

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



Hanson Duplex, University of Washington Special Collections, PH Coll 68, Elizabeth Aver Photographs, UW29572z



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## Introduction:

This Historic Structures Report for the Louise Hanson Duplex was done from January to June, 2011. The project was done by Shanna Stevenson, an Olympia Historic Preservation Consultant with ARG Architects, who are the Conservators for the Washington State Capitol.

## Study Summary:

The study identifies 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 is 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 statement of significance, 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. She received the Washington State Historic Preservation Officer's 2006 Annual Award for Career Achievement.

Founded in 1980, Architectural Resources Group is a 60-person, full service architectural practice based 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 exiting building rehabilitation, historic preservation, and build additions and new structures in sensitive environments.

The firm has received over 100 awards 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





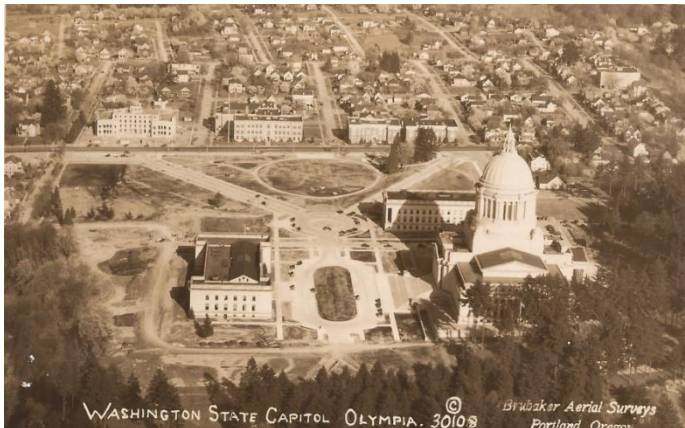
## PART 1 –DEVELOPMENTAL HISTORY

### Historical Background and Context:

Located about ten blocks south of downtown Olympia and adjacent to the capitol campus and the South Capitol Neighborhood residential district, the Carlyon House is located one block west of the main north-south thoroughfare of the city, Capitol Way.

Olympia, Washington, settled by Euro-Americans in the 1840s, has been the capital of both the State and Territory since the 1850s. This area of Olympia was first platted in early 1900s as the growth of the city extended south from the original settlement closer to the Puget Sound. After Washington Statehood in 1889 when the city secured the status of state capital, Olympia extended streetcar lines and paving south of the city facilitating development in this district. The period of the 1920s-1930s was a prosperous one in the city with the creation of new wood processing industries, development of the Port of Olympia, and new downtown buildings.<sup>1</sup>

The area encompassing the Hanson Duplex house has historically been associated with the locations of capitol buildings as early as the 1850s. The land for the capitol campus was



Early 1930s View of the Capitol Campus Area—Private Collection

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 New York architects Wilder & White was accepted by the state. The boundary for this plan on the east was at Water Street<sup>2</sup> 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 20<sup>th</sup> 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.<sup>3</sup> The buildings planned by Wilder & White were built between the years of 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 (not in the original Wilder & White Plan) 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

<sup>1</sup> Shanna Stevenson, Olympia Downtown Historic District National Register Nomination, 2004.

<sup>2</sup> Norman J. Johnston, *Washington's Audacious State Capitol and Its Builders*, University of Washington Press, Seattle: 1988, pg. 14, 28.

<sup>3</sup> Johnston, pg. 88.

Way at 14<sup>th</sup> Avenue (this land also encompasses Block 8 of the P.D. Moore Addition) is evident throughout the period of first development through the 1950s.



Early 1940s View of the Capitol Campus—Private Collection

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.<sup>4</sup> By 1951 the state began to inform residents on these two blocks that the state would eventually own the property.<sup>5</sup> The first 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 14<sup>th</sup> to 16<sup>th</sup> Avenue and from Capitol Way on the east to the “present boundary” on the west. As part of their action the Committee also enlarged the campus to the east of Capitol Way creating the present East Capitol Campus.<sup>6</sup> 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 14<sup>th</sup> Avenue accessing the campus.<sup>7</sup> Over time various campus plans have shown uses for this property. Thiry’s 1958 plan shows a museum planned for Block 2 and 3 attached to the Institutions Building.<sup>8</sup> The Walker/McGough/Foltz Plan in 1970 showed an Executive Office Building and Emergency Operations Center for the two blocks.<sup>9</sup> 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.<sup>10</sup> 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.<sup>11</sup>

<sup>4</sup> Gerry Alexander, “History Commentary: Retaining the Capital Was a Hard-Fought Battle for Olympia,” *Columbia*, Legislative building commemorative Issue, November, 2004, pp. 3-6.

