



REQUEST FOR PROPOSALS

SALE AND RELOCATION OF AYER AND CARLYON STRUCTURES LOCATED IN OLYMPIA, WASHINGTON

DES PROJECT # 2021-244

Distribution Date: July 1, 2021

REQUEST FOR PROPOSAL (RFP) TABLE OF CONTENTS

- Part A** RFP Advertisement
- Part B** RFP Information and Instructions for Proposers (this document)

APPENDICES

- Appendix A Proposal Requirements and Assessment Criteria
- Appendix B Sales Contract Template

EXHIBITS

- Exhibit 1 Proposal Response Form
- Exhibit 2 Proposal Checklist
- Exhibit 3 Information for the Ayer Structure
- Exhibit 4 Information for the Carlyon Structure
- Exhibit 5 Floor Plans for Ayer Structure and Carlyon Structure

PART B – INFORMATION AND INSTRUCTIONS FOR PROPOSERS

TABLE OF CONTENTS

| | |
|-----------|---|
| Section 1 | Definitions |
| Section 2 | Information about the Request for Proposal |
| Section 3 | Submitting Proposals |
| Section 4 | Proposal Requirements and Assessment Criteria |
| Section 5 | Announcement of Apparent Successful Proposer |
| Section 6 | RFP Terms and Conditions |

1 Definitions

The State reserves the right to modify these definitions at any time and for any reason.

- 1.1 **“ASP”** is Apparent Successful Proposer. The Proposer that has submitted the most successful proposal, and slated be awarded the contract if final agreement can be reached.
- 1.2 **“DES”** refers to the Washington State Department of Enterprise Services.
- 1.3 **“FPS”** refers to the Facility Professional Services office within the Washington State Department of Enterprise Services.
- 1.4 **“RES”** refers to the Real Estate Services office within the Washington State Department of Enterprise Services.
- 1.5 **“RFP”** means Request for Proposals, and includes multiple documents: RFP Part A, RFP Part B, Appendices and Exhibits.
- 1.6 **“RFP COORDINATOR”** refers to the RES Property and Acquisition Specialist responsible for coordinating the RFP process, who is the point of contact throughout the RFP.

2 Information about the Request for Proposal

- 2.1 **Purpose.** This Request for Proposal (RFP) is for the sole purpose of requesting proposals for the sale and removal by December 31, 2021 of two (2) state-owned wood frame structures located in Olympia, WA. The State of Washington (State), acting through the Department of Enterprise Services (DES), is requesting proposals for the sale and removal of two (2) state-owned wood frame structures (structures only), Ayer Structure and Carlyon Structure, from state property. DES will evaluate the proposals, and, as appropriate, select an Apparent Successful Proposer(s) (ASP) based on the criteria outlined in this RFP.

- 2.1.1 Proposer may submit a bid for either one or both of the structures.

- 2.1.2** Proposer is responsible for all costs associated with preparing and submitting a response to this RFP, and for all costs associated with the relocation of the structure(s).
- 2.1.3** The end result of this RFP is to award one (1) or two (2) contracts for the sale and removal of the Ayer and/or Carlyon structures.
- 2.1.4** There is no minimum bid for this RFP.
- 2.1.5** Detailed information is available in **Exhibit 3** for the Ayer Structure, and **Exhibit 4** for the Carlyon Structure.
- 2.1.6 Structure Information**

| | Ayer Structure | Carlyon Structure |
|--|------------------------------|------------------------------|
| Address | 1417 -1419 Columbia St SW | 201 Sid Snyder Avenue SW |
| Structure Type | 3 Story Wood Frame Structure | 3 Story Wood Frame Structure |
| Approximate Square Feet (basement square footage included) | Approximately 3,708 | Approximately 5,576 |
| Year built | 1936 | 1921 |
| Current condition | Good condition “as is.” | Good condition “as is.” |

- 2.2 Estimated Schedule.** This section identifies important RFP events and estimated deadlines. This section also includes a tentative schedule for the sale and removal project. DES, at its sole discretion, may change these events and dates. Changes to this schedule will be posted per section 2.3 below.

| Table 1. Request for Proposal Events and Estimated Schedule | |
|---|-----------------------------|
| Issue Request for Proposals (Publish Date) | Thursday July 1, 2021 |
| Site Tour Registration Deadline, See Section 2.5 | Tuesday July 13, 2021 |
| Site Tour Dates | Wednesday July 14, 2021 |
| Pre-Proposal Conference, See Section 2.6 | Thursday July 15, 2021 |
| Question and Answer Period Ends, Issue Amendments/Addendums to RFP (if necessary) | Thursday July 22, 2021 |
| Proposals Due | Tuesday August 3, 2021, 3PM |
| Open Bids, Conduct Administrative Review | Tuesday August 3, 2021 |

| Table 1. Request for Proposal Events and Estimated Schedule | |
|--|-------------------------|
| Assess and Evaluate Proposals | Thursday August 5, 2021 |
| Announce Apparent Successful Proposer(s) (ASP) | Friday August 6 2021 |

| Table 2. Structure Sale and Removal Project, Tentative Activities and Schedule | |
|---|---------------------------------|
| Project Kick-Off Meeting | 1 Week After Contract Execution |
| Weekly Project Meetings (as Required) | TBD |
| Project Start | TBD |
| Project Complete | TBD |
| Owner and ASP Site Walk for Final Acceptance | TBD |
| Sale and Removal of Structure(s) Complete | On or Before December 31, 2021. |

2.3 RFP Documents and Change Notifications. The official designated webpage for this RFP is the Washington Electronic Business Solution (WEBS). Information on this RFP are posted in WEBS, this includes RFP documents, their amendments, and any questions and answers to this RFP. To receive notifications of amendments and other correspondence pertinent to this RFP, proposers must register with at least one of the following commodity codes: 998-84, 958-83, 918-89, 910-64, 578-63, 962-72, 962-73, 971-64, 155-73, or 971-45. Visit [WEBS](https://des.wa.gov) to register. It is the responsibility of the Proposer to check WEBS for modifications or amendments to this RFP. RFP documents and change notifications will also be posted on this webpage: <https://des.wa.gov/services/facilities-leasing/public-works-design-construction/architecture-engineering-design-consultants/current-projects-advertised-consultant-selection>.

2.4 RFP Coordinator Contact Information. Unless otherwise provided in the RFP or through an amendment, the RFP Coordinator is the only person authorized to provide information related to this RFP. Representations from others should be confirmed with the RFP Coordinator. Direct all questions, feedback, or any communication from Proposer to DES related to this RFP to the RFP Coordinator. Communication regarding this RFP directed to parties other than the RFP Coordinator may result in disqualification of the Proposer(s) involved. All detailed and technical questions related to this RFP should be directed to the RFP Coordinator. Responses to such questions may be made available as appropriate to all proposers in WEBS. Proposers should check for written statements issued by the RFP Coordinator and posted on WEBS. The RFP Coordinator and point of contact for this project is:

Jim Hickman, RFP Coordinator
 1500 Jefferson Street SE, P.O. Box 41468, Olympia, WA 98504-1468
 jim.hickman@des.wa.gov (360) 407-9336

- 2.5 Site Tours.** DES staff will offer site tours on Wednesday, July 14, 2021 by reservation only. To make site tour arrangements, please contact the Legislative Campus Modernization project via email DES_LCM@des.wa.gov . If an alternate date or repeat or subsequent site tours are needed during development of proposal work plan, scheduling requests must be submitted (3) days in advance for a (60) minute on-site appointment with DES representatives Mondays through Fridays.
- 2.6 Pre-Proposal Conference.** Proposers are encouraged, but not required, to attend the Pre-Proposal Conference on Thursday, July 15, 2021 at 2:00 PM via tele-conference. DES will review and discuss the project scope, schedule, selection process, and selection criteria. Proposers will also have an opportunity to ask questions. The tele-conference information (360) 407-3780 with pin number 647019 #.
- 2.7 RFP Questions and Inquires.** Proposers are encouraged to ask questions and make inquiries regarding this RFP. All questions are to be directed to the RFP Coordinator, and all official responses will be in written format and posted on WEBS.

3 Submitting Proposals

- 3.1** Proposals must be submitted in the format designated by this RFP, see Exhibit 2 – Proposal Checklist for list of required documents, and no later than 3:00 PM (PDT) Tuesday, August 3, 2021.
- 3.2** Proposal submittal documents are listed in Exhibit 2 Proposal Checklist. It is provided for Proposers as a helpful reference tool when compiling their proposal submittal documents. Proposers are NOT required to submit the completed checklist with their proposal packet.
- 3.3** Proposals must be complete, legible, signed (as applicable), and follow all instructions stated in this RFP (including the appendices and exhibits). Unless otherwise specified in writing by the State, documents included with the electronic proposal must be prepared in MS Word, MS Excel, or Adobe PDF, as appropriate.
- 3.4** Submit proposal electronically to DESRESContracts@des.wa.gov. Please title the email subject line “RFP Project #2021-244, *Proposer Name*.” DES email boxes can only accept emails that total less than 30MB in size. Proposers are cautioned to keep email sizes to less than 25MB to ease delivery. Zipped files cannot be accepted. If Proposer files are larger than 30MB, Proposer must notify RFP Coordinators at least two (2) business days prior to proposal due date to make alternate arrangements.

4 Proposal Requirements and Assessment Criteria

- 4.1** Proposal Requirements and Assessment Criteria are outlined in Appendix A. The State reserves the right to modify these instructions and criteria at any time and at its sole discretion.
- 4.2** Proposer must ensure that all information to be considered a part of their proposal is included and incorporated in the proposal submittal documents.
- 4.3** The use of the terms “shall”, “must”, or “will” (except to indicate simple futurity) in this RFP indicate a mandatory requirement or condition. Failure to comply with a mandatory requirement is grounds for rejection, but DES reserves the right to waive such a requirement as it deems appropriate.
- 4.4** In this RFP, the words “should” or “may” indicate desirable attributes or conditions, but are

permissive in nature. Deviation from, or omission of, such a desirable feature will not by itself cause rejection of a proposal.

5 Announcement of Apparent Successful Proposer

- 5.1** Upon conditional selection of one or more proposals as the Apparent Successful Proposer (ASP), the ASP(s) will be notified of their successful selection status. Such a selection does not represent a sale or an agreement and does not commit the State to enter into a Sales Contract with this ASP. Typically, the State will select one ASP per award at a time, but reserves the right to select more than one ASP and commence negotiations simultaneously with multiple ASPs or in sequence with each ASP and then select the final proposal that the State determines to be more favorable. The term "ASP" is intended in the singular or plural sense depending on whether a singular entity or multiple entities are selected as ASP.
- 5.2** The selection of a proposal is subject to negotiating and executing a mutually agreeable Sales Contract, and may be conditioned upon the prospective proposer satisfying specific conditions established by the State.
- 5.3** If agreement is not reached, the State reserves the right to terminate negotiations with the ASP and, if the State desires to continue with the project, to pursue other avenues to achieve the State goals. The avenues the State may pursue include, but are not limited to, conditionally selecting another ASP, modifying the project requirements and requesting revised proposals, modifying and re-issuing the RFP, cancelling the RFP, terminating the RFP without taking any further action, or any other action the State determines appropriate.

6 RFP Terms and Conditions

- 6.1** This RFP is not an offer to contract in any way and should not be construed to create any legally binding obligations of any kind on either the State or any proposer.
- 6.2** The RFP is not subject to RCW 39.26, or any competitive process laws or procurements laws, and should not be construed as creating any process rights or requirements of any kind. The only legal obligation that may be expected to arise in connection with the RFP may be a contract negotiated and fully executed agreement between the State and a proposer, should the State determine to enter such negotiations with a proposer.
- 6.3** Subject to limitations of law, including but not limited to anti-discrimination laws, the State retains complete discretion to:
- evaluate any proposal on such grounds as it determines are appropriate to meeting the State needs and providing value to the State;
 - decide whether a proposal or the qualifications of a Proposer are acceptable and to revise any such decision as it deems warranted;
 - decide whether a proposal or Proposer is rejected, moves on to additional review, or is selected for a status, such as Apparent Successful Proposer(s)/proposal(s), and to revise any such decision as it deems warranted;
 - with or without notice, to modify, delete or supplement any criteria for evaluation or acceptability of a proposal or Proposer; and

- amend, modify, delete, or supplement any criteria of this RFP and extend the deadline for any submission, as it deems appropriate, with or without notice.

- 6.4** Proposer is solely responsible for the costs associated with this RFP and resulting award.
- 6.5** All proposals will be reviewed to determine whether they are compliant with the requirements, specifications and instructions as specified in this RFP. Failure to comply with any requirement, specification or instruction may result in the rejection of the proposal, but the State retains discretion to waive non-compliance, as it deems appropriate.
- 6.6** This RFP does not obligate the State to any action beyond what is as specified in this RFP. The State may, as it determines appropriate in the interests of the State, at any time and at its sole discretion cancel or modify the RFP or project, reject all proposals, reissue the RFP, issue a new RFP as a result of this RFP or subsequent negotiations. Should the State cancel the RFP, the State may re-advertise, negotiate with or enter an agreement of its choice, cancel the project, or otherwise proceed, as it deems appropriate.
- 6.7** All project requirements and evaluation criteria referenced for this project, including the specific criteria used to evaluate proposals, and method of assessment are subject to modification by the State at any time, for its own purposes and with or without notification to interested parties throughout the Request for Proposal process.
- 6.8** The State intends, solely as a service to proposers and does not legally commit, to notify proposers if the RFP has been cancelled or amended, an additional stage in the review process has been included, or if a proposer has been rejected.
- 6.9** Proposers must be aware of and comply with all laws and regulations regarding actual or potential conflicts of interest.
- 6.10** Subject to the provisions found in the RFP, where conflict occurs between the RFP and an applicable code or standard, the code or standard should prevail unless the requirements specified in the RFP are more stringent.
- 6.11** Subject to the provisions found in the RFP, if a conflict exists between addenda or amendments, or between an amendment and the RFP, the document issued last shall take precedence.

APPENDIX A PROPOSAL REQUIREMENTS AND ASSESSMENT CRITERIA

1. PROPOSAL REQUIREMENTS

- 1.1. **Structure Purchase Price.** Proposer must propose a purchase price for one or both of the structures.
- 1.2. **Letter of Interest.** Proposer must provide a narrative outlining the Proposer's intentions and goals for the structure(s).
- 1.3. **Relocation Site Information.** Proposer must provide a site specific written narrative outlining the information about the structure(s) relocation. Include a property address, proof the Proposer has legal authority to move or store the structure(s) to that location, and any conditions/limitations to this authority.
- 1.4. **Experience.** Proposal must include a descriptive narrative of the Proposer and/or Proposer's contractors experience in building removal and relocation of structure(s) or any similar activities. Information should include but is not limited to, a history of experience, description of types and size of building(s), and past clientele. Proposer must also identify any contractors and subcontractors involved in the relocation of the structures.
- 1.5. **Credentials.** Proposal must include copies of current business licenses for the Proposer or any parties contracted by the Proposer (contractors, subcontractors, etc.) for work associated with this RFP.
- 1.6. **Insurance.** Proposer shall provide proof of Liability Insurance for Proposer, and all contractors and subcontractors, as applicable, in fulfillment of this RFP. Purchaser shall provide DES a certificate of Insurance, evidencing such liability coverage (consult the Appendix B Sales Contract Template for specific information).
- 1.7. **Proof of Funds.** Proposer must provide documentation demonstrating proof of funds, to include but not limited to, the purchase price of structure(s), the moving of the structure(s), any permitting fees, and any other associated cost as it relates to the fulfillment of the terms of this RFP (consult the Appendix B Sales Contract Template for specific information).
- 1.8. **Project Schedule.** Proposer must submit a comprehensive project schedule, to include but not limited to milestones for permitting, de-construction on-site, loading, and transport of structure(s) to the new site by **December 31, 2021**.
- 1.9. **Costs Schedule.** Proposer shall submit itemized costs estimates covering all anticipated expenses to complete the project scope as outlined in the RFP and its Appendices and Exhibits, as applicable.
- 1.10. **Transportation Plan.** Proposal must include a City of Olympia-reviewed and approved transportation plan identifying potential route to new site. If not available at time of proposal submission, Proposer must provide proof of consultation and/or

status in attaining plan approval. It is the sole responsibility of the Proposer to meet this condition.

- 1.11. Risk Plan.** Proposal must include a detailed work plan for minimizing health, safety, and environmental risks to State of Washington during and after removal and relocation process. Proposal must include a Construction Safety and Security Plan (CSSP) program for de-construction, loading, and transport, per <https://app.leg.wa.gov/WAC/default.aspx?cite=296-155>.
- 1.12. Performance Bond.** Proposer shall submit proof of performance bond as specified in the Appendix B or indicate that it will pay the entire price on the Possession Date.
- 1.13. Sales Contract.** Proposer shall review Appendix B Sales Contract Template, the contract resulting from this RFP. Proposer must provide comments, questions or concerns regarding the Appendix B Sales Contract Template with their proposal.

End of Section One.

