material retrieval systems that it is even better than the Library of Congress in Washington, D. C.

Mr. Tenzler is very friendly personally. He comes in only one day a week to his office but he always brings two bulging brief cases and he continues to ask how the University of Puget Sound is progressing.

Certainly, the coming of Tenzler Hall was one of the great additions to the facilities of the University of Puget Sound. It is an ideal dormitory and is equal to any dormitory on any campus of which I am aware.

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