<sup>5</sup> Information from typewritten document “Egbert-Ingham House, 1914” by David Goularte, n.d.

<sup>6</sup> State Capitol Committee Minutes, Washington State Archives, Box 85 Minutes from September 30, 1957, pg. 56.

<sup>7</sup> 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.

<sup>8</sup> City of Olympia Planning Department, Section 6, pg. 7.

<sup>9</sup> Walker/McGough/Foltz, Architects and Lyerla/Peden, Engineers. “Comprehensive Planning Study, April 3, 1970,” pg. 16 and plate 27.

<sup>10</sup> 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.

<sup>11</sup> Accessed at : <http://search.ga.wa.gov/>

## The Louise Hanson Duplex, 1417-1419 Columbia Street SW

The Louise Hanson Duplex was designed by Elizabeth Ayer for Louise Hanson as a rental property. 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.<sup>12</sup> Louise Ganselle Hanson was the second wife of O. C. Hanson who was the President of the Olympia Oyster Company in Olympia.<sup>13</sup> She was born in New York and likely moved to Seattle after her husband's death in 1940. The Hansons lived in West Olympia near the Allen-Beals House which Elizabeth Ayer designed or assisted in designing with her partner Edwin Ivey and Hanson may have known Ayer through that connection.<sup>14</sup>



Hanson Duplex 1960s—Washington State Archives

The duplex was always used as rental units. O. C. Hanson died in 1940<sup>15</sup> and Louise Hanson sold the property to Seattle resident Gladys Williamson in 1945.<sup>16</sup> Gladys Williamson Bush sold the property to the State of Washington in September, 1970.<sup>17</sup>



Hanson Duplex, PH Coll 68 Elizabeth Ayer Photographs, University of Washington Special Collections UW29597z

The duplex was the longtime home of William A. and Marie Sullivan who rented the 1419 (south) 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 duplex in 1941 and continued living there until 1961. 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.<sup>18</sup> During the Sullivan's tenure in the house, several other residents occupied the 1417 part of the structure including Supreme Court Justice W. J. Steinert 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.

<sup>12</sup> Elizabeth Ayer Photographs, PH Coll 68, University of Washington Special Collections, Commission List of Elizabeth Ayer Ledger. University of Washington Special Collections. Edwin Ayer Family Records, Accession2020-2,2020-3.

<sup>13</sup> "O. C. Hanson Dies in Olympia," *Daily Olympian*, March 18, 1940, pg. 1.

<sup>14</sup> The Allen Beals house is at 726 Percival Street SW (built in 1923) and the Hansons lived at 826 Percival Street SW

<sup>15</sup> "Ole C. Hanson Dies in Olympia." *Daily Olympian* March 18, 1940, pg. 1.

<sup>16</sup> Thurston County Deeds, Warranty Deed, Volume 197, page 615.

<sup>17</sup> August 31, 1971 from Gladys Gay Bush (formerly Gladys Williamson) to State of Washington Warranty Deed, Thurston County Deeds, Volume 517 page 121.

<sup>18</sup> Peter Hammond, "Insurance Chief Stepping Down After 28 Years," *Seattle Times Magazine*, Sunday, November 27, 1960, pg. 10.

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. By the early 1980s, 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, the duplex was long known as the "AP" Building. The current tenants continue to be press agencies.

### Press History<sup>19</sup>:

For a number of years, the press covering the legislature sat at a special desk in front of the rostrum of each house then later they moved to press benches on the perimeter on the floors of the respective houses and still later by the 1950s they were located on the fourth floor of the Legislative Building. The press covering the capitol in recent years was located in the southeast corner of the first floor of the Legislative Building, later, the ground floor of the Insurance



Teletype Machines in White House-Courtesy of Dave Ammons

Building (1973-early 1980s) and since the early 1980s in the current Press Houses. Radio correspondents were located in the northwest corner of the first floor of the legislative building.