2. PROPOSAL ASSESSMENT CRITERIA

- 2.1. Administrative Review.** DES will conduct an administrative review of each proposal submitted by the proposal due date. DES will determine if each proposal includes the required submittals, outlined in Exhibit 2, and that they are complete, legible, and signed, as appropriate. If a proposal is found to be incomplete and/or the Proposer does not produce the required information, the proposal will be rejected from further consideration.
 - 2.1.1** Exhibit 1 Proposal Response Form: Proposer must complete and sign the Acknowledgements and Certifications section in Exhibit 1 Proposal Response Form. Such signature(s) shall be of the authorized representative of the Proposer, which includes but is not limited to owner(s), corporate officials, or legal representatives of the Proposer.
- 2.2. Proposal Assessment.** The assessment is qualitative and involves a consideration of multiple criteria. Consideration of any one component represent only a partial indicator of quality and value that is considered in the overall review. Proposals will be assessed on ability to meet the requirements as set forth in the RFP Part B, Appendix A, Appendix B, and the Exhibits. Assessment criteria includes but is not limited to the following, listed in no particular order:
 - 2.2.1** Proposals that does not meet, or appear to meet, the December 31, 2021 Structure Sale and Removal deadline, will be rejected.
 - 2.2.2** Proposals that include the purchase of both structure(s) are considered advantageous.
 - 2.2.3** Proposals that include a vision of future beneficial use of the structures are considered advantageous.
 - 2.2.4** Proposals without proof of legal capacity to relocate the structures on the relocation site may be rejected.
 - 2.2.5** Proposals that best demonstrates the experience and professional expertise to execute the terms of the Sales Contract Template (Appendix B) are considered

- advantageous.
- 2.2.6** Proposals provide or demonstrate proper credentialing for the sale and relocation are considered advantageous.
 - 2.2.7** Proposals with an approved Transportation Plan (transportation route by the city of Olympia and accompanying city permits) are considered advantageous. Proposals that do not have approved Transportations Plans but are in the process of consultation or receiving approvals will be considered advantageous. The further the proposal is in the approval process, the more advantageous.
 - 2.2.8** Proposals that eliminates risk or poses least risk are considered advantageous.
 - 2.2.9** Proposals demonstrating financial capacity to fulfill the terms of the agreement as outlined in the RFP Part-B, Appendix A, Appendix B, and the Exhibits are considered advantageous.
 - 2.2.10** Proposal Risk Plans that are complete and demonstrate a thorough approach to construction safety on-site and during loading as outlined by Safety Standards for Construction Work in WAC Chapter 296-155 are considered advantageous.
 - 2.2.11** Proposals with fewer issues or proposed changes to the Sales Contract Template, Appendix B, are considered advantageous to the State; unless the proposal highlights potential issues or provides solutions that would be valuable to the State.
 - 2.2.12** Proposal providing the highest purchase price are considered advantageous.
- 2.3. Final Assessment.** Proposals will be assessed individually and the assessments will be evaluated contemporaneously during final review. Proposal(s) that best demonstrates ability to meet the requirement of this RFP and associated appendices and exhibits; provides advantageous considerations to the State; and presents the best overall value to the State will be conditionally selected as an Apparent Successful Proposer (ASP).

End of Section Two.

BID NOTE: The language of this Sales Contract may be modified to reflect whether it is for one or both buildings.

SALES CONTRACT

This agreement for the Purchase, Removal and Relocation of the building(s) (“Agreement”) is by and between The Department of Enterprise Services, whose address is P.O. Box 41468, Olympia, Washington 98504-1468 (DES) and _____ (“Purchaser”), whose address is _____, to be effective this ____ day of _____, 2021 (Effective Date).

RECITALS

- A.** DES owns the housing structure(s) (referred to as the Building(s)) currently located at 1417 and/or 1419 Columbia Street SW and 201 Sid Snyder Ave SW, Olympia, Washington 98501 (the Property), and;
- B.** DES wishes to sell the Building(s) only (Personal Property), and shall retain ownership of the land (Real Property) on which these/this Building(s) sit, and;
- C.** DES published a request for proposals for a sealed bid to purchase the Building(s) and remove them from the Property, and;
- D.** Purchaser submitted the winning proposal.
- E.** DES and Purchaser desire to enter into this Agreement to transfer ownership of the Building(s), and to govern its/their removal from its/their current location on State of Washington-owned Property, in accordance with the terms of the Agreement as follows:

AGREEMENT TERMS

- 1. Purchase Price.** Purchaser agrees to pay DES, the amount of \$_____ (Purchase Price) for the Building(s) only, located at (1417 and/or 1419 Columbia Street SW and 201 Sid Snyder Avenue SW, Olympia, Washington, 98201). Purchaser shall pay a minimum of fifty-percent (50%) of the Purchase Price (the Deposit) within five (5) business days of the Effective Date by certified funds paid to or as directed by DES. The Deposit is non-refundable. Purchaser shall pay the remainder of the Purchase Price on or before the earlier of December 31, 2021, or the date the Building(s) is/are removed from the Property.
- 2. Possession and Access.** Ownership shall transfer and Purchaser shall be entitled to the possession of the Building(s) on the date Purchaser pays the Deposit to or as directed by DES (Possession Date). From the Possession Date until Purchaser fulfills its obligations under this Agreement, Purchaser shall have unrestricted access to the Building(s).
- 3. Insurance/Risk of Loss.** DES shall bear the risk of loss up to and including the Possession Date; Purchaser shall bear the sole risk of loss beginning on the Possession Date. Purchaser is solely responsible to repair of any damage to the Property occurring on or after the Possession Date caused by Purchaser’s actions or action taken on behalf of Purchaser, including but not limited to damage to footpaths, roadways or other public property caused by the removal operation of the Building.

4. **Condition of the Building(s).** The Building(s) is/are being sold “as is/where is” DES makes no representation or warranties concerning the condition of the Building(s), the suitability of the Building(s) for the Purchaser’s intended use, or any other matter relative to this Agreement other than those expressly stated herein. Purchaser acknowledges that neither DES, nor any principal, agency, attorney, employee, broker, or other representative of DES, has made any representation or warranty of any kind whatsoever, either expressed or implied, with respect to the condition of the Building(s) or of the mechanical systems within the Building(s).
5. **Other Structures and Items Not Included.** This Agreement is for sale of the Buildings and of any fixtures remaining in the Buildings as of the Possession Date. This Agreement does not transfer any rights with regard to any other structures located on the Property.
6. **Obligation to Remove.** The Purchaser is required to remove the Building(s) from the Property on or before December 31, 2021. . The Purchaser is responsible for all cost associated with or related to the removal and relocation of the Building(s), including any costs associated with disconnection of any water, sewer, electrical, or other utility or infrastructure connections. Removal shall be complete only when the Building(s) have been removed from the Property, all connections capped or terminated in a safe manner, all dangerous conditions eliminated, and the Property is in a safe condition.
7. **Permits for Moving Structures.** The Purchaser shall, at its own expense, obtain all required licenses and permits for moving the Building(s).
8. **Removal Notice and Timeline.** The Purchaser is required to execute the relocation of the Buildings as outlined in Exhibit A “Removal Timeline”. The Purchaser shall provide DES weekly progress updates and notifications of the plan to move the structure(s). DES may review the weekly progress check list onsite with the Purchaser, Purchaser shall accommodate site visits and site updates as requested by DES.
9. **Performance Bond.** On or before Possession Date, Purchaser shall obtain a performance bond in an amount equal to the unpaid balance of the Purchase Price and the removal and relocation costs as of the Possession Date assuring Purchaser’s performance of this Agreement and providing DES with authority to enforce the bond’s assurances.
10. **Failure to Remove.** If Purchaser fails to remove the Building(s) on or before December 31, 2021 (TIME BEING OF THE ESSENCE), then this Agreement may be implemented by DES using proceeds from the Performance Bond, or it may be terminated by DES by written notice delivered to Purchaser. Upon termination, ownership and possession of the Building(s) shall revert to DES and DES shall retain the Deposit and any other portion of the Purchase Price paid by Purchaser as of the date of termination; the Deposit and any other portion of the Purchase Price paid by Purchaser as of the date of termination will not be refunded. Upon termination, Purchaser shall forfeit all rights in the Building(s) and DES shall be entitled to remove, demolish, resell, or take any other action DES, in its sole discretion, deems appropriate.
11. **Indemnity.** The Purchaser shall be responsible to DES for its acts and omissions, and the acts and omissions of the Purchaser’s building mover and any person or organization performing any of the work under a contract or on behalf of with the Purchaser. The Purchaser agrees to defend, indemnify, and hold harmless DES and the State of Washington, its officers, employees, and agents from all losses, expenses, and cost, including attorney’s fee, and from all suits, actions,

and claims of any character brought because of injuries received or damages sustained by any person, persons, or property arising out of the removal and relocation operation's, including the removal of any materials in the structure; of in consequence of any neglect in the safeguarding the site; or because of any act or omissions, neglect, misconduct of the Purchaser, or by any person or organization employed directly or indirectly by the Purchaser.

12. **Insurance.** Purchaser, and Purchaser's contractors and subcontractors, shall obtain and maintain commercial liability insurance and automobile insurance to protect against loss or damage during the removal and relocation process. Purchaser shall require any contractor it engages to perform the removal and relocation to obtain and maintain the same coverage. Limits of liability shall be at least one million dollars (\$1,000,000.00) per occurrence with not less than two million dollars (\$2,000,000.00) aggregate, and each such policy shall name DES and the State of Washington as an additional insured.
13. **Lien Waivers.** Purchaser shall provide DES with Full Unconditional Lien Waiver and Release forms for any contractor or subcontractor or any other organization that the Purchaser employees for the removal and relocation of the Building(s).
14. **Assignments.** The Purchaser may not assign any rights under this agreement without the written consent of DES, which agreement shall be given or withheld in DES' sole discretion.
15. **Entire Agreement.** This Agreement constitutes the complete agreement between the parties.
16. **Costs.** Each party shall bear its own attorneys' fees and other internal expenses. Purchaser shall bear any fees relating to permitting, documentation, inspection, or other expenses or costs required to perform the obligations under this Agreement.
17. **Amendment; Waiver.** No amendment of this Agreement, and no waiver of any provision of this Agreement, shall be effective unless set forth in writing expressing the intent to so amend or waive and the exact nature of such amendment or waiver, which is signed by the Parties (in the case of amendment) or the waiving party (in the case of a waiver). No waiver of a right in any one instance shall operate as a waiver of any other right or as a waiver of such right in a later or separate instance.
18. **Governing Law/Venue.** This Agreement is made and executed under, and in all respects is to be governed and construed under, the laws of the State of Washington. Venue for any claim or legal action arising under or related to this Agreement, shall lie exclusively in the Superior Court of Thurston County, Washington.
19. **Binding Effect.** This Agreement binds and benefits the Parties and their respective successors and assigns.
20. **Exhibits:**
 - a. **Exhibit A "Relocation Timeline"**

IN WITNESS WHEREOF, The Parties have caused this Agreement to be executed effective the date first written above.

SELLER:

BUYER:

Exhibit A “Relocation Timeline”

Relocation Timeline provided by Purchaser with Proposal and refined after award.

EXHIBIT 1 – PROPOSAL RESPONSE FORM

Proposer shall consult RFP Part B, Appendix A, Appendix B, and Exhibits 3, 4, and 5 when completing this Proposal Response Form. Do not alter this document.

| PART I: PROPOSER INFORMATION | |
|---|----------------------------------|
| 1. Legal Name of Proposer: | |
| 2. Legal Address of Proposer: | Address City, State, Zip Code |
| 3. Proposer Phone Number: | |
| 4. Proposer E-mail Address: | |
| 5. Washington State Department of Revenue Registration Number: Note: This is the Unified Business Identifier (UBI) | |
| 6. Contact Name: | |
| 7. Contact Phone: | |
| 8. Contact E-mail: | |
| 9. Business License Number(s), if applicable: | |

End of Part I

| PART II: PROPOSAL RESPONSES | |
|--|------------------|
| 1. Structure Pricing. Complete 1a if Proposer is submitting proposal for both structures; Complete 1b if Proposer is submitting proposal for one structure. | |
| 1a. Provide proposed purchase price for both structures. | \$ |
| 1b. Identify the structure (Ayer or Carlyon) for proposal, and provide a proposed purchase price. | Structure: \$ |

| 2. Proposer Experience. If proposer requires additional space, attach additional documents. |
|---|
| |

| 3. Credentials of Proposer Contractor and Subcontractor. | | | |
|--|--------------------------------|--------------------------------|--|
| Company Name | Role in Sale and/or Relocation | Contact Name, Phone, and Email | Business License and UBI Number, as applicable |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| 4. Relocation Site Information. |
|---------------------------------|
| |

| 5. Sales Contract. Proposer to identify below issues, questions or proposed amendments to the Sales Contract Template, Appendix B, if applicable. If Proposer requires additional space, attach additional documents. | | | |
|---|--|----------------|----------------------------|
| Item | Identify Sales Contract Template Section # | Describe Issue | Proposer Proposed Solution |
| 1 | | | |
| 2 | | | |
| 3 | | | |

| 5. Sales Contract. Proposer to identify below issues, questions or proposed amendments to the Sales Contract Template, Appendix B, if applicable. If Proposer requires additional space, attach additional documents. | | | |
|--|--|--|--|
| 4 | | | |
| 5 | | | |
| 6 | | | |

| 6. Proposal Responses Required Documents. Confirm the following required proposal responses, to be provided in documentation by the Proposer, are complete and included in the proposal by typing the Proposer document name and typing "Yes" under the confirmation column. | | |
|---|-------------------------------|---------------------------|
| Requirement | Proposer Document Name | Confirm Attachment |
| 1. Letter of Interest Page limit: Maximum two letter size (8.5x11) pages single-sided | | |
| 2. Project Schedule | | |
| 3. Costs Schedule | | |
| 4. Transportation Plan | | |
| 5. Risk Plan | | |
| 6. Performance Bond | | |
| 7. Proof of Insurance | | |
| 8. Proof of Funds | | |

End of Part II

| PART III 3 ACKNOWLEDGEMENTS AND CERTIFICATIONS | | | |
|---|--|--------|-------|
| <p>Proposer acknowledges and certifies that Proposer is authorized to submit this Proposal. Proposer acknowledges and certifies that Proposer has read and fully understands all the terms and conditions of this RFP and that the Proposal complies with the requirements of this RFP and any errors or omissions are the Proposer's responsibility. Proposer represents and warrants that all information and statements submitted in response to this project are complete and accurate to the best of the Proposer's knowledge.</p> | | | |
| Proposer Signature | | | |
| Proposer Printed Name | | Title: | Date: |

End of Part III

EXHIBIT 2 – PROPOSAL CHECKLIST

This is a reference checklist of the required proposal submittal documents. This document is for Proposer convenience only.

| ITEM | INCLUDE | SUBMITTAL DOCUMENT |
|------|--------------------------|---|
| 1 | <input type="checkbox"/> | Exhibit 1 Proposal Response Form. Proposers to fill out and sign this exhibit. |
| 2 | <input type="checkbox"/> | Letter Of Interest. Proposer to submit using Proposer provided document(s). Page limit: Maximum two letter size (8.5x11) pages single-sided. |
| 3 | <input type="checkbox"/> | Project Schedule. Proposer to submit using Proposer provided document(s). |
| 4 | <input type="checkbox"/> | Cost Schedule. Proposer to submit using Proposer provided document(s). |
| 5 | <input type="checkbox"/> | Transportation Plan. Proposer to submit on using Proposer provided document(s). |
| 6 | <input type="checkbox"/> | Risk Plan. Proposer to submit using Proposer provided document(s). |
| 7 | <input type="checkbox"/> | Performance Bond. Proposer to submit using Proposer provided document(s). |
| 8 | <input type="checkbox"/> | Proof of Insurance. Proposer to submit using Proposer provided document(s). |
| 9 | <input type="checkbox"/> | Proof of Funds. Proposer to submit using Proposer provided document(s). |

HISTORIC STRUCTURE REPORT

LOUISE HANSON DUPLEX

1417-1419 COLUMBIA STREET SOUTHWEST
OLYMPIA, WASHINGTON

PREPARED FOR

WASHINGTON STATE GENERAL ADMINISTRATION

SHANNA STEVENSON, CONSULTANT

ARG ARCHITECTS

JUNE 15, 2011



Table of Contents

| | |
|---|----------|
| Type chapter title (level 1) | 1 |
| Type chapter title (level 2) | 2 |
| Type chapter title (level 3) | 3 |
| Type chapter title (level 1) | 4 |
| Type chapter title (level 2) | 5 |
| Type chapter title (level 3) | 6 |

Introduction:

This Historic Structures Report for the Louise Hanson Duplex was done from January to June, 2011 to document the history of the site and property, identify the historic features of the structure and to evaluate its historic significance and condition. The project was done by Shanna Stevenson, an Olympia Historic Preservation Consultant with ARG Architects, who are the Preservation Architects for the Washington State Capitol.

Study Summary:

The study identified the history of the house including its associations with the capitol campus, its significance related to Louise Hanson, the original owner and builder of the duplex and its subsequent owners, residents and tenants. The significance of the duplex's architect, Elizabeth Ayer was also detailed. The study also includes a chronology of the physical history of the duplex as well as a description of the exterior and interior of the property and its setting. The study also includes a condition assessment and recommendations and alternatives for treatment of the property.

Project Participants:

Shanna Stevenson holds a Bachelor's Degree in History and Education from Gonzaga University and a Masters in Public Administration from The Evergreen State College. From 1986 to 2005 she worked as the Historic Preservation Staff for Olympia, Thurston County and Tumwater as a Senior Planner at Thurston Regional Planning Council. She is currently the coordinator of the Washington Women's History Consortium at the Washington State Historical Society. She is the author of numerous local, state, and national register nominations. In 2006 she was honored with the State Historic Preservation Officer's 2006 Annual Award for Career Achievement.

ARG Summary:

PART 1 –DEVELOPMENTAL HISTORY

Historical Background and Context:

Located just south of downtown Olympia adjacent to the capitol campus, the Hanson Duplex is located on Lot 8 in Block 3 of the E. J. Allen Plat of Olympia, first platted in 1906 by George and June Mottman with a supplemental plat in 1910. The plat was created from land owned by W. H. & E. J. Allen and was located adjacent to the capitol plot established by Edmund Sylvester in his 1850 plat of the city. George Mottman was a business owner and mayor in Olympia. The first of the residence built on the block was built by 1908 (Sanborn maps) (Assessor's date is 1917) at the south lot of the block on lot 9. The Carlyon House was built in 1922-23 and the Institutions Building was constructed on the west half of the block in 1934. The Hanson Duplex was built by 1937. By 1971 all of the properties on lots 1,2,7, 8 and 9 had been purchased by the state. By the early 1970s the house on lot 9 had been razed and a new parking lot installed in 1980. All of the properties, including the Institutions Building on Lots 3-6 were merged into one tax parcel number in 1994.