Of the two Press Houses, the Carlyon House has been known as the UPI Building and the Hanson Duplex as the AP Building. In 1989 Governor Booth Gardner helped christen the AP building as the "White House" honoring longtime AP correspondent John White.<sup>20</sup> Television coverage remained in the legislative building in "closets" on the 4<sup>th</sup> floor, although one reporter recalled that one caucus used the attic of the Carlyon House (draped with sheets as a backdrop) to film TV spots, because it was an open space.

During the time the press was in the Legislative Building, reporters would type stories, then create perforated tape (some reporters only typed into tape machines, since they were able to read the tape) to activate the teletype transmissions to newspapers for typesetting. Later the copy was sent via telefax and similarly typeset at the newspapers. By the time the press located to the two current Press Houses they used teletypes, teletypesetters and then later computers to send and receive copy. Both buildings had a variety of teletypes and other wires for transferring news copy. Radio reporters used tape recorders and telephones and TV reporters would send film and then video tapes to stations before electronic transmission.

The Carlyon House (also known as the Schumacher House) had the UPI office in the front of the building (in the historic living room), the *Seattle Times*, Gannett News and correspondent Adele Ferguson were also located there. Other rooms were used for temporary press during the

<sup>19</sup> Telephone interviews with longtime Press Corps Members Bob Partlow, June, 6, 2011, Gordon Schultz, June 7, 2011 and in person with Dave Ammons, June 8, 2011.

<sup>20</sup> E-mail from Bob Partlow, June 13, 2011.



legislative session. The Hanson Duplex (White House) had the AP on the ground floor of the south side while the *Tacoma News Tribune* was on the north side ground floor, along with visiting session press. The *Seattle PI* was on the upper floor and other spaces have been used by various papers including the *Wall Street Journal*, *Olympian*, NPR and Northwest Radio and smaller papers in the legislative session.

Longtime capitol reporters recall that the Press Houses were rundown, but “homey” and were often the sites of social gatherings—particularly after Sine Die of the Legislature. The press has had a camaraderie and esprit de corps although they remain competitive.

Reporters also recall that the plans for removal of the buildings contributed to their often poor maintenance over the years. The press favored moving back to the Legislative Building to provide better access. In recent years, the press corps in the buildings has been reduced as print media has declined.



Elizabeth Ayer--Lacey Museum

#### 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 in the state. 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 designs. The firm stressed functional design in single-family homes, remodels and small commercial projects and “adapted traditional models to modern functional needs.”<sup>21</sup>

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.<sup>22</sup> 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 21<sup>st</sup> Avenue SW, 1923) the Muensch House,

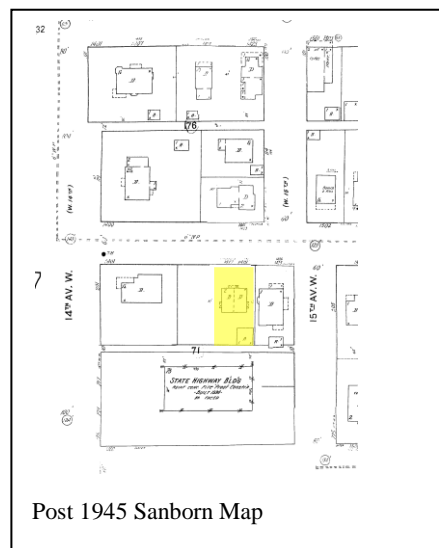
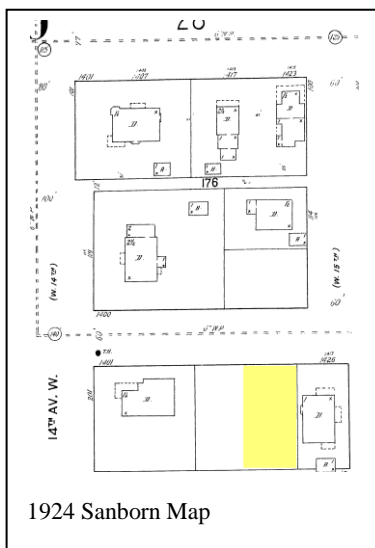
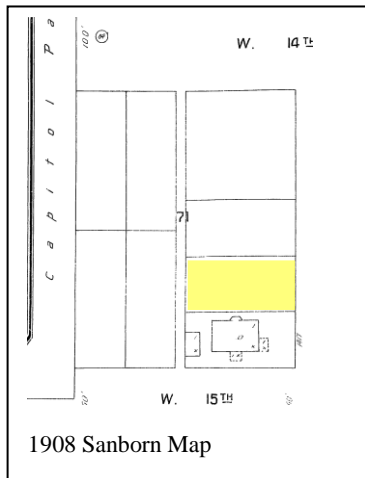
<sup>21</sup> S. Sian Roberts & Mary Shaughnessy, “Elizabeth Ayer” in *Shaping Seattle Architecture: A Historical Guide to the Architects*, Jeffrey Ochsner, editor, Seattle: University of Washington Press, 1994, 1998, pp. 210-216, quote on page 216.

<sup>22</sup> Roberts & Shaughnessy, pp. 211-212.

( 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 Olympia, 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.<sup>23</sup> Her work is also represented in the Roanoke Park Historic District in Seattle and additional Historic Inventory properties in Bothell, Centralia and Seattle.<sup>24</sup>

**Chronology of Development and Use:**

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. Created from land owned by W. H. & E. J. Allen, the plat was 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 (Assessor’s date is 1917) at the south of the block on lot 9. The Carlyon House was built in 1922-23, just north of the duplex 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 gravel parking lot was installed in 1980. All of the properties, including the Institutions Building on Lots 3-6 were merged into one legal tax parcel 1994.



<sup>23</sup> Information from Olympia and Thurston County Historic Property Inventories.

<sup>24</sup> Information Accessed at DAHP WISAARD website with search word “Architect Ayer.”

**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

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)

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

1941—William & Marie Sullivan

1943—William & Marie Sullivan

1946

1417 Philip & Mabel Northcraft (exec VP Olympia Federal Savings & Loan and Pioneer Finance)  
1419 William & Marie Sullivan

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 (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

1947-48

1417 W. J. & Marian Steinert (WA Supreme Court Justice)

1419 William & Marie Sullivan

1949

1417 W. J. & Marian Steinert  
1419 William & Marie Sullivan

1951-52 1417—K. F. & Bernice Sturdevant (Bernice is Clerk of the Department of Budget) 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)
1954 1417 Keith Sturdevant (salesman Mottman Department Store) 1419 William & Marie Sullivan	1970—no listing
1955 1417 Wesley & Frances Shattuck (salesman H.G. Schaefer) 1419 William & Marie Sullivan	1971 1417 Roberta L. Stillman
1957 1417 Charles & Jessie Thacker 1419 William & Marie Sullivan	1972 1417 Department of Social and Health Services Planning Unit
1958 1417 Charles & Jessie Thacker 1419 William & Marie Sullivan	1973-1975 DSHS Planning Unit
1960 1417 Charles & Jessie Thacker 1419 William & Marie Sullivan	1976 Senate Ways & Means Committee
1961 1417 Jessie Thacker 1419 William & Marie Sullivan	1977 State Commission on Asian American Affairs Washington State Women's Commission
1962 1417 Jessie Thacker (Clerk Department of Licensing) 1419 Irene Schultz (Clerk/Typist, State Tax Division)	1978 Asian American Commission State Athletic Commission
1963 1417 Jessie Thacker (Clerk Department of Licensing) 1419 Irene Schultz (Clerk/Typist, State Tax Division)	1979 1417 Asian American Commission 1419 Athletic commission
1964 1417 Jessie Thacker (Clerk Department of Licensing) 1419 Irene Schultz (Clerk/Typist, State Tax Division)	1980 Vacant
1965 1417 Jessie Thacker (Widow Charles retired) 1419 Roberta Stillman	1981 John & Cathy Marivell (State Department of Transportation Employee)
1966 1417 Jessie Thacker (Widow Charles retired) 1419 Roberta Stillman	1982 John & Cathy Marivell (State Department of Transportation Employee)
1967 1417 Gary & Norman Libby (Department of Licensing) 1419 Roberta Stillman	1984 1419 Associated Press (AP) Evergreen Radio <i>Everett Herald</i> <i>Daily Olympian</i> <i>Longview Daily News</i> <i>Seattle PI</i> <i>Spokesman Review</i> <i>TNT</i> <i>Vancouver Columbian</i>