Chronology of the ownership of Block 3 of E. J. Allen Plat (From Southwest Regional Archives which generally only retains property tax rolls in five year increments):

| | |
|-------------------------------------|---|
| 1910: E. J. Allen Block 3 | 1 & 2 P. H. Carlyon (improvement) |
| 1-2 E. A. Baldwin | 3-6 State of Washington (improvement) |
| 3-6 George Mottman | 7 Rose & Mary Dubois Fowler |
| 7 E. A. Baldwin | 8 H. L. Ellsworth |
| 8 Emil Martensen | 9 Laura French (improvement) |
| 9 Emma Martensen | |
| | 1939 |
| 1915 | 1 & 2 P. H. Carlyon (improvement) |
| 1-2 E. A. Baldwin | 3-6 State of Washington (improvement) |
| 3-6 George Mottman | 7 Rose & Mary Fowler (P. H. Carlyon purchased lot 7 in 1938 for \$2000) |
| 7 E. A. Baldwin | 8 Louise Hanson (improvement) |
| 8 Curtis Egbert | 9 Laura French (improvement) |
| 9 Emma Martensen (improvement) | |
| | 1945 |
| 1920 | 1 & 2 P. H. Carlyon (improvement) |
| 1 & 2 E. A. Baldwin | 3-6 State of Washington (improvement) |
| 3-7 George Mottman | 7 Rose & Mary Fowler |
| 8 Curtis Egbert | 8 Louise Hanson (improvement) |
| 9 Emma Martensen (improvement) | 9 Laura French (improvement) |
| | 1950 |
| 1925 | 1,2, 7 P. H. Carlyon (improvement) |
| 1 & 2 P. H. Carlyon (improvement) | 3-6 State of Washington (improvement) |
| 3-8 George Mottman | 8 Gladys Williamson (improvement) |
| Lot 9 Laura E. French (improvement) | 9 Laura R. Ashburn (improvement) |
| | 1955 |
| 1930 | 1, 2, 7 Edna Carlyon (improvement) |
| 1 & 2 P. H. Carlyon | 3-6 State of Washington (improvement) |
| 3-6 George Mottman | 8 Gladys Williamson (improvement) |
| 7 Rose & Mary Dubois Fowler | 9 Avery Cummings (improvement) |
| 8 H. A. Raught | |
| 9 Laura French (improvement) | |
| | 1960 |
| 1935 | 1, 2, 7 Lorne Hinton (improvement) |

3-6 State of Washington (improvement)
8 Gladys Williamson (improvement)
9 Avery Cummings (improvement)

1965
1, 2, 7 William F. Schumacher (improvement)

3-6 State of Washington (improvement)
8 Gladys Williamson (improvement)
9 Avery Cummings (improvement)

1971—all properties on block owned by the State of Washington

Relationship of the Property to the Capitol Campus:

Olympia, Washington, settled by Euro-Americans in the 1840s, has been the capital of both the State and Territory since the 1850s. The land for the capitol campus was designated by the city's



founder, Edmund Sylvester in his plat of the city in 1850. The site of the first wooden territorial capitol, it is currently the site of the Capitol Campus which began in its present form in 1911 when a plan for a capitol group by architects Wilder & White was accepted by the state. The boundary for this plan on the east was at Water Street¹ and did not encompass this property. The area which was included in the plan originally had several residences and the area south the present capitol campus is residential in character,

now designated as the South Capitol Neighborhood National register District—mainly developed concurrently with the Wilder & White Capitol Group in the early part of the 20th century. The Olmsted Brothers famous landscape architects of Brookline, Massachusetts, were engaged in

1928 to create a landscaping plan for the Capitol Campus. Their design shows this block and the adjacent on to the east on Capitol Way with some landscaping as part of the 1928 design.² The buildings planned by Wilder & white were built between 1913-1940. George Mottman, who platted this area, sold lots 3 through 6 of the E. J. Allen plat to the state for the construction of the Institutions Building



which was built in 1934. The addition of the Institutions building enlarged the original campus boundary on the east to the middle of Block 3 of the Allen Addition. The residential character

¹ Norman J. Johnston, *Washington's Audacious State Capitol and Its Builders*, University of Washington Press, Seattle: 1988, pg. 14, 28.

² Johnston, pg. 88.

of the remainder of the block along with that of Block 2 of the Plat which fronts Capitol Way at 14th (this land also encompasses Block 8 of the P.D. Moore Addition) is evident throughout the period of first development through the 1950s.

After a lawsuit in the 1950s which mandated that state agency headquarters must be located in Olympia, planning began for the eventual enlargement of the campus to accommodate more state employees.³ By 1951 the state began to inform residents on these two blocks that the state would eventually own the property.⁴ The first official documentation of the plans to officially expand the campus to encompass those blocks is likely an action by the State Capitol Committee on September 30, 1959 which enlarged the campus to encompass the area from 14th to 16th and from Capitol Way on the east to the “present boundary” on the west. As part of their action the Committee also officially enlarged the campus to the east of Capitol Way creating the present East Capitol Campus.⁵ Their actions were based upon a recommendation by architect Paul Thiry in 1958. Part of the decision to both incorporate the property on the west campus and expand the campus to the east was the newly completed freeway which had an interchange accessing 14th Avenue.⁶ Thiry’s 1958 design shows a Museum planned for Block 2 and 3 attached to the Institutions Building.⁷ The Walker/McGough/Foltz Plan in 1970 showed an Executive Office Building and Emergency Operations Center for the two blocks.⁸ The 1982 John Graham and Company Master Plan Shows a West Campus Office Building on the two blocks. The 1991 Master Plan continued the idea of a General Office building for the site.⁹ The current Master Plan (2006) lists the area as a possible development site with a suggestion to sell or relocate the structures to allow for redevelopment.¹⁰

The Louise Hanson Duplex, 1417-1419 Columbia Street SW

The Louise Hanson Duplex was designed by Elizabeth Ayer for Louise Hanson as a rental unit. It was commission #658 for Ayer and was built by 1937. Ayer charged \$675 for the work—which was at a rate of \$1.00/hour of her time.¹¹ Louise Ganselle Hanson was the second wife of O. C. Hanson who was the President of the Olympia



³ Gerry Alexander, “History Commentary: Retaining the Capital Was a Hard-Fought Battle for Olympia,” *Columbia*, Legislative building commemorative Issue, November, 2004, pp. 3-6.

⁴ Information from typewritten document “Egbert-Ingham House, 1914” by David Goularte, n.d.

⁵ State Capitol Committee Minutes, Washington State Archives, Box 85 Minutes from pg.

⁶ City of Olympia Planning Department, “Comprehensive Plan for the City of Olympia,” July, 1959 and “attachment Capitol Committee Minutes of August 17, 1959, Box 85.

⁷ City of Olympia Planning Department, Section 6, pg. 7.

⁸ Walker/McGough/Foltz, Architects and Lyerla/Peden, Engineers. “Comprehensive Planning Study, April 3, 1970,” pg. 16 and plate 27.

⁹ John Graham and Company—Steinmann/Grayson/Smylie, “The Master Plan for the Capitol of the State of Washington”, August, 1982, pg. 97, Figure 10 Post 2000 Plan. Washington State Department of General Administration, “The Master Plan for the Capitol of the State of Washington, “ 1991, pg. 49.

¹⁰ Accessed at : <http://search.ga.wa.gov/>

¹¹ Elizabeth Ayer Photographic Collection, Commission List of Elizabeth Ayer Ledger. University of Washington Special Collections. Edwin Ayer Family Records, Accession 3’s 2020-2,2020-3.

Oyster Company in Olympia.¹² She was born in New York and likely moved to Seattle after her husband's death in 1940. The Hanson's lived in West Olympia near the Allen-Beals House which Elizabeth Ayer likely designed with her partner Edwin Ivey and Hanson may have known Ayer through that connection.¹³

The duplex was always used as rental units. O. C. Hanson died in 1940¹⁴ and Louise Hanson sold the property to Seattle resident Gladys Williamson in 1945.¹⁵ Gladys Williamson Bush sold the property to the State of Washington in September, 1970.¹⁶

The duplex was the longtime home of William A. and Marie Sullivan who rented the 1419 unit in the building. Sullivan was the State Insurance Commissioner from 1933 to 1961, serving seven terms in that office. He and his wife Marie began their residence in the house in 1941 and continued living there until 1961 in the duplex. Sullivan was born in 1885 in Ireland and died in 1968 in Seattle. A long-serving public servant, Sullivan codified the insurance laws of the state and served on the State War Commission during World War II.¹⁷ During the Sullivan's tenure in the house, several other residents occupied the 1417 part of the structure including Supreme Court Justice W. J. Steinart and his wife Marian (1947-1949) as well as a number of other



renters, most of whom worked at the capitol for various state agencies.

By 1971, several small state agencies began their tenure in the building including the Department of Social and Health Services Planning Unit (1971-1975), the Senate Ways & Means Committee, State Commission on Asian American Affairs, and the Washington State Women's Commission. After 1984, several press agencies including the Associated Press, Evergreen Radio, *Everett Herald*, *Daily Olympian*, *Longview Daily News*, *Seattle*

PI, *Spokesman Review*, *Tacoma News Tribune* and *Vancouver Columbian* located in the building and have continued their tenure there. Currently known as the "White House," current tenants continue to be press agencies.

Architect—Elizabeth Ayer

A native of Thurston county, the architect Elizabeth Ayer was the first woman graduate of the University of Washington School of Architecture in 1921 and the first licensed woman architect

¹² "O. C. Hanson Dies in Olympia," *Daily Olympian*, March 18, 1940, pg. 1.

¹³ The Allen Beals house is at 726 Percival Street SW (built in 1923) and the Hanson's lived at 826 Percival Street SW

¹⁴ "Ole C. Hanson Dies in Olympia," *Daily Olympian* March 18, 1940, pg. 1.

¹⁵ Thurston County Deeds, Warranty Deed, Volume 197, page 615.

¹⁶ August 31, 1971 from Gladys Gay Bush (formerly Gladys Williamson) to State of Washington Warranty deed, Thurston County Deeds, Warranty Deed, Volume 517 page 121.

¹⁷ Peter Hammond, "Insurance Chief Stepping Down After 28 Years," *Seattle Times Magazine*, Sunday, November 27, 1960, pg. 10.

in the state (1930). First working with Seattle architect Andrew Willatsen, she later joined Ivey & Riley as an office worker, where Ivey became her major mentor. She stayed with Edwin Ivey when the firm dissolved. Ayer took a leave of absence in 1922 to work at Cross & Cross and Grosvenor Atterbery in New York and returned to Seattle and the Ivey firm a year later. She traveled in Europe in 1927 and then returned to Seattle in 1928 and worked with Edwin Ivey, architect to design traditional residences in upscale neighborhoods in Seattle such as Broadmoor and The Highlands. She also designed the Seattle Children's Home, no longer extant. She became a member of AIA in 1938 and was later a life member.

After Ivey's death in 1940, she continued her practice with Rolland Lamping under Ivey's name. After World War II, when she served as an architect for the U.S. Engineers Office, she established Ayer & Lamping Architects in Seattle in 1945, often adopting Colonial style in her traditional designed. The firm stressed functional design in single-family homes, remodels and small commercial projects and "adapted traditional models to modern functional needs."¹⁸



Colonial Revival houses from the same period as the Hanson duplex designed by Ivey and Ayer include the Winston W. Chambers residence in Seattle, 1937 and the Seattle Children's Home from 1930-31.¹⁹ After nearly 50 years in practice, Elizabeth Ayer retired to Lacey, Washington in 1970 and served on the Planning Commission there. She died in 1987.

Elizabeth Ayer is associated with several other homes in Olympia and Thurston county included both in the South Capitol Neighborhood Historic District and in rural Thurston County historic inventories including the Jesse Bridges House, (301 21st Avenue SW, 1923) the Muensch House, (2621 Capitol Way S, 1921) and the Ewald House, renovated for Washington Supreme Court Justice Charles Donworth and his wife Dorothy (2227 S.

Water). She also is associated with the Allen-Beals House or Westhillsyde (726 Percival Street SW, 1923) in west Olympia, which is individually listed on the local state and national registers of historic places and the Ayer Ranch at 8527 SE Ayer Street which has several structures listed on the Thurston County Historic Inventory designed by Ayer.²⁰ Her work is also represented in the Roanoke Park Historic District in Seattle and additional Historic Inventory properties in Bothell, Centralia and Seattle.²¹

¹⁸ S. Sian Roberts & Mary Shaughnessy, "Elizabeth Ayer" in *Shaping Seattle Architecture: A Historical Guide to the Architects*, Jeffrey Ochsner, editor, Seattle: University of Washington Press, 1994, 1998, pp. 210-216, quote on page 216.

¹⁹ Roberts & Shaughnessy, pp. 211-212.

²⁰ Information from Olympia and Thurston County Historic Property Inventories.

²¹ Information Accessed at DAHP WISAARD website with search word "Architect Ayer."

Chronology of Residents of the Hanson Duplex (From Polk City Directories):

| | |
|--|--|
| 1941—William & Marie Sullivan | 1962 1417 Jessie Thacker (Clerk Department of Licensing) 1419 Irene Schultz (Clerk/Typist, State Tax Division) |
| 1943—William & Marie Sullivan | |
| 1946 1417 Philip & Mabel Northcraft (exec VP Olympia Federal Savings & Loan and Pioneer Finance) 1419 William & Marie Sullivan | 1963 1417 Jessie Thacker (Clerk Department of Licensing) 1419 Irene Schultz (Clerk/Typist, State Tax Division) |
| 1947-48 1417 W. J. & Marian Steinert (WA Supreme Court Justice) 1419 William & Marie Sullivan | 1964 1417 Jessie Thacker (Clerk Department of Licensing) 1419 Irene Schultz (Clerk/Typist, State Tax Division) |
| 1949 1417 W. J. & Marian Steinert 1419 William & Marie Sullivan | 1965 1417 Jessie Thacker (Widow Charles retired) 1419 Roberta Stillman |
| 1951-52 1417—K. F. & Bernice Sturdevant (Bernice is Clerk of the Department of Budget) 1419-William & Marie Sullivan | 1966 1417 Jessie Thacker (Widow Charles retired) 1419 Roberta Stillman |
| 1954 1417 Keith Sturdevant (salesman Mottman Department Store) 1419 William & Marie Sullivan 1955 | 1967 1417 Gary & Norman Libby (Department of Licensing) 1419 Roberta Stillman |
| 1417 Wesley & Frances Shattuck (salesman H.G . Schaefer) 1419 William & Marie Sullivan | 1968 1417 Mrs. Norman Libby (Office of Secretary of State/Department of Highways) 1417 Roberta L. Stillman (Clerk-typist Department of Institutions) |
| 1957 1417 Charles & Jessie Thacker 1419 William & Marie Sullivan | 1970—no listing |
| 1958 1417 Charles & Jessie Thacker 1419 William & Marie Sullivan | 1971 1417 Roberta L. Stillman |
| 1960 1417 Charles & Jessie Thacker 1419 William & Marie Sullivan | 1972 1417 Department of Social and Health Services Planning Unit |
| 1961 1417 Jessie Thacker 1419 William & Marie Sullivan | 1973-1975 DSHS Planning Unit |
| | 1976 Senate Ways & Means Committee |
| | 1977 State Commission on Asian American Affairs Washington State Women's Commission |
| | 1978 Asian American Commission |

State Athletic Commission

1979

1417 Asian American Commission

1419 Athletic commission

1980

Vacant

1981

John & Cathy Marivell (State Department of
Transportation Employee)

1982

John & Cathy Marivell (State Department of
Transportation Employee)

1984

1419

Associated Press
Evergreen Radio
Everett Herald
Daily Olympian
Longview Daily News
Seattle PI
Spokesman Review
TNT
Vancouver Columbian

1985

Associated Press
Evergreen Radio
Everett Herald
Daily Olympian
Longview Daily News
Seattle PI
Spokesman Review
TNT
Vancouver Columbian

1986-1988

Associated Press
Evergreen Radio network
Daily Olympian
Tri-City Herald
Seattle PI
Tacoma News Tribune
Vancouver Columbian
Spokesman Review

1989-1990

Associated Press
Evergreen Radio network
Daily Olympian
Tri-City Herald
Seattle PI
Tacoma News Tribune
Vancouver Columbian
Spokesman Review
Bureau TV News Services

1991

Journal American
Tacoma News Tribune Capitol News Bureau

1992

Associated Press
Evergreen Radio network
Daily Olympian
Tri-City Herald
Seattle PI
Tacoma News Tribune
Vancouver Columbian
Spokesman Review
Bureau TV News Services
Northwest News Network
Radio Broadcasting

1993

Morning News Tribune Capitol News Bureau
Northwest Public Affairs Network
Oregonian

1994

Northwest Public Affairs Network
Oregonian

1995

Associated Press
Gannett News Service
Seattle PI
Tacoma Morning News Capitol Bureau
Bureau Northwest Public Affairs Network (NPR)

1996

AP Wire Service
Gannett News
Seattle PI
Tacoma Morning News Tribune Capitol Bureau
Bureau Northwest Public Affairs Network (NPR)

2000
Wall Street Journal
AP State Capitol Bureau

Wall Street Journal

2001-2002

2004
Centralia Chronicle
Associated Press News Service

AP State Capitol Bureau
Wall Street Journal
Associated Press News Service

2005-2006
Centralia Chronicle
Associated Press News Service

2003
Associated Press News Service

2007-2009
Tacoma News Tribune

Chronology of Permits:²²

The City of Olympia recorded an August 5, 1936 plumbing /sewer permit by J.E. Schosser for Mrs. Louise Hanson. On June 7, 1937, W. H. Boyce was issued a water heater electrical permit for Mrs. Ole Hanson. The City recorded a 1952 electrical permit for Sturdevant and a 1969 enforcement for Mrs. R. L. Stilman. In 1974 two, 500 gallon oil tanks were removed. There was a 1988 electrical alteration. In 1990, there was a permit for mechanical gas pipes for a furnace conversion for both sides of the duplex. In 1994 General Administration was issued an electrical permit for two service feeders. Another fuel storage removal permit was issued along with a fire system permit/Fire Department inspection in 1994. There was another electrical inspection in 1998.

In 1998 as part of the General Administration roof replacement Project #99-016 done by Olympia architects Masini, Sanford, Gabrielese & Schoenfelt, the house had new asphalt shingles installed, gutters replaced, and the center brick chimney was removed down to attic spaces. At that time a metal flue was installed to vent the furnace and a frame was put in the chimney space.

In 1998, Helix Architecture prepared a plan to add ramps, paint and replace windows as well as reconfiguring space for handicap access. This work was not completed.²³

Work done after the 2001 Nisqually Earthquake included resetting 16 sagging ceiling tiles; removing loose paint and filling 225 linear feet of cracks. The work also included removing and replacing 40 square feet of damaged plaster wall and five square feet of damaged plaster ceiling;. The plywood cover on the fireplace was also re-anchored. The damaged walls and structure was painted with two coats of paint totaling 4755 square feet after the repairs were completed. The work was done in-kind by General Administration.²⁴

²³ Helix Architecture, p.s., "Press Houses Improvement Options," 1998.

²⁴ General Administration Project Files.

Hanson House Description:

The 2400 square foot Hanson Duplex is located adjacent to the Washington State Capitol Campus in Olympia, Washington about ten blocks south of the center of downtown Olympia. To the south of the property is the South Capitol Neighborhood National Register Historic District, a residential area of homes from the early 20th century. To the east is a block where the State Capitol Visitor Center is located (a 1981 concrete building) and a parking lot. The duplex adjoins the former Institutions Building dating from the 1930s which is now used as Senate Office Building on the west, separated by an alley. The building retains grass lawns on the east and west sides of the property with a small strip of grass on the north side and large gravel parking areas to the north and south. The west side has a concrete, U-shaped parking area. The building has iris and other foundation plantings including lilacs and camelias. The Hanson Duplex has double entries and is located mid-block and is separated from the Carlyon House on the north by a gravel parking lot. The property originally had a detached garage west of the building. An earlier house was razed to the south of the structure on this half block. Two sets of low concrete steps with low concrete railings front the property on Columbia Street, along with a set of concrete steps leading to the site of the demolished structure. The duplex is set above street level in mid- block with one of the entries facing Columbia on the east side, but with entries on all four sides of the structure. A narrow, concrete sidewalk extends around the east and north sides.

The two-story, rectangular, side-gable house has Colonial Revival detailing. The house is set on a concrete foundation with concrete window wells around the structure. The duplex has wide clapboard cladding with horizontal boards on the gable ends. The low-pitched composition roof has close eaves. The duplex originally had shutters at all the windows which have been removed. Windows have simple, fluted surrounds. A metal chimney pipe in the center of the roof replaces the historic center brick chimney.



East: This end gable has a small octagonal window with square mullions is in the center of the gable. The second floor has three, evenly spaced six-over-six double hung windows. On the first floor, six-over-nine double hung windows flank the entry which is centered in the façade. It is surmounted by a flared, molded projected metal hood supported by paired narrow post with interior lattice work. There is a paneled entry door with a replacement storm door. The concrete entry pads have an incised geometric design.

South: This façade has four, symmetrically placed windows on the second floor. There are three six-over-six windows and one is a six-over-one window (likely a replacement). On the first floor southwest corner is a shallow, three-sided bay window with a sloping molded metal top similar to the entry hoods. The center window has 16 panes and the two side windows have eight. The lower section of the bay has a diamond center design formed by two by four inch wood pieces with a design that radiates from the center design to the sides of the bay. The three sections of the lower part of the bay are separated by solid wood boards and the top of the bay as a plain wood frieze. Flanking the bay and off-set to the west is a multi-pane glass entry door sheltered by a shed roof hood topped by composition shingles and supported by plain posts with lattice sides. The building originally had a scalloped element on the fascia of the hood.

North: The second floor has four, evenly-spaced six-over-six double hung sash windows. The first floor has three, six-over-six double hung sash windows. Off-set to the west is the first floor entry. The entry is sheltered by a molded, metal, sloping hood supported by plain posts with lattice-work inserts. There is a similarly-designed lattice cross-piece across the front of the entry porch. The door is multi-pane glass with what appears to be an original screen door.

West: The gable end has a small, rectangular six pane window centered in the gable. On the second floor are six-over-six double-hung sash windows at either end with two smaller multi-pane casement windows in the center. The one on the west side appears to have replacement glass and the other has the original six panes. The first floor has a bay window on the west side similarly detailed to the one on the south side but the top of the bay extends of the back entry which has a six-pane glass and a plain wood lower section. A small door adjoins the entry door. In the center of the facade are two sets of two six-pane casement windows each topped by a vent. The southeast corner has a six-over-six double hung sash window. The basement is accessed on this façade by a flight of concrete steps that angle to the west from the south corner. The basement has a replacement door and a filled in door space. A pipe railing surmounts the stairs at ground level on this façade. An oval sign, “White House,” is mounted on this facade.

Interior: The interior generally has simple detailing with ceiling tile and wall-board walls. The woodwork is simple with some fluting. There are both modern hollow-core and original paneled doors. Some doors have original brass knobs. The bathrooms have tile surrounds and tile baseboards. There appear to be some original bathroom fixtures. There are some hardwood floors while other floors are covered by industrial grade carpet. The brick hearths and fireplace surrounds remain although the fireplaces have been covered over. There is a wood scalloped design over the hearth. The kitchen has original cabinetry and tile counters and backsplash. The stairways have enclosed railings with some turned posts and rails.

Statement of Significance:

The property is significant as the work of Elizabeth Ayer, one of the state’s noted architects, was the first woman licensed to practice in the state. The building is associated with the history of the capitol as the residence of state level-officers including William Sullivan and W. J. Steinert. The structure is in the modified Colonial Revival style which was an important genre for Elizabeth Ayer. She described her favored style as “English Colonial” with English lines and Colonial detailing.²⁵ The building also represents the close relationship of the residential structures of the South Capitol Neighborhood with the seat of government in Olympia. Importantly, the structure was designed by a woman and owned by two women prior to the sale to the State of Washington. Over the past 25 years, the house has been home to many of the news outlets that have covered the capitol stories over that period of time.

The Hanson Duplex was not included in either the National Register Washington State Capitol Historic District (1979) nor the National Register South Capitol Neighborhood Historic District (1991) but lies between the two districts in one of the two blocks in neither district. However, the Washington State Department of Archaeology and Historic Preservation determined in 2001 that it was eligible for the National Register as contributing property within a potential expanded

²⁵ Joan Wolverton, “Architect takes down shingle, *The Seattle Times*, November 16, 1970, pg. C1.

State Capitol Historic District.²⁶ There are several other properties in the South Capitol Historic District that are Colonial Revival in style including the Springer House (303 17th Avenue SW, 1917), the McCully House (1625 Sylvester St. SW, 1921)—both designed by Joseph Wohleb. The high style Colonial Revival Ingham-Egbert House, (originally 119 West 14th Street, 1914 designed by Twitchell, moved in 1979 to 2708 Adams Avenue SE) which was formerly located just across Columbia Street was a stylish counterpoint to the house.²⁷

Integrity:

The duplex has good integrity although because of the loss of its historic setting with the gravel parking lots that are around the building, some of its residential character has been lost. The detached garage on the property has also been lost. The duplex no longer has its historic shutters which contributed to its Colonial Revival character. Additionally, some changes have been made to the entries which have lost some of the lattice and scallop detailing and the central brick chimney has been removed and replaced with a metal pipe. The house has some replaced exterior doors and newer storm/screen doors.

The period of significance for the house is 1937-1961 which begins at the date of completed construction and ends at the 50 year retrospective cut-off date for historic buildings.

²⁶ Memorandum from Michael Houser, Architectural Historian, Office of Archaeology and Historic Preservation to Mark Eberlein (FEMA), Paul Szumlanski (General Administration), September 24, 2001, Washington State General Administration Project files.

²⁷ Information from Olympia Historic Inventory and Historic Register documents.

BIBLIOGRAPHY

Alexander, Gerry “History Commentary: Retaining the Capitol Was a Hard-Fought Battle for Olympia,” *Columbia*, Legislative Building Commemorative Issue, November, 2004.

City of Olympia Planning Department, “Comprehensive Plan for the City of Olympia,” July, 1959.

Elizabeth Ayer Photographic Collection, Commission List of Elizabeth Ayer, Elizabeth Ayer Ledger. University of Washington Special Collections. Edwin Ayer Family Records, Accession 3’s 2020-2, 2020-3.

General Administration Project Files.

Peter Hammond, “Insurance Chief Stepping Down After 28 Years,” *Seattle Times Magazine*, Sunday, November 27, 1960, pg. 10.

Helix Architecture, p.s., “Press Houses Improvement Options,” 1998.

Information from Olympia and Thurston County Historic Property Inventories.

John Graham and Company—Steinmann/Grayson/Smylie, “The Master Plan for the Capitol of the State of Washington,” August, 1982.

Johnston, Norman J. *Washington’s Audacious State Capitol and Its Builders*, University of Washington Press, Seattle: 1988.

Memorandum from Michael Houser, Architectural Historian, Office of Archaeology and Historic Preservation to Mark Eberlein (FEMA), Paul Szumlanski (General Administration), September 24, 2001, Washington State General Administration Project files.

Mills, Dale Douglas, “State’s First lady of Architecture,” *Seattle Times*, January 18, 1981, pg. 45.

Newell, Gordon, *Rogues, Buffoons & Statesmen*, Hangman Press, Superior Publishing Company, Seattle, 1975

“O. C. Hanson Dies in Olympia,” *Daily Olympian*, March 18, 1940, pg. 1.

Roberts, S. Sian & Mary Shaughnessy, “Elizabeth Ayer” in *Shaping Seattle Architecture: A Historical Guide to the Architects*, Jeffrey Ochsner, editor, Seattle: University of Washington Press, 1994, 1998, pp. 210-216.

State Capitol Committee Minutes, Washington State Archives, Box 85.

Thurston County Tax Rolls, Thurston County Deeds, Washington State Archives.

The Washingtonian: a State Magazine of Progress, March 1928, Arthur Allen, Publisher, Seattle.

Washington State Department of General Administration, “The Master Plan for the Capitol of the State of Washington, 1991.”

WISAARD website accessed from the Washington State Department of Archaeology and Historic Preservation at: <https://fortress.wa.gov/dahp/wisaard/> (search architect: Ayer).

Wolverton, Joan, “Architect takes down shingle, *The Seattle Times*, November 16, 1970, pg. C1.

EXTERIOR VIEWS

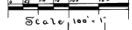


INTERIOR VIEWS

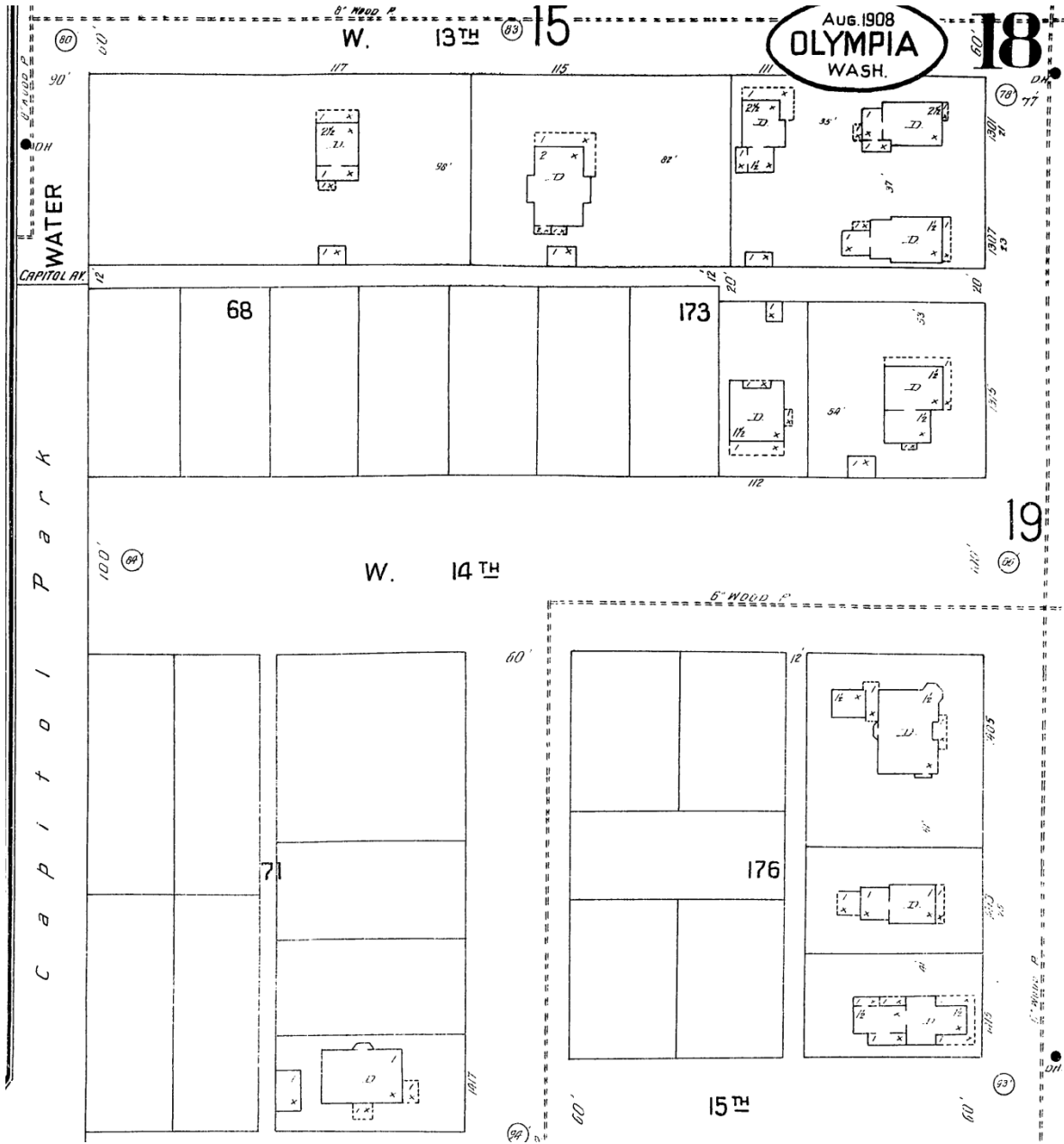


EDWARD J. ALLEN ADDITION

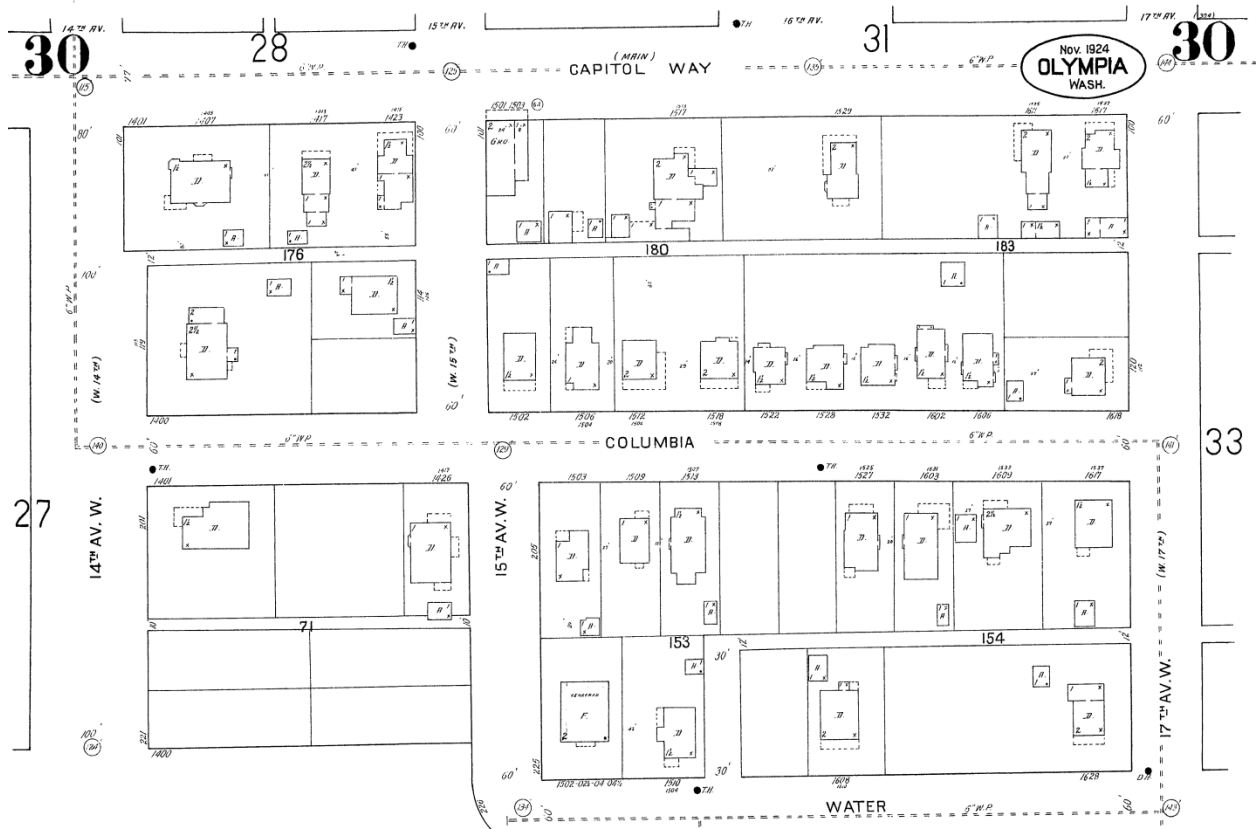
To The
CITY of OLYMPIA
WASHINGTON



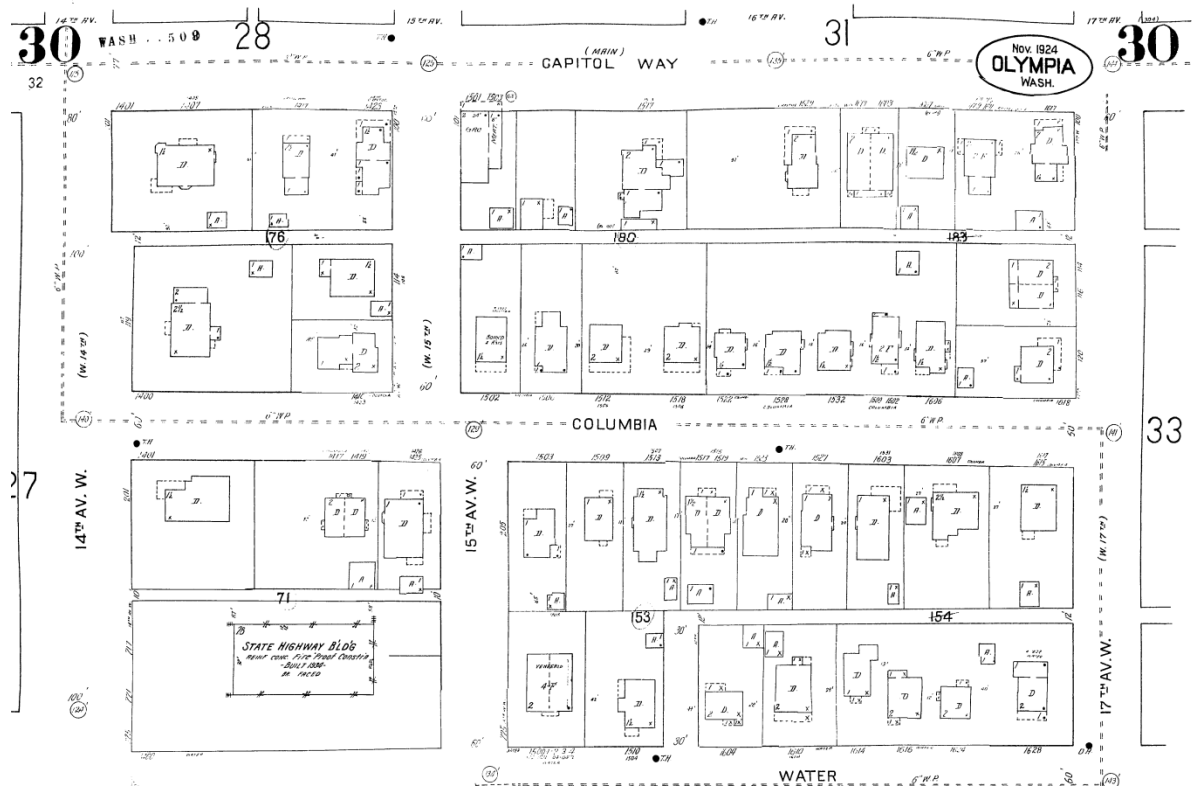
1908 SANBORN MAP OF OLYMPIA



1924 SANBORN MAP OF OLYMPIA



1945 SANBORN MAP OF OLYMPIA



HISTORIC STRUCTURE REPORT

P. H. & EDNA CARLYON HOUSE

201 14TH AVENUE SW

OLYMPIA, WA

PREPARED FOR

WASHINGTON STATE GENERAL ADMINISTRATION

SHANNA STEVENSON, HISTORIC PRESERVATION CONSULTANT

ARG ARCHITECTS

JUNE 15, 2011

Table of Contents

Introduction:

This Historic Structures Report for the P. H. and Edna Carlyon House was done from January to June, 2011 to document the history of the site and property, identify the historic features of the structure and to evaluate its historic significance and condition. The project was done by Shanna Stevenson, an Olympia Historic Preservation Consultant with ARG Architects, who are the Preservation Architects for the Washington State Capitol.

Study Summary:

The study identified the history of the house including its associations with the capitol campus, its significance related to P. H. and Edna Carlyon, the original owners and builders of the house, the subsequent owners, residents and tenants as well as the house's architect, Joseph Wohleb. The study also includes a chronology of the physical history of the house as well as a description of the exterior and interior of the property and its setting. The study also includes a condition assessment and recommendations and alternatives for treatment of the property.

Project Participants:

Shanna Stevenson holds a Bachelor's Degree in History and Education from Gonzaga University and a Masters in Public Administration from The Evergreen State College. From 1986 to 2005 she worked as the Historic Preservation Staff for Olympia, Thurston County and Tumwater as a Senior Planner at Thurston Regional Planning Council. She is currently the coordinator of the Washington Women's History Consortium at the Washington State Historical Society. She is the author of numerous local, state, and national register nominations. In 2006 she was honored with the State Historic Preservation Officer's 2006 Annual Award for Career Achievement.

ARG Summary:

Founded in 1980, Architectural Resources Group (ARG) is a 60-person firm headquartered in San Francisco, with additional offices in Pasadena, California, and Portland, Oregon. ARG provides professional services in the fields of architecture, planning, architectural history, history, and materials conservation with particular expertise in existing building rehabilitation, historic preservation, and building additions and new structures in sensitive environments.

The firm has received over 100 awards for excellence in architecture, historic preservation, and planning from a wide range of organizations including the American Institute of Architects, California Preservation Foundation, and the National Trust for Historic Preservation. In 2006, the AIA California Council awarded ARG as Firm of the Year.

PART 1 –DEVELOPMENTAL HISTORY

Historical Background and Context:

Located just south of downtown Olympia and adjacent to the capitol campus, the Carlyon House (Lots 1,2, 7) is located in Block 3 of the E. J. Allen Plat of Olympia, first platted in 1906 by George and June Mottman with a supplemental plat in 1910. The plat was created from land owned by W. H. & E. J. Allen and was located adjacent to the capitol plot established by Edmund Sylvester in his 1850 plat of the city. George Mottman was a business owner and mayor in Olympia. The first of the residence built on the block was built by 1908 (Sandborn maps) (Assessor's date is 1917) at the south lot of the eastside of the block on lot 9. The Carlyon House was built by 1923, the Hanson Duplex was built in 1936-37 and the Institutions Building was constructed on the west half of the block in 1934. By 1971 all of the properties on lots 1,2,7, 8 and 9 had been purchased by the state. By the early 1970s the house on lot 9 had been razed and by 1980 a new parking lot installed. All of the properties, including the Institutions Building on Lots 3-6 were merged into one tax parcel number in 1994.

Chronology of the ownership of Block 3 of E. J. Allen Plat (From Southwest Regional Archives which generally only retains property tax rolls in five year increments):

1910: E. J. Allen Block 3

1-2 E. A. Baldwin
3-6 George Mottman
7 E. A. Baldwin
8 Emil Martensen
9 Emma Martensen

1915 E. J. Allen Block 3

1-2 E. A. Baldwin
3-6 George Mottman
7 E. A. Baldwin
8 Curtis Egbert
9 Emma Martensen (improvement)

1920

1 & 2 E. A. Baldwin
3-7 George Mottman
8 Curtis Egbert
9 Emma Martensen (improvement)

1925

1 & 2 P. H. Carlyon (improvement)
3-8 George Mottman
Lot 9 Laura E. French (improvement)

1930

1 & 2 P. H. Carlyon
3-6 George Mottman
7 Rose & Mary Dubois Fowler
8 H. A. Raught
9 Laura French (improvement)

1935

1 & 2 P. H. Carlyon (improvement)
3-6 State of Washington (improvement)
7 Rose & Mary Dubois Fowler
8 H. L. Ellsworth
9 Laura French (improvement)

1939

1 & 2 P. H. Carlyon (improvement)
3-6 State of Washington (improvement)
7 Rose & Mary Fowler (P. H. Carlyon purchased lot 7 in 1938 for \$2000)
8 Louise Hanson (improvement)
9 Laura French (improvement)

1945

1 & 2 P. H. Carlyon (improvement)
3-6 State of Washington (improvement)
7 Rose & Mary Fowler
8 Louise Hanson (improvement)
9 Laura French (improvement)

1950

1,2, 7 P. H. Carlyon (improvement)
3-6 State of Washington (improvement)
8 Gladys Williamson (improvement)
9 Laura R. Ashburn (improvement)

1955

1, 2, 7 Edna Carlyon (improvement)
3-6 State of Washington (improvement)
8 Gladys Williamson (improvement)
9 Avery Cummings (improvement)

1960
1, 2, 7 Lorne Hinton (Carlyon Heir) (improvement)
3-6 State of Washington (improvement)
8 Gladys Williamson (improvement)
9 Avery Cummings (improvement)

1965
1, 2, 7 William F. Schumacher (improvement)
3-6 State of Washington (improvement)
8 Gladys Williamson (improvement)
9 Avery Cummings (improvement)

1971—all properties on block owned by the State of Washington

Relationship of the Property to the Capitol Campus

Olympia, Washington, settled by Euro-Americans in the 1840s, has been the capital of both the State and Territory since the 1850s. The land for the capitol campus was designated by the city's founder, Edmund Sylvester in his plat of the city in 1850. The site of the first wooden territorial capitol, it is currently the site of the Capitol Campus which began in its present form in 1911 when a plan for a capitol group by architects Wilder & White was accepted by the state. The boundary for this plan on the east was at Water Street¹ and did not encompass this property. The area which was included in the plan originally had several residences and the area south of the present capitol campus is residential in character, now designated as the South Capitol Neighborhood National Register District—mainly developed concurrently with the Wilder & White Capitol group in the early part of the 20th Century. The Olmsted Brothers, famous landscape architects of Brookline, Massachusetts, were engaged in 1928 to create a landscaping plan for the Capitol Campus.

Their design shows this block and the adjacent one to the east on Capitol Way with some landscaping as part of their 1928 design.² The buildings planned by Wilder & White were built from 1913-1940. Olympia businessman, George Mottman, who platted this area, sold lots 3 to 6 of Block 3 of the E. J. Allen plat to the state for the construction of the Institutions Building



which was built in 1934. The addition of the Institutions Building enlarged the original campus boundary on the east to the middle of Block 3 of the Allen Addition. The residential character of the remainder of the block along with that of Block 2 of the Allen Plat which fronts Capitol Way at 14th (this land also encompasses Block 8 of the P.D. Moore Addition) is evident throughout the period of first development through the 1950s.

¹ Norman J. Johnston, *Washington's Audacious State Capitol and Its Builders*, University of Washington Press, Seattle: 1988, pg. 14, 28.

² Johnston, pg. 88.

After a lawsuit in the 1950s which mandated that state agency headquarters must be located in Olympia, planning began for the eventual enlargement of the campus to accommodate more state employees.³ By 1951 the state began to inform residents on this block and the one abutting Capitol Way that the state would eventually own the property.⁴ The first official documentation of the plans to officially expand the campus to encompass those blocks is likely an action by the State Capitol Committee on September 30, 1959 which enlarged the campus to encompass the area from 14th to 16th and from Capitol Way on the east to the “present boundary” on the west.

As part of their action the Committee also officially enlarged the campus to the east side of Capitol Way creating the present East Capitol Campus.⁵ Their actions were based upon a recommendation by architect Paul Thiry in 1958. Part of the decision to both incorporate the property on the west campus and



expand the campus to the east was the newly completed freeway which had an interchange accessing the campus at 14th Avenue.⁶ Thiry’s 1958 design shows a Museum planned for Blocks 2 and 3 which was planned to be attached to the Institutions Building.⁷ The Walker/McGough/Foltz Plan for the capitol in 1970 showed an Executive Office Building and Emergency Operations Center for the two blocks between Capitol Way and Water.⁸ The 1982 John Graham and Company Master Plan Shows a West Campus Office Building on the two blocks. The 1991 Master Plan continued the idea of a General Office building for the site.⁹ The current Master Plan (2006) lists the area as a possible development site with a suggestion to sell or relocate the structures to allow for redevelopment.¹⁰

³ Gerry Alexander, “History Commentary: Retaining the Capital Was a Hard-Fought Battle for Olympia,” *Columbia*, Legislative building commemorative Issue, November, 2004, pp. 3-6.

⁴ Information from typewritten document “Egbert-Ingham House, 1914” by David Goularte, n.d.

⁵ State Capitol Committee Minutes, Washington State Archives, Box 85 Minutes from pg.

⁶ City of Olympia Planning Department, “Comprehensive Plan for the City of Olympia,” July, 1959 and “attachment Capitol Committee Minutes of August 17, 1959, Box 85.

⁷ City of Olympia Planning Department, Section 6, pg. 7.

⁸ Walker/McGough/Foltz, Architects and Lyerla/Peden, Engineers. “Comprehensive Planning Study, April 3, 1970,” pg. 16 and plate 27.

⁹ John Graham and Company—Steinmann/Grayson/Smylie, “The Master Plan for the Capitol of the State of Washington”, August, 1982, pg. 97, Figure 10 Post 2000 Plan. Washington State Department of General Administration, “The Master Plan for the Capitol of the State of Washington,” 1991, pg. 49.

¹⁰ Accessed at : <http://search.ga.wa.gov/>

P. H. and Edna Carlyon House 201 14th Avenue SW

From available information, the house was built in 1923 (1921, Assessor's Records) by P. H. and Edna Carlyon. The Carlyon's purchased lots 1 and 2 of Block 3 of the E. J. Allen Plat from E. A. Baldwin in August, 1921. Carlyon's purchased lot 7 in 1938 as additional open space. Baldwin locally owned the Capital City Coal Company. Prior to their residency in the house, the Carlyon's lived at 205 Maple Park in 1919-1920 and at 2408 Main from 1921-22. By 1923 they are listed at this address in the Polk City directory. There is no available information about a mortgage to build the house.

Owners:



Born in Wisconsin, P.H. Carlyon was trained at the Philadelphia Dental College. His parents relocated to Centralia, Washington and he came to Olympia in 1884 and opened a dental practice but later became prominent in local and state politics. Carlyon was appointed to the state board of dental examiners in 1896 and elected Olympia mayor in 1905. He became one of the city's biggest boosters and reformers. After his election he began the effort to remove the rundown buildings from the northern part of Olympia (the oldest settled area) and he instituted changes including an ordinance that only stone, brick or concrete buildings be erected in the business district.¹¹ Carlyon also tackled the problematic city drinking water issue which was a private operation and in 1905, advocated the condemnation of the private system.¹² He advocated for the acquisition of 254 acres for Priest Point Park in 1905 which was established in the 1840s as a mission and was a wise investment of \$1200.¹³ He was president of the Chamber of Commerce and spearheaded the building of the Federal Building on Capitol Way in 1914.

Carlyon was also the leader in development of what became known as the "Carlyon Fill" in Olympia. Historically, Olympia was a peninsula of land flanked by muddy tide flats and sloughs at low tide. Ships of any deep draft were left high and dry when the tide was out. Bridges had to be built to span both east and west of the city. By the 1850s, a wharf was built to deep water north of the city.

In the 1890s the Corps of Engineers excavated a shipping channel in Budd Inlet but the major dredging of the harbor was done in 1910-11. To finance the project, Carlyon put together a combination of government and private funds. The private Olympia Tidelands company, incorporated by was supported by the some of the city's largest business owners--Carlyon, O.C.

¹¹ Gordon Newell, *Rogues, Buffoons & Statesmen*, Hangman Press, Superior Publishing Company, Seattle, 1975. pg. 201.

¹² Newell pg. 203.

¹³ Thurston County Deeds, Vol. 59, Pg. 621.

Hanson, C. J. Lord, Millard Lemon and F. M. Kenny Local improvement districts helped fund the projects on the west and east sides of the bay. From late 1910 to mid-1911, Puget Sound Bridge and dredging employed dredgers to complete the project. The fill project received some \$56,000 in federal funds of the \$250,000 total cost. The project moved nearly 2.3 million cubic yards of soil. The excavation created a deep water channel and turning basin and produced enough dredge spoil to extend the original Olympia peninsula nearly a mile northward and to create land on West Bay. The project also filled the extensive Swantown Slough, which extended in a V-shape from East Bay south to approximately where Plum Street interests with Interstate 5.¹⁴

After the fill was completed, Carlyon and his business partners extended railroad branch service to connect the Port of Olympia to the rail lines of the Great Northern, Northern Pacific and Union Pacific railroads—later owned by the Oregon-Washington Railroad and Navigation Company, a subsidiary of the Union Pacific.¹⁵ Carlyon also headed a new industry located on the fill land. The Olympia Shipbuilding company was established there in 1916 with Carlyon, Lord and others as investors. Later the yard was nationalized for World War I shipbuilding.

Carlyon served in the State House from 1907 to 1911 and in the State Senate from 1913 to 1929. Carlyon championed the cause of Olympia as the capital city. Carlyon retired from dentistry and through his connections became “well to do” and he was a “crusader” in both the cause for concrete roadways and the construction of the capitol buildings in Olympia. He created a strong partnership with the Olympia newspapers and Chamber of Commerce to create a bloc of support for the permanent capitol buildings.¹⁶

Carlyon worked with Mark Reed of Shelton and Henry McCleary of McCleary, both members of the State Capitol Committee. He steered a bill through both houses of the legislature in 1907 to build a permanent capitol—although funding of the bill was delayed because of poor timber prices.¹⁷ Carlyon adopted a different tactic. He asked the legislature for a \$13,000 appropriation as a prize for the best plans for a new design for a building that “could” be built on the old Flagg¹⁸ foundations which were abandoned when a financial downturn struck in the 1890s. The funds were to come from the Capitol Land Grant, not current taxes. The designs of the firm of Wilder & White were chosen and Carlyon succeeded in gaining an appropriation of \$350,000 to start construction on just the first unit of the approved Wilder & White Capitol plan—the Temple of Justice in 1911 which was fully complete by 1920.¹⁹ A second structure in the plan, the Insurance Building was completed in 1921.

Carlyon spearheaded the effort for the inaugural ball to be held in the Temple of Justice in 1915 to “whet the appetite for completing the Capitol Group.”²⁰ However, Carlyon had more work to

¹⁴ “Westside Fill Completed—To Swantown,” *Daily Olympia Recorder*, March 8, 1911, pg. 1. “Big Carlyon Fill Completed,” *Daily Olympia Recorder*, April 10, 1911, pg. 1.

¹⁵ “Work will Soon Start on Belt Line Railway,” *Daily Olympian*, March 14, 1911, pg. 1.

¹⁶ Hollis Fultz, “Carlyon Led Successful Effort to Bring About Construction of Buildings On Hill,” *Sunday Olympian*, June 13, 1954, pg. 1-2.

¹⁷ Newell pg. 233

¹⁸ Ernest Flagg, a New York Architect, had won a competition for a capitol design awarded in 1894 and the building was started but a new administration and economic downturn halted construction with only the foundation in place. See Johnston pp. 18-19.

¹⁹ Newell pg. 246

²⁰ Foltz, pg. 2.

do. An influx of new shipyard workers occupied the available lodging for legislators in the 1917 session (see information about the Carlyon Fill) which angered legislators. Carlyon worked with new Chamber of Commerce director B. F. Hume to build a new hotel—fearing a new interest in re-locating the capital. Carlyon promised a new hotel in time for the 1921 session. Businessman J. L. Peters worked with an enlarged Chamber of Commerce to finance a new hotel through a subscription stock sale and issuance of bonds beginning in early 1919 and the hotel, The Hotel Olympian, opened June 20, 1920. At the dedication on July 16, 1920, Governor Louis Hart spoke favorably of the structure and “could say to the next legislature, ‘We have kept the faith, now go ahead with the construction of the finest executive building in the country.’”²¹ A new Elks building with 26 rooms also opened the same year, located just diagonally across Capitol Way from the Hotel Olympian. The Schmidt Family, owners of the Olympia Brewery also remodeled the old Mitchell Hotel into the Governor House, also on Capitol Way.

Olympia leaders backed Louis Hart for governor in the 1920 election, with the assurance from P. H. Carlyon that he was in favor of completing the Capitol Group. In the 1921 session, Carlyon, in consultation with the Chamber of Commerce of Olympia, introduced successful legislation to start the construction of the legislative building. It does not seem a coincidence that Carlyon purchased lots to build his house in August, 1921. The legislative building was substantially complete in 1928.

In 1916, Carlyon unveiled his plan to dam the Deschutes River to create Capital Lake—although the idea was not realized until 1951.²² In 1918, Carlyon led another Olympia civic improvement project which was a \$600,000.00 bond issue for a bridge and grading and paving the 4th Avenue Hill.²³ Another bridge is named in his honor in the Olympia area. The Capitol Boulevard Crossing between Olympia and Tumwater was built in 1936-37 as a Federal Aid Project and was named in Carlyon’s honor. The distinctive bridge features cement totem poles and a distinctive inscription. Listed on the National and State Registers of Historic Places, it was likely named in honor of his good roads efforts.²⁴

Carlyon was elected president pro tem of the Senate in a number of sessions. However, his work was not without controversy. A supporter of the Good Roads Movement, Carlyon, perhaps with the backing of the concrete industry, proposed a plan in 1919 to fund state road paving through a \$30 million bond issue, rather than a “pay as you go plan” and mandating that whatever the final surface, that the roads would rest on a base of five inches of Portland Cement. Senate Bill 240 for a referendum supporting the legislation passed but organized opposition, headed by Eastern Washington legislator W. Lon Johnson, accused a cement monopoly for sponsoring the bill with Carlyon in collusion. The voters defeated the referendum by a wide margin in November, 1920.²⁵

²¹ “City’s ‘400’ Numerically in attendance and magnificent dining room is scene of Praise and Rejoicing—Ample Capitol Money says Hart.” *Morning Olympian*, July 16, 1920.

²² Newell, pg. 278.

²³ Newell, pg. 292.

²⁴ Accessed at <http://www.ci.tumwater.wa.us/historicalcapitolblvdcrossin.htm>

²⁵ Stephen W. Charry, “Fighting the Cement Trust: W. Lon Johnson & the 1920 Carlyon Road Bill,” *Columbia*, Fall, 1999, Vol. 13, No. 3, pp. 34-42.

Not always popular, but effective, one fellow female legislator described him as “the ever-present, intriguing, manipulating and horse-trading Dr. Carlyon.”²⁶ Carlyon died in 1946 at the age of 83 and is buried in Olympia.²⁷ He lived out his life in the house which has a full view of the capitol buildings he worked so hard to realize for Olympia. An undated clipping from the State Library noted that he left an estate valued at approximately \$100,000. His wife Edna, had a life estate in the property and upon her death, the estate went to his brother Fred Carlyon, his sister Ann Vaughn, a brother-in-law and nieces and nephews.

P. H. Carlyon married Maud Hulbert in 1886 **who four years later** and he later married Edna Rogers in 1902. Edna Rogers Carlyon lived in the house until 1953 when it appears it was rented out until it was sold after her death.²⁸ Edna Rogers was born in Illinois in 1872 and came with her family to Oregon and then to Olympia in 1880. Her father, A. D. Rogers, was a local photographer. She attended the Olympia Collegiate Institute. She died in 1954 in Portland, Oregon.

The house was owned for a time by the nephew of P. H. Carlyon, Lorne Hinton. It was Edna Rogers Carlyon’s sister-in-law, Tate Henry Rogers who sold it to William and Thelma Schumacher in 1959.

William Schumacher was born in central Washington and was a state tax commission agent and IRS agent. He had his own accounting business for a time in Spokane before being named the chairman of the Washington State Tax Commission, appointed by Governor Albert D. Rossellini in 1957, a position he held until 1962. During that time, in 1959, he purchased the house with his wife Thelma Jeffers Schumacher. During their residence at the house, according to their daughter, they often hosted legislative and other gatherings at house related to Schumacher’s position in the Rossellini Administration.²⁹

William Schumacher was later the regional director for the Small Business Administration in Seattle from 1962 to 1965 and in San Francisco from 1965 to 1969—during the time they were out of state, the Schumacher’s leased the house to private parties and by 1968,³⁰ they were leasing the house to the State. The tenants included the Department of Institutions and the Department of Natural Resources overflow offices. The Schumacher’s sold the house to the State in 1971 for \$41,000.

Schumacher was later named the SBA director in Spokane and retired in 1979 there. He died in 1992 in Spokane. Thelma Schumacher served on several state-related committees during the Rossellini Administration while she lived in Olympia.³¹ She died in 1992 in Spokane.

²⁶ Newell, pg. 335.

²⁷ “Doctor Carlyon Taken by Death at Age of 83,” *Daily Olympian*, November 26, 1946, pg. 1.

²⁸ “Edna L. Carlyon,” *Daily Olympian*, October 11, 1954, pg. 2

²⁹ Telephone Interview with Carol Schumacher Booth, May 18, 2011.

³⁰ Note on Thurston County Assessor’s field book, 1968 “Owner in California. Now leased to the State Department of Institutions.”

³¹ “William S. Schumacher,” *The Spokesman-Review and Spokane Chronicle*, Thurston February 6, 1992, pg B. 4. “Thelma Schumacher,” *The Spokesman-Review and Spokane Chronicle*, October 30, 1992, pg. D. 8.

By 1984, the Seattle Times and UPI were tenants in the property and the property has continued to house press covering the capitol since that time.

| | |
|---|---|
| Residents: | Valley Newspapers |
| 1923 to 1946 P. H. Carlyon and Edna Carlyon | |
| 1946 to 1953 Edna Carlyon | 1991 |
| 1954 Harold & Ruth B. Kerry (Lumber Dealer) | Northwest Public Affairs Network |
| 1956? | The Olympian Capitol News Bureau |
| 1957 & 1958 Vacant ³² | Seattle Times News Bureau |
| 1960 William S. & Thelma Schumacher (Chairman State Tax Commission) ³³ | Valley Newspapers |
| 1961 William S. & Thelma Schumacher (chairman State Tax Commission) | Longview Daily News |
| 1962-1963 William S. & Thelma Schumacher | Third House Message Center |
| 1964 William S. & Thelma Schumacher (Regional Director Small Business Administration) | 1992-1994 |
| 1965 William S. & Thelma Schumacher (Regional Director Small Business Administration) | Seattle Times News Bureau |
| 1966 Stephen Crary | The Olympian Capitol News Bureau |
| 1967 Stephen & Cynthia Crary Clerk Supreme Court | Valley Newspapers |
| 1968 State Department of Institutions? | 1995 |
| 1968-1971 DNR Overflow Office | Seattle Times News Bureau |
| | The Olympian Capitol News Bureau News Service |
| 1984- 1986 | 1996-1997 (called "Gray House") |
| Seattle Times | The Olympian Capitol News Bureau |
| UPI | Seattle Times |
| 1987-1990 | |
| Seattle Times News Bureau | 2000 |
| The Olympian Capitol Bureau News Services | Seattle Times |
| | |
| | 2001 |
| | The Olympian Capitol News Bureau |
| | Seattle Times |
| | |
| | 2005 |
| | Seattle Times |

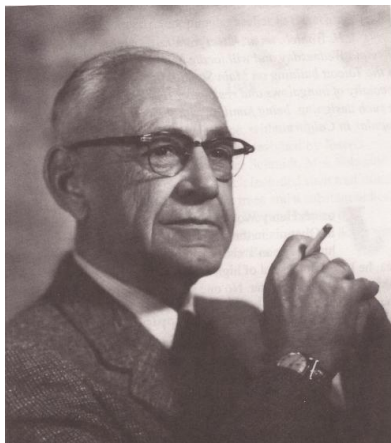
³² June 8, 1959 Tate Henry Rogers to William and Thelma Schumacher for \$30,000.00, Warranty Deed Thurston County Deeds, Vol. 332, pg. 386.

³³ Schumacher Acquisition File 69-118 at General Administration. Schumacher's wer approached by state in 1965 to sell for \$31,500. The eventually sold the house 1971 to the state for \$41,000. By 1970, Schumacher's were leasing the property to the state for \$275/month.

Architects:

According to the Wohleb & Wohleb Architectural records at the University of Washington Special Collections, the house was designed by the firm of Wohleb & Stanley. Documentation comes from documents from 1922 showing that the firm was requesting bids for construction based on their plans and soliciting bids for plumbing and heating in April 1922 for a residence for P. H. Carlyon.³⁴

J. Charles Stanley was only associated with Joseph Wohleb for a short time in 1922, according to the Pacific Coast Architecture Database, and worked in Olympia in 1921. Stanley was born in North Dakota and came to Seattle in 1889. He graduated from the University of Pennsylvania in architecture and engineering. He designed Elks Lodge Buildings in Anacortes, Port Angeles, and with Wohleb, in Olympia as well as several Seattle homes. He also worked as superintendent of building and construction for the state for the Bellingham area.³⁵ He worked for Saunders and Lawton architects for a time and designed the Alaska-Yukon-Pacific Exposition Forestry Building in Seattle in 1909.³⁶



Joseph Wohleb came to Olympia from California in 1911 and left an indelible mark on the architecture of the city during his 47 year tenure. Born in Waterbury, Connecticut in 1887 he moved with his family to Vallejo California. He worked in the boatbuilding industry and was a carpenter. After moving to Olympia in 1911³⁷, he listed his profession as architect by 1913. He designed many buildings in the Mission revival style as well as a variety of other genres. He received his architect's license in 1919. J. Charles Stanley was in charge of the branch in Seattle and the firm was later known as Wohleb, Stanley and Walker³⁸. The partnership was only for a short time and Wohleb was a solo practitioner until his son Robert joined him in 1946. He expanded the geographic area where he worked in the 1920s and designed many commercial buildings as well as club houses. He was the school district architect for Olympia for many years and designed the two finest homes in the South Capitol Neighborhood Historic District, the C. J. and Elizabeth Lord House in 1923 (now the State Capital Museum) at 211 21st Avenue SW and the Henry and Hilda McCleary House at 111 21st Avenue SW in 1924, now an office building. Wohleb designed at least twelve residences in the South Capitol Neighborhood National Register Historic District.³⁹ He also made a significant

³⁴ Wohleb and Wohleb Records, Accession #4242-001, Box #59, University of Washington Special Collections. Some of the letterhead shows the firm of Wohleb, Stanley & Walker which existed for only a short time.

³⁵ "J. C. Stanley, Architect, Succumbs," *Seattle Times*, Sunday, August 28, 1960, Section 2, pg. 30.

³⁶ "J. Stanley" Pacific Coast Architecture Database, accessed at <https://digital.lib.washington.edu/architect/architects/4825/>

³⁷ "Olympia's Architect," in Heather Lockman, author, Shanna Stevenson, researcher, *Building a Capital City: Olympia's Past Revealed Through its Historic Architecture*, Olympia Community Planning and Development Department, Advance Planning and Historic Preservation, 2000, pg.73.

³⁸ Walker was James Flood Walker, Information from Pacific Coast Architecture Database. Walker had worked in Seattle and died in 1924.

³⁹ Other Wohleb-designed contributing properties to the South Capitol Neighborhood National Register District are: the Otis House (203 E. 18th, 1914); the O.C. Hanson House, 1607 S. Columbia, 1914; the Springer House, 303 W 17th, 1917; the Stentz

impact on downtown Olympia Architecture and several of his buildings are individually listed on the National Register as well as contributing structures to the Olympia Downtown National Register Historic District.⁴⁰ Wohleb also was an accomplished brewery architect. He also was involved in city civic affairs, serving on the Olympia City Council and the City Planning Commission.⁴¹

Wohleb also made significant contributions to the development of the capitol campus. He designed the Institutions Building in 1934. Following the overall design outlined by the 1911 Wilder & White Plan for the Public Lands-Social Security (1936) and Public Health Building (1939) (now the Cherberg and O'Brien Office buildings), Wohleb completed their design for construction. He also worked on alterations to the Governor's mansion in 1937, changes to the Insurance Building in 1938, and designed the Soldier's Monument base in 1938 and the Capitol Greenhouse in 1939.

Wohleb died in 1958 and the firm became known as Robert Wohleb (Joseph's son) and Associates until Robert's death in 1966 and then was sold.⁴²

Permit Record for 201 14th Avenue SW:

The City of Olympia records a 1950 plumbing & sewer permit for Mrs. P. H. Carlyon; a 1956 electrical permit for H. E. Kerry; and a 1965 chimney repair permit for W. S. Schumacher. The State conducted an asbestos report in 1992 and a 1995 State Asbestos Report identified the material in the attic and pipes in the basement as well as the pink floor covering on the kitchen counter which had friable fabric and backing. There was also some asbestos in the window putty on exterior windows.

A major project was the 1998 re-roofing project (GA 99-016) which along with a new composition roof, removing and replacing shiplap boards at overhangs and gutters; removing the mounted roof structure; installing new rafter tails, fascia and gutters. As part of this project the brick chimney was removed to two feet in attic and the opening framed. A new metal flue was

House 223 e. 18th, 1917; the Emmet Parker House 1623 Sylvester, 1920; the McCully House, 1624 Sylvester, 1925; Lincoln School, 213 E. 21st, 1922; Wohleb House 122 W. 21st, 1923. the Glidden Duplex, at 1601-03 South Capitol Way; the Ellsworth Duplex at 211 19th Avenue SW, 1927; Draham House, 2221 S. Water, 1940; K. L. Strandberg House, 2511 S. Capitol Way, 1940. Source: Dawn Maddox, "Joseph Wohleb: resident architect of the state's Capital," Landmarks, Vol. IV, No. 4, pg. 2-12 and WISAARD website accessed from the Washington State Department of Archaeology and Historic Preservation at: <https://fortress.wa.gov/dahp/wisaard/> (search architect: Wohleb).

⁴⁰ Downtown Olympia National Register District contributing buildings or individually listed buildings designed by Wohleb include: The American Legion Building, 219 Legion Way, 1921; Olympia Elks Lodge 609-613 S. Capitol Way, 1919; Jeffers Studio, 500 S. Washington Street, 1913; Olympia Carnegie Library, Franklin and 7th, 1914; Walker Store, 5th and Capitol Way, 1917; Capitol National bank, 402 S. Capitol Way, 1922; Martin Warehouse, 111-115 E. State, 1922; Capitol Motors, 5th and Franklin, 1922; Martin Building 203-213 E. 5th, 1923; Capitol Theater, 206 E. 5th 1924; McElroy Store, 414-418 S. Capitol Way, 1924; Donald building, 1922; The Spar, 114 4th Avenue, 1935; The Baretich building 116-118 4th Avenue NE, 1935; Daily Olympian Building, 120 N. Capitol Way, 1927. Sources: see Note #20 and Heather Lockman and Shanna Stevenson, *Building a Capital City: Olympia's Past Revealed Through Its Historic Architecture*, Olympia Community Planning and Development, 2000.

⁴¹ "Death Closes Long Career of Architect," *The Daily Olympian*, June 11, 1958, pg. 1 and "Joseph H. Wohleb," *The Daily Olympian*, June 12, 1958, pg. 3.

⁴² Dawn Maddox, pg. 11.

installed. New trim was also installed at the gable ends and 18 ice and water shields were installed in valleys and ridges as part of the new roof.

In 1998, Helix Architecture prepared a plan to add ramps, paint and replace windows as well as reconfiguring space for handicap access. This work was not completed.⁴³

The work on the house after the 2001 Nisqually Earthquake included removing damaged brick & mortar from chimney; framing the opening in floor, and bracing the flue. Loose paint was removed and cracks were filled with caulk and repainted. On the interior, damaged paint was removed on interior windows and door frames and repainted. Walls were re-plastered, re-textured and painted. As part of the work the expansion tank was improved. The broken exterior concrete step and cracked porch slab were repaired. In 2002, an accessibility report recommended adding ramps to the building, but it was not carried out.⁴⁴

Carlyon House Description:



The Carlyon House is located adjacent to the Washington State Capitol Campus in Olympia, Washington about ten blocks south of the center of downtown Olympia. To the south of the property is the South Capitol Neighborhood National Register Historic District, a residential area of homes from the early 20th century. To the east is a block where the State Capitol Visitor Center is located (a 1981 concrete building) and a parking lot. Set on a corner lot, the

Craftsman style house fronts on both 14th and Columbia adjacent to the capitol campus. The Institutions Building, now Senate Offices is just to the west of the property on the same block, separated by an alley. Set above street level, the house has a rock retaining wall on both street-sides of the property. A concrete sidewalk and grass parking strip surround the house at street level. A grass side yard adjoins the property to the west. A large, double cedar tree is at the northwest corner of the open lawn. A retaining wall abutting the alleyway has historic bush roses and rockery plants, including kinnikinnick. The house is reached by a set of concrete steps at the corner of Columbia and 14th Avenue SW. The steps are flanked by two large cedar trees. Plantings around the base of the house include azalea bushes and Oregon grape. There is a large red maple tree at the rear of the house on Columbia Street near the garage and large elm on the south side of the garage. An older fruit tree is at the northwest corner of the house. On the same block is the Hanson Duplex just south of this structure and an earlier house, now razed, was located to the south of the duplex on this half block.

The 2900 square foot house is a large, one and one-half story irregularly shaped, cross-gable Craftsman-style structure with wide, bracketed eaves and fascia boards. The eaves have exposed rafter ends with decorative pointed caps. The house has shingle cladding with a composition roof. The building has a poured concrete foundation which is broken by small, oblong, multi-

⁴³ Helix Architecture, p.s., "Press Houses Improvement Options," 1998.

⁴⁴ Information from City of Olympia Permit Records and General Administration Project files.

pane windows around the basement of the structure. There is a central metal chimney pipe, which replaced a historic brick central chimney.

The Carlyon House typifies the Craftsman style which was popular in the early 20th century and especially popular in the South Capitol Neighborhood Developed which during this time. The house is a departure for Wohleb from his signature Mission Revival styles but he did design other Craftsman houses in the neighborhood, notably the Stentz House at 223 18th Avenue SE in 1917 and the larger half-timbered Otis House at 203 18th Avenue SE from 1914. Wohleb's own home at 122 21st SW built in 1923 was a Craftsman style house. Upon his arrival in Olympia in 1911, a news account noted that he had a "specialty of bungalows and residences and has had much experience in such designing, being familiar with the various bungalow styles so popular in California."⁴⁵

Architectural Description:

East Side: On the east side, the wide, rear cross gable projects about three feet to the east from the front section of the house. On this façade is a southeast corner basement garage entry which slopes from Columbia into the structure. This gable area has a variety of windows. The top floor has two adjoining sets of six-pane casement windows centered in the gable. All of the windows have simple surrounds with a small projecting element on the window head. On the southeast corner of this façade is another pair of six-paned casement windows. Offset to the south are a pair of one-over-one double hung windows. Between this set of windows and the front set of tripartite windows are two small square vents. On the north end of this gable is a tripartite window with two upper mullions in each side window and five in the wide center window. There is a small rectangular window in the space between the gable and the porch of the front part of the house on this façade.

On the front part of the house, a small gable dormer extends from the roofline on the façade. It has a paired-six-pane casement windows and the dormer has similar detailing as the roofline on the house.

A gable-roofed front porch extends across from the front half of the northeast façade and wraps around the front part of the east façade. The gable roof creates a flat plane from the main house on the east side. The porch has two arched sections on this façade, separated by square posts with a similarly detailed pilaster at the end of the porch attached to the main house. The larger arched opening is to the south. Each section has a slightly arched top with a wooden keystone. The low stucco railing has arched openings

North Side: The deep porch projects from the front (north) of the house and has slightly arched opening with a wooden keystone in the center of each arch. The porch sits on a deep concrete foundation and has a low concrete sidewall with a cap and small arched drain openings. It is faced with a stucco finish. The porch has square wooden posts with a simple molded caps and bases. The front recessed, north side entry is reached by a short flight of concrete steps flanked by low concrete rails. The porch has an incised concrete floor. The glass-front entry door is offset to abut the main house wall. A large window on the main house faces east overlooking the porch. The porch has a bead-board ceiling. The porch has a deep, bracketed gable front with

⁴⁵ *Daily Olympian*, April 11, 1911.

bracketed eaves and fascia board. Supported by square posts, the porch has a wide, shallow arched opening with center wood key stone and low concrete rail on this front façade which slightly obscures the main house view.

The north front of the main house has a pair of six-over-one double hung windows centered in the second floor of the gable. On the first floor, a large tripartite window dominates the west part of the façade. It has three top vertical mullions on the sides and the center window has five top mullions.

West Side: The west side of the front part of the house has a rectangular window with five top vertical mullions. The west side rear cross gable has a pair of double hung sash windows centered in the gable on the second floor. The first floor has a variety of windows. From north to south: a pair of double hung windows; a small center double hung sash flanked by two small square windows and another pair of double hung sash windows.

South Side: The south façade has a pair of double-hung sash windows centered on the second floor on the gable end. On the southwest corner is a one-over-one double hung sash; and the west side of the door is a pair of six-pane casement windows. The rear (replacement) entry door is offset to the east and is reached by a low flight of concrete steps. Adjoining the door opening to the east is a multi-pane window on the southeast corner is a matching set of six-pane casement windows.

On the southwest corner of this façade is flight of concrete steps, angling to the west, giving access to the basement. The top of the steps have metal pipe rail with a metal pipe hand rail along the side of the steps. In the basement entry is one-over-one double hung sash window next to the multi-pane glass entry door.

Interior Description:

The Carlyon House interior has coved ceilings and hardwood floors. The kitchen has the original cabinetry and free standing sink. The main floor has French multi-pane glass doors opening off the main rooms. The bathroom has original fixtures including the tile around the tub and original octagonal tile. The main rooms have replacement fluorescent bar lighting. Only a portion of the second floor is finished.

Statement of Significance:

The significance of the house rests on its associations with P. H. Carlyon, an active mayor and legislator from Olympia. In fact, a case can be made that it was Carlyon who fathered the creation of the present capitol campus. *The Washingtonian Magazine* published in 1928 which detailed the opening of the legislative building in fact called Carlyon, the “Father of the State Capitol Group.”⁴⁶ The house is also significant for its association with Olympia’s most prominent architect, Joseph Wohleb who also had an important role in the development of not only the present Capitol Campus, but also two other National Register Historic Districts—Downtown Olympia and the South Capitol Neighborhood. The house is also significant as a

⁴⁶ *The Washingtonian: a State Magazine of Progress*, March 1928, Arthur Allen, Publisher, Seattle, information is on “Contents” page.

substantially un-altered excellent example of the Craftsman style which was one of the predominant architectural styles during the period. William and Thelma Schumacher's residence in the house during the 1960s continued the important association of the structure with the history of capitol as did the subsequent use of the building as state offices and press quarters for those covering the capitol activities. The eighty-eight year history of the house has been a continual close association with the history and significance of the capitol campus and of Olympia as a capital city.

The house was built during the zenith of P. H. Carlyon's political power and it is notable that it was built at the entry to the capitol grounds and went up during the same period of the building of the legislative building—where Carlyon would end his career in 1929 after seeing the legislature finally take up residence in the completed grand legislative building. A tireless supporter of Olympia, Carlyon literally re-shaped the city—spearheading the filling of the downtown area and creating a deepwater port, then supporting extension of rail service to the area and jump-starting the industry there through his interests in early shipbuilding. Likewise he initiated the idea that came to fruition during his lifetime—Capitol Lake which was associated with the Wilder & White Plan for the capitol campus and was built in 1951. The lake acts as a reflection pond for the capitol group.

The significance of the house is bolstered by its architect, Joseph Wohleb, who like Carlyon, was integral to the history of both the city of Olympia and the capitol campus. The house is a good example of the Craftsman style, which was a concurrent architectural style with the construction of the capitol in the 1920s and is reflected in several houses in the South Capitol Neighborhood Historic District. The close associations of Wohleb with the development of the capitol and within the circle of influential Olympians like Carlyon who were able to achieve the building of the capitol campus add to the significance of the property. Over the past 25 years, the house has been home to many of the news outlets that have covered the capitol stories over that period of time.

The characteristic Craftsman elements of the house include its overall form, bracketed wide eaves with exposed rafter ends, tripartite windows and shingle cladding.

The Carlyon House was not included in either the Washington State Capitol Historic District nomination and placement on the National Register of Historic Places (1979) nor the South Capitol Neighborhood (1991) nomination and placement on the National Register of Historic Places but lies between the two districts in the two blocks not included in either district. However, the Washington State Department of Archaeology and Historic Preservation determined in 2001 that the Carlyon House was eligible for the National Register as contributing property within a potential expanded established State Capitol Historic District.⁴⁷ The house has strong associations with both historic districts.

Integrity: The house retains its overall historic appearance with little or no change to the structure except for the loss of the center chimney. It retains its original siding and window

⁴⁷ Memorandum from Michael Houser, Architectural Historian, Office of Archaeology and Historic Preservation to Mark Eberlein (FEMA), Paul Szumlanski (General Administration), September 24, 2001, Washington State General Administration Project files.

fabric and reflects its historic 1920s architecture. The setting of the house has been substantially retained with its in-tact landscaping and broad grass side yard. The rear of the house has been altered with the creation of a gravel parking lot at the rear, but from the front façade, the house retains its historical appearance.

The period of significance for the house is 1923-1961 which begins at its construction, encompasses the lifetime of P. H. Carlyon and his wife Edna and the early years of the ownership of the Schumacher family and ends at the 50 year retrospective cut-off for historic buildings.

BIBLIOGRAPHY

Alexander, Gerry “History Commentary: Retaining the Capital Was a Hard-Fought Battle for Olympia,” *Columbia, Legislative Building Commemorative Issue*, November, 2004.

Charry, Stephen W., “Fighting the Cement Trust: W. Lon Johnson & the 1920 Carlyon Road Bill,” *Columbia*, Fall, 1999, Vol. 13, No. 3, pp. 34-42.

City of Olympia Planning Department, “Comprehensive Plan for the City of Olympia,” July, 1959.

“City’s ‘400’ Numerically in attendance and magnificent dining room is scene of Praise and Rejoicing—Ample Capitol Money says Hart.” *Morning Olympian*, July 16, 1920.

“Death Closes Long Career of Architect,” *The Daily Olympian*, June 11, 1958, pg. 1.

“Doctor Carlyon Taken by Death at Age of 83,” *Daily Olympian*, November 26, 1946, pg. 1.

“Edna L. Carlyon,” *Daily Olympian*, October 11, 1954, pg. 2.

Fultz, Hollis, “Carlyon Led Successful Effort to Bring About Construction of Buildings On Hill,” *Sunday Olympian*, June 13, 1954, pg. 1-2.

General Administration Project Files.

Goularte, David, Information from typewritten document “Egbert-Ingham House, 1914.” n.d.

Helix Architecture, p.s., “Press Houses Improvement Options,” 1998.

“J. C. Stanley, Architect, Succumbs,” *Seattle Times*, Sunday, August 28, 1960, Section 2, pg. 30.

John Graham and Company—Steinmann/Grayson/Smylie, “The Master Plan for the Capitol of the State of Washington,” August, 1982,

Johnston, Norman J. *Washington’s Audacious State Capitol and Its Builders*, University of Washington Press, Seattle: 1988.

“Joseph H. Wohleb,” *The Daily Olympian*, June 12, 1958, pg. 3.

Lockman, Heather, writer and Shanna Stevenson, researcher, *Building a Capital City: Olympia’s Past Revealed Through Its Historic Architecture*, Olympia Community Planning and Development, Advance Planning and Historic Preservation. 2000.

Maddox, Dawn, “Joseph Wohleb: resident architect of the state’s Capital,” *Landmarks*, Vol. IV, No. 4, pg. 2-12.

Memorandum from Michael Houser, Architectural Historian, Office of Archaeology and Historic Preservation to Mark Eberlein (FEMA), Paul Szumlanski (General Administration), September 24, 2001, Washington State General Administration Project files.

Newell, Gordon, *Rogues, Buffoons & Statesmen*, Hangman Press, Superior Publishing Company, Seattle, 1975

Olson, Fred, Joseph Wohleb Left His Mark,” *The Sunday Olympian*, October 25, 1981, pg. B1.

Schumacher Acquisition File 69-118 at General Administration Archives.

State Capitol Committee Minutes, Washington State Archives, Box 85.

Stevenson, Shanna, “Carlyon, Carlyon,” *Totem Tidings, The Sunday Olympian*, September 21, 1980, p. 6-7.

Stevenson, Shanna, “Carlyons,” in “Olympiana, Historical Vignettes of Olympia’s People and Places”, Washington State Capitol Museum, Olympia, 1982.

“Thelma Schumacher,” *The Spokesman-Review and Spokane Chronicle*, October 30, 1992, pg. D. 8.

Thurston County Tax Rolls, Thurston County Deeds, Washington State Archives.

Walker/McGough/Foltz, Architects and Lyerla/Peden, Engineers. “Comprehensive Planning Study, April 3, 1970.”

“William S. Schumacher,” *The Spokesman-Review and Spokane Chronicle*, Thurston February 6, 1992, pg B. 4.

The Washingtonian: a State Magazine of Progress, March 1928, Arthur Allen, Publisher, Seattle.

Washington State Department of General Administration, “The Master Plan for the Capitol of the State of Washington, 1991.”

“Westside Fill Completed—To Swantown,” *Daily Olympia Recorder*, March 8, 1911, pg. 1.

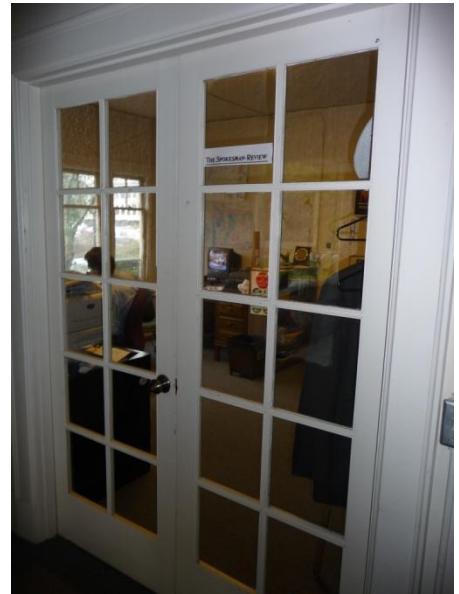
“Big Carlyon Fill Completed,” *Daily Olympia Recorder*, April 10, 1911, pg. 1.

WISAARD website accessed from the Washington State Department of Archaeology and Historic Preservation at: <https://fortress.wa.gov/dahp/wisaard/> (search architect: Wohleb).

Wohleb and Wohleb Records, Accession #4242-001, Box #59, University of Washington Special Collections.

“Work will Soon Start on Belt Line Railway,” *Daily Olympian*, March 14, 1911, pg. 1.

INTERIOR VIEWS:

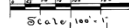


EXTERIOR VIEWS:

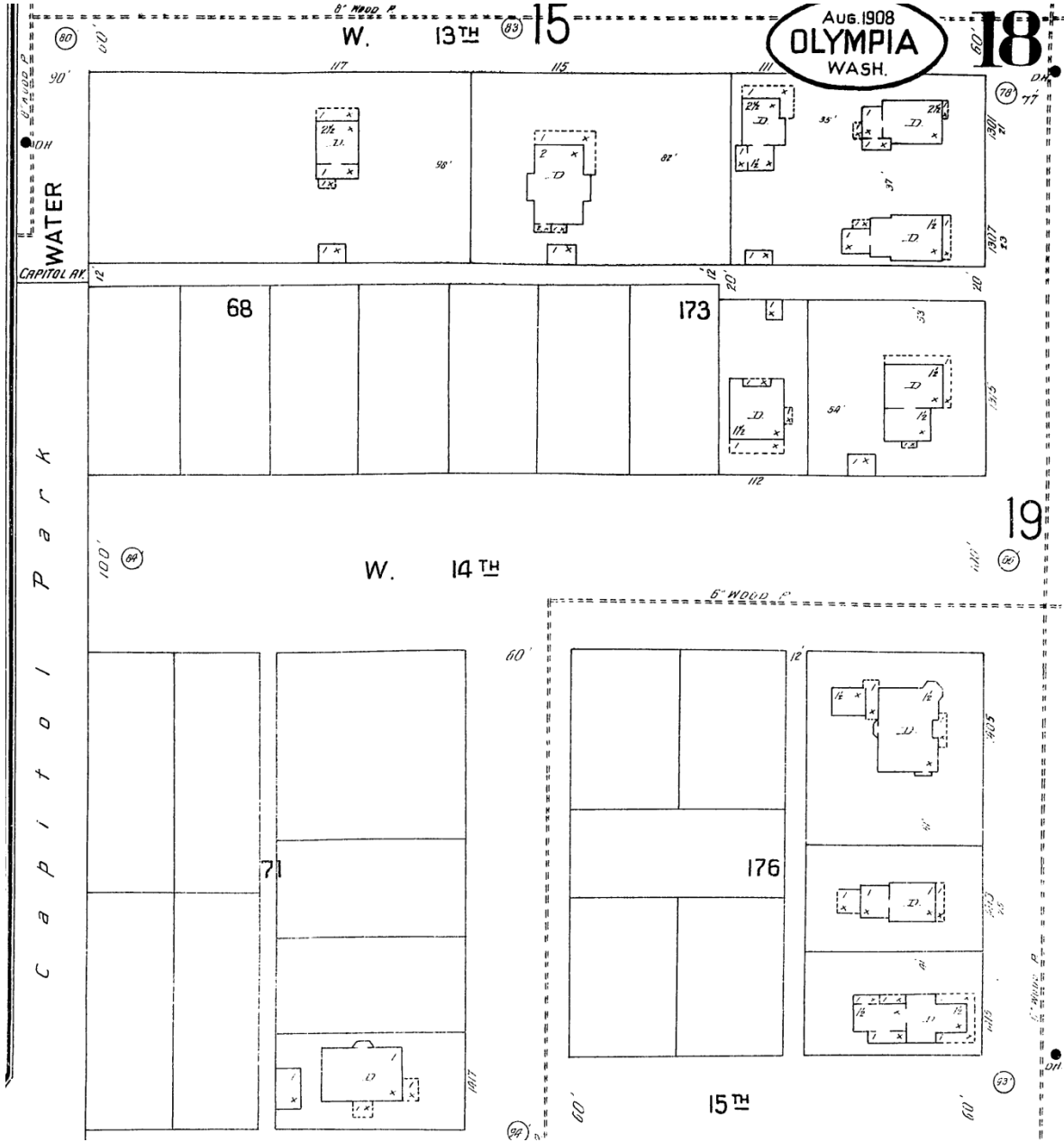


EDWARD J. ALLEN ADDITION

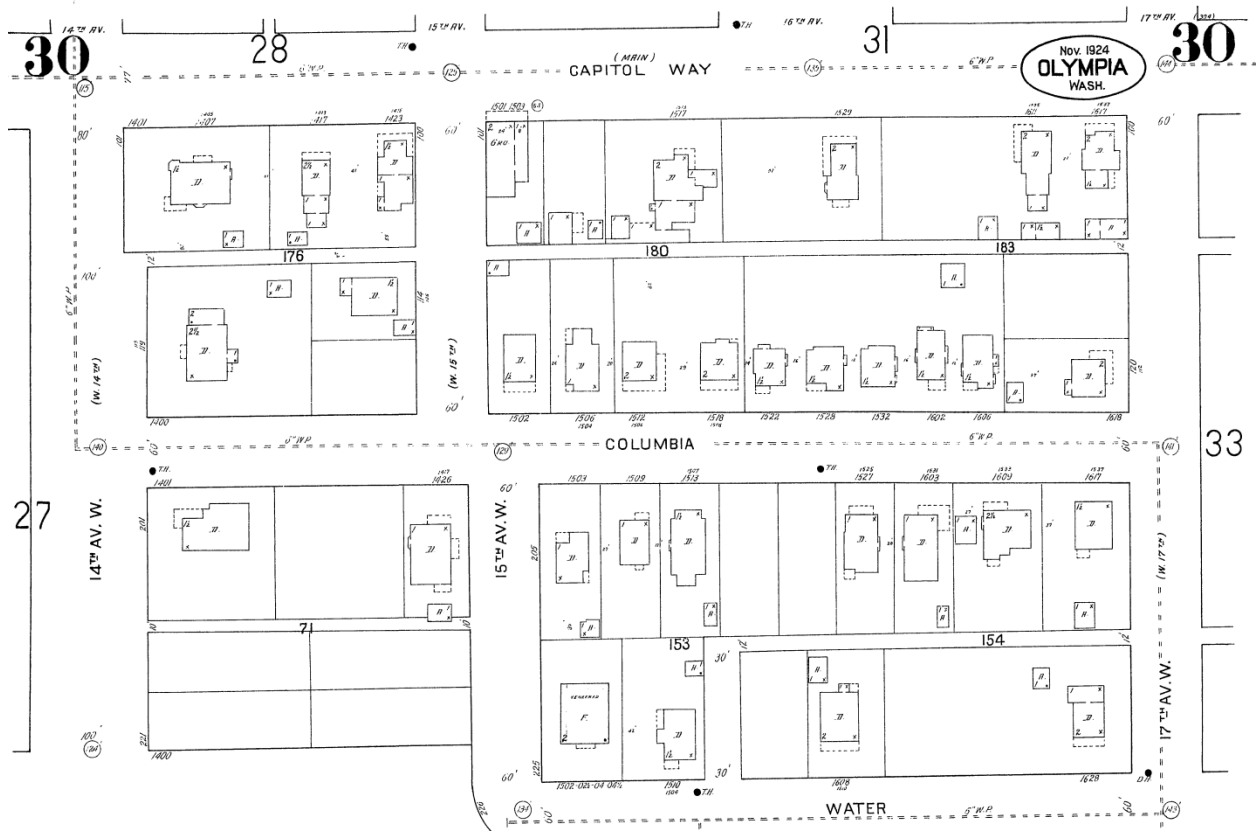
To The
CITY of OLYMPIA
WASHINGTON



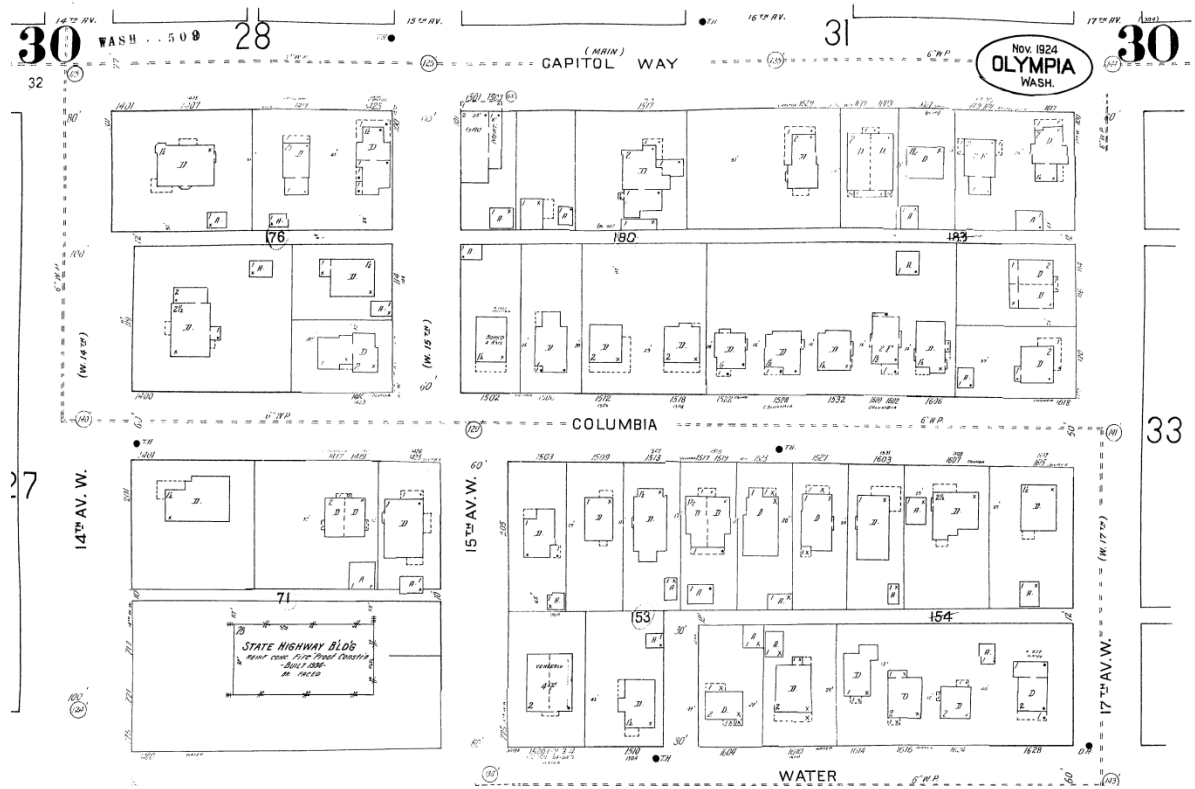
1908 SANBORN MAP OF OLYMPIA

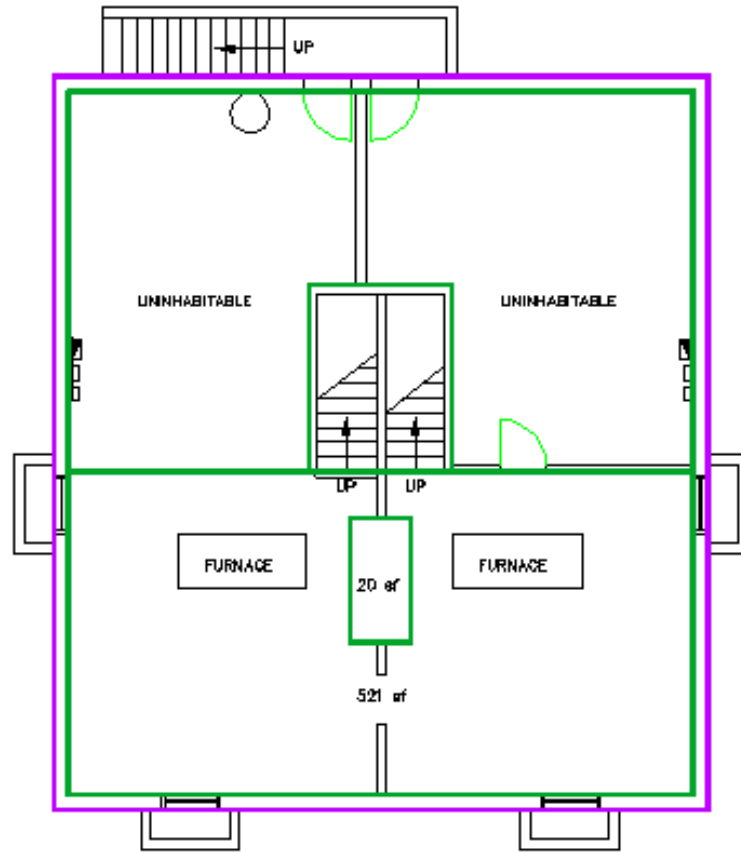


1924 SANBORN MAP OF OLYMPIA



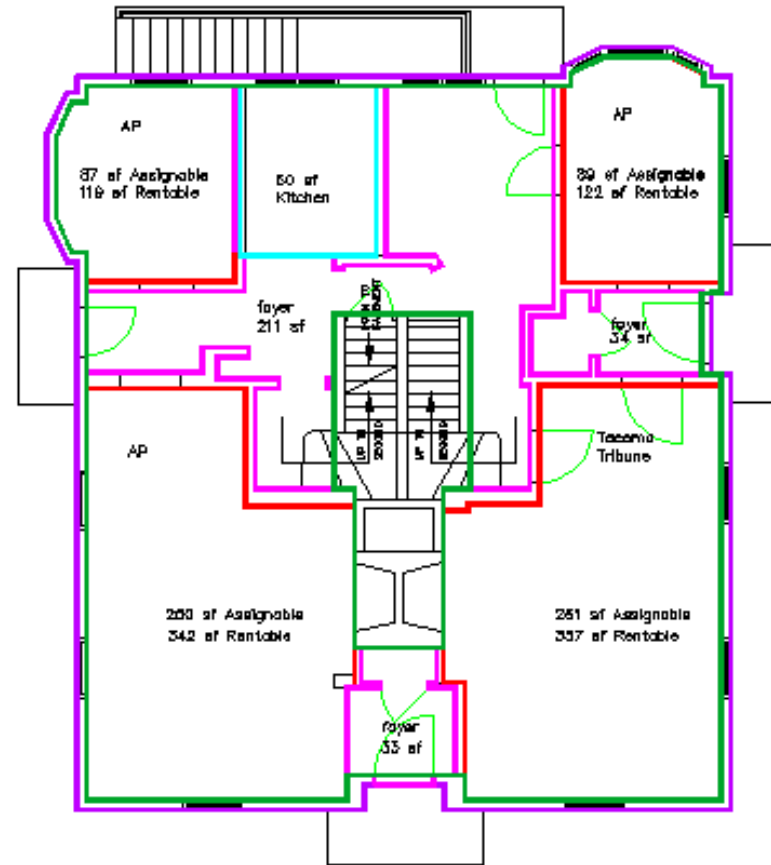
1945 SANBORN MAP OF OLYMPIA





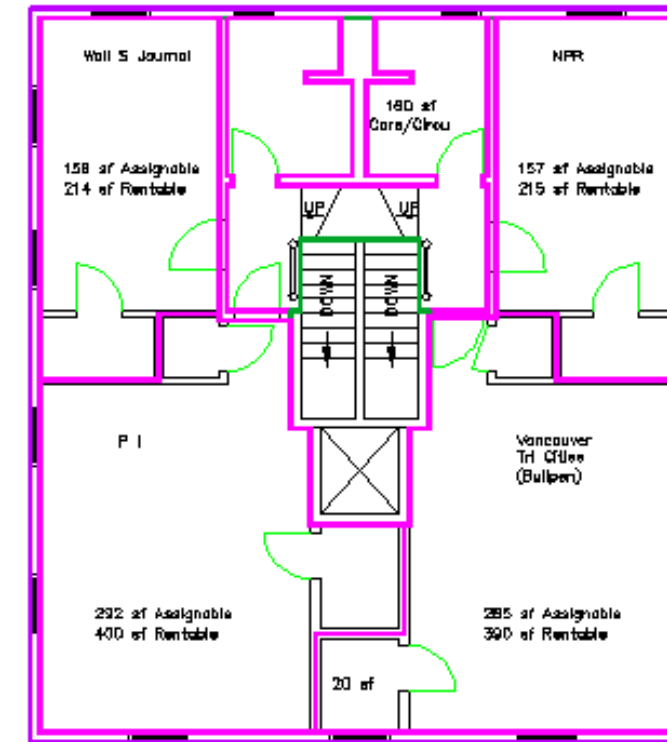
BASEMENT PLAN

GROSS FLOOR AREA = 1,238
 RENTABLE FLOOR AREA = 501
 ASSIGNABLE FLOOR AREA = 0
 COMMON FLOOR AREA = 0
 USABLE FLOOR AREA = 0



FIRST FLOOR PLAN

GROSS FLOOR AREA = 1,248
 RENTABLE FLOOR AREA = 1,078
 ASSIGNABLE FLOOR AREA = 687
 COMMON FLOOR AREA = 391
 USABLE FLOOR AREA = 747



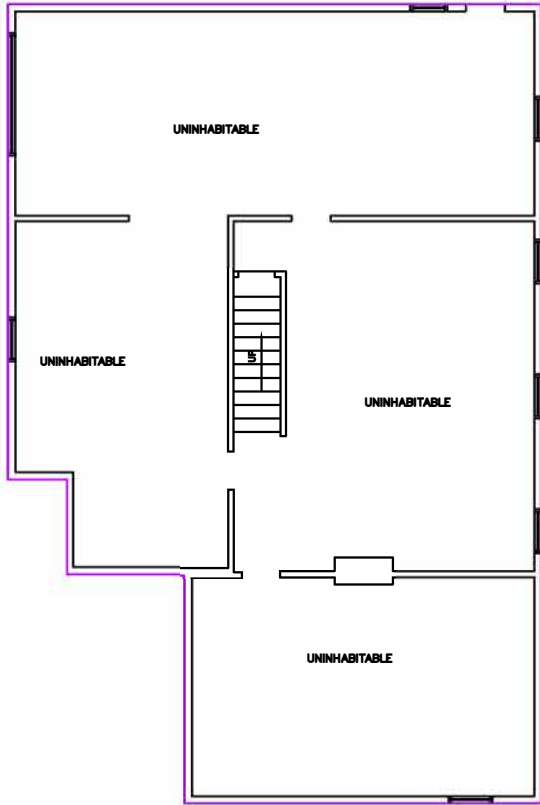
SECOND FLOOR PLAN

GROSS FLOOR AREA = 1,238
 RENTABLE FLOOR AREA = 1,081
 ASSIGNABLE FLOOR AREA = 836
 COMMON FLOOR AREA = 0
 USABLE FLOOR AREA = 836

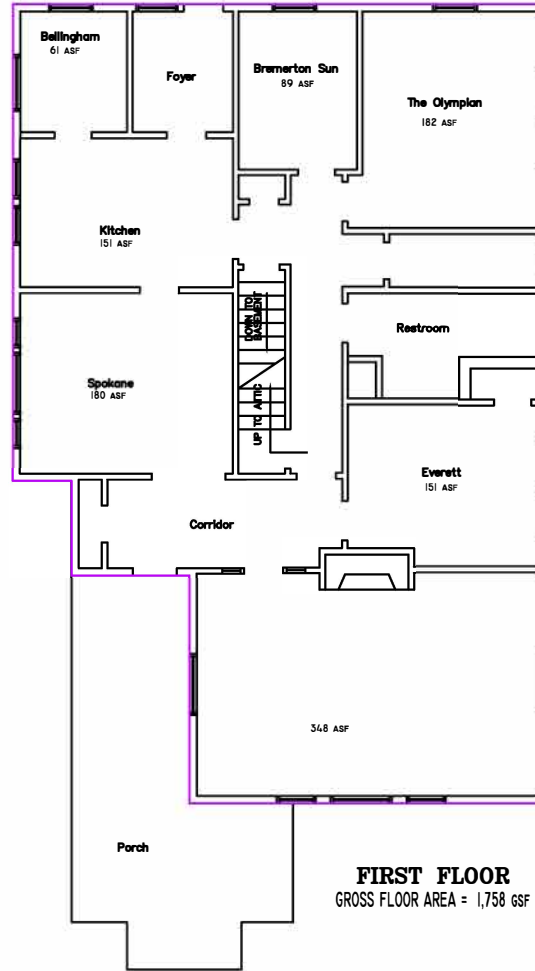
AYER PRESS HOUSE

SCALE 1/4"=1'0"

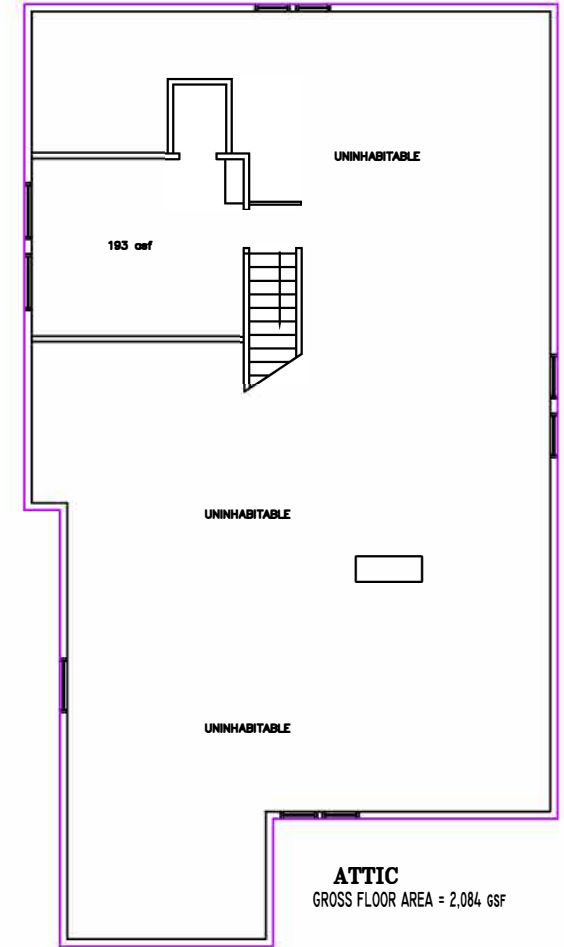




BASEMENT
GROSS FLOOR AREA = 1,758 GSF



FIRST FLOOR
GROSS FLOOR AREA = 1,758 GSF



ATTIC
GROSS FLOOR AREA = 2,084 GSF

SCHUMAKER HOUSE

SCALE 1" = 10'

GROSS FLOOR AREA = 5,600 GSF