1985  
AP  
Evergreen Radio  
*Everett Herald*  
*Daily Olympian*  
*Longview Daily News*  
*Seattle PI*  
*Spokesman Review*  
*Tacoma News Tribune (TNT)*  
*Vancouver Columbian*

1986-1988  
AP  
Evergreen Radio network  
*Daily Olympian*  
*Tri-City Herald*  
*Seattle PI*  
*TNT*  
*Vancouver Columbian*  
*Spokesman Review*

1989-1990  
AP  
Evergreen Radio network  
*Daily Olympian*

1991  
*Journal American*  
TNT Capitol News Bureau

1992  
AP  
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*

*Tri-City Herald*  
*Seattle PI*  
*TNT*  
*Vancouver Columbian*  
*Spokesman Review*  
Bureau TV News Services

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

2001-2002  
AP State Capitol Bureau  
*Wall Street Journal*  
Associated Press News Service

2003  
AP News Service  
*Wall Street Journal*

2004  
*Centralia Chronicle*  
AP News Service

2005-2006  
*Centralia Chronicle*  
AP News Service

2007-2009  
Tacoma News Tribune

### Chronology of Permits:<sup>25</sup>

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. Stillman. 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.<sup>26</sup>

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 were painted with two coats of paint totaling 4755 square feet after the repairs were completed. The work was done in-kind by General Administration.<sup>27</sup>

### **Hanson House Physical Description:**

#### Exterior 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 and one block west of Capitol Way. To the south of the property is the South Capitol Neighborhood National Register Historic District, a residential area of homes from the early 20<sup>th</sup> century. To the east is a block where the State Capitol Visitor Center is located (a 1981 concrete building) and a parking lot. The former Institutions Building, which dates from 1934 (now a Senate Office Building), is on the west, separated from the duplex by an alley.

The duplex 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 camellias.

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<sup>26</sup> Helix Architecture, p.s., "Press Houses Improvement Options," 1998.

<sup>27</sup> General Administration Project Files.

The Hanson Duplex is located mid-block, 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 brick 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 Street 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 of the building.

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 and concrete pads at the entries. The duplex has wide clapboard cladding with horizontal, shiplap boards on the gable ends. The low-pitched gable has close eaves and has composition shingles. The duplex originally had shutters at all the windows which have been removed. Windows have simple, fluted surrounds. The windows on the north and south sides on the second floor abut a plain fascia board on the top and do not have a top molding. A metal chimney pipe in the center of the roof replaces the historic center brick chimney.



Hanson Duplex, South Façade,  
University of Washington  
Special Collections PH Col 68  
Elizabeth Ayer Photographs  
UW29571z

East Façade: This end gable has a small octagonal window with square mullions 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, projecting, sloping hood clad in metal with standing seams and the hood is supported by paired narrow posts with interior lattice work. There is an original paneled, wooden entry door with a replacement storm door. The door is flanked wide paneled wood boards and the porch has a bead board ceiling.

The concrete entry pad has an incised geometric design. The building retains its historic ceiling-mounted exterior porch light fixtures.

South Façade: 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, standing metal seam roof similar to the other entry hoods. The center window of the bay 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 has a plain wood frieze. Some of the original wood on the bay has been replaced by pressure-treated lumber. Flanking the bay and off-set to the west is a multi-pane glass entry door (original) sheltered by a shed-roof hood topped by composition shingles and supported by plain posts with lattice sides. Much of this structure appears to have been replaced to match the original configuration and the concrete entry pad continues to settle. The entry door is flanked by plain vertical wood paneling and the porch has a bead board ceiling and still features the original light fixture. The building originally had a scalloped element on the fascia of the hood and has a replaced lattice feature in the sides of the porch posts.

North Facade: 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 metal, sloping hood with standing metal seams supported by plain posts with newer lattice-work inserts. The original, paneled, entry door is flanked by plain vertical wood paneling and the porch has a bead board ceiling with the original light. There is small built-in seat on the west end of the entry lattice work. There is a similarly-designed lattice cross-piece across the front of the entry porch. The (original) door has a six-pane glass top and solid bottom with what appears to be an original screen door.

West Facade: 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 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 north end of the facade similarly detailed to the one on the south side of the duplex but the top of the bay hood extends of the back entry. The hood has sloped, standing metal seams. The entry has an original door with six-pane top glass and a plain wood lower section. A small door (possibly for milk or other deliveries) 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 south 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 downward to the north 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 the second floor on this facade.

#### Interior Description:

The interior of the house is generally divided into the two units north and south, with several mirror image details. The building has first floor center kitchens on the west end which are flanked by small dining rooms with bay windows—the north unit has the dining room bay on the west side along with the back entry. That unit’s front entry is on the north side. The south unit has the front entry on the east side with the dining room bay and back door on the south side. Each unit’s living rooms are on the east side.

The floors are oak, although they are covered over by carpet in many locations. There is painted wainscoting in the dining rooms. The entry from the south unit dining room to the kitchen is closed off as is the entry from the north unit dining room to the entry hall. The ceilings are now clad with replacement pressed-fiber ceiling tile. The interior generally has simple detailing with painted walls. The doorways have simple, fluted surrounds. There are both modern hollow-core and original paneled doors. Some doors have original brass knobs. The rooms have strip fluorescent lighting with some historic pendant mounted fixtures and original wall-hung sconces in the bathrooms. There appear to be newer walls around both stairwells, separating them from what was originally likely a more open floor plan.

The south unit kitchen has original wooden cabinetry and glazed tile counters and backsplash. Those elements have been removed from the north kitchen. The wall between the two units has been removed in the kitchen area creating one back hall. Likewise the door accessing the basement from the north unit has been covered over, while the basement door access from the south unit is still extant.

The living rooms have recessed fireplace niches back-to-back against the center wall of the house with a scalloped element on top of the niche and wide bead board in a flat plane above the fireplace opening. The fireplace openings, although still extant, are covered over with wallboard. The openings have red brick surrounds and hearths.

The second floor is reached by interior stairwells at the west end of the structure which turn to reach the second floor. The south side unit has lost the turned railings and newel post on the staircase on both floors but this detail is retained in the north unit. There is a metal pipe railing on second floor of the south unit.

The wall between the two units has been removed on the second floor. There are mirror image bathrooms at the top of the stairs on the west side of the building. The south bathroom has a period sink and tub surround with peach tile and hexagonal tile floor. It also has a period light fixture and medicine cabinet. The north bathroom similarly has original elements, including the water closet pedestal, but has a replacement sink. There are original pendant light fixtures at the top of the stairwells. There are two bedrooms in each unit, a smaller one on the west façade and a larger one along the north and south sides.

The full-height concrete basement retains the division between the two units, although an opening has been cut between the two units, since the north unit access to the basement has been closed off on the first floor.

### **Evaluation of Significance:**

The property is significant as the work of Elizabeth Ayer, one of the state's noted architects, who 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 elected 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 which is exemplified in this structure.<sup>28</sup> 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 when it was used as state offices. Over the past nearly 30 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 State Capitol Historic District.<sup>29</sup> There are several other properties in the South Capitol Historic District that are Colonial Revival in style including the Springer House (303 17<sup>th</sup> Avenue SW,

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<sup>28</sup> Joan Wolverton, "Architect takes down shingle," *The Seattle Times*, November 16, 1970, pg. C1.

<sup>29</sup> 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.

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 14<sup>th</sup> Street, originally built in 1914 and moved in 1979 to 2708 Adams Avenue SE) was formerly located just across Columbia Street and was a stylish counterpoint to the house.<sup>30</sup>

#### Integrity:

The duplex has good integrity despite alterations. The loss of its historic setting with the gravel parking lots that are around the building detracts from its residential character. 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 exterior detailing. The central brick chimney has been removed and replaced with a metal pipe. Overall, the exterior shell is very similar to what it looked like when it was first built.

The house has all original exterior doors with only one newer storm/screen door. The duplex retains its original cladding and almost all of the original windows. Detailing such as the metal hoods and bay window base pattern are still extant. Even small elements, like the north side entry seat are still evident. The Columbia Street entry brick step railings have been retained as have the incised concrete entry pads and some of the original landscaping.

There have been substantial, though reversible, interior changes. The duplex character of the house is still evident in the plan, although the dividing walls between the two sides have been removed on both floors. The original north kitchen is no longer extant and the railing and newel post on the south unit staircase is missing but is evident in the north unit. The door to the basement from the north unit is walled off from the back hall, likely to accommodate opening up the two units to each other. Openings between the dining rooms and adjacent rooms have been boarded over to create discrete offices. It appears that walls have been added around the staircases. The upstairs configuration, except for the dividing wall between the units, is intact.

Interior features such as the fireplaces and associated detailing are still evident as is the wainscoting in the dining rooms. Original light fixtures are still in the bathrooms, on porch ceilings and in the upstairs hallways. The bathrooms retain original appointments and some tile finishes. The original kitchen tile and cabinetry likewise still exists in one unit.

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.

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<sup>30</sup> Information from Olympia Historic Inventory and Historic Register documents.

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## EXTERIOR VIEWS



East Facade



West Facade



North Facade



South Facade

## INTERIOR VIEWS



North Unit living room now office space.



Bathroom



North Unit Stair Rail



South Unit Kitchen





## PART 2

# CONDITION ASSESSMENT







### **CATALOGUE OF CHARACTER-DEFINING FEATURES AND THEIR CONDITION**

This catalogue lists the Hanson Duplex original finishes, detailing, and assemblies of character-defining elements. It has been broken down by the major construction divisions, with the element's name listed, the location where it is found, any known or apparent modifications to it, its condition and an associated photograph.




If the element was determined to fall into the period of significance (1937-1961), then it was considered "historic". Elements dating from after that time were considered "contemporary". In some cases it was difficult to determine the date of origin, in which case the date is "unknown".

**DIVISION 01 - CONCRETE**

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
Cast-In-Place Concrete Foundation, Concrete slab.	All of foundation.	None.	Good condition, w/ isolated cases of efflorescence along the base of the wall.	
Window Wells	(2) on the East Elevation, (1) at the North Elevation	None.	Biological growth along the top.	
Concrete Entry Platform/Concrete Stairs	Concrete Slab at each of the (4) Entries/Concrete Stairs to Basement	None.	The concrete entry platforms are in good condition, with some biological growth. The stairs to the Basement exhibit extreme biological growth. Steps at the south elevation are settling.	 



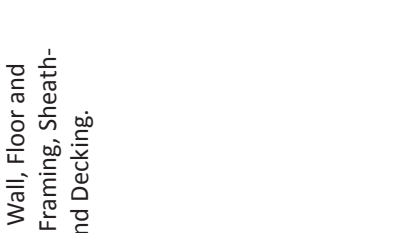

DIVISION 04 - MASONRY

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
Masonry Chimney	At Chimney.	In 1998 the chimney was removed to the attic. A metal flue was added to vent the furnace.	Good condition where visible.	 <p data-bbox="727 531 751 741">Chimney in Basement</p>
Masonry Light Fixture Base	At east entry	Light fixtures removed.	Poor condition, needs to be repointed and missing brick to be replaced.	
Masonry Surround/ Floor at Fireplace.	Found at both North and South Units.	None.	Good condition.	

**DIVISION 05 - METAL**

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
Metal Pipe Guardrail/ Handrail	At west elevation of building at steps to Basement.  At 2nd Floor stair case, South Unit.	One of the top rails has been replaced.  None - replacement of original wood guardrail	Fair condition - needs to be scraped of rust and repainted.	
Standing Seam Metal Roof at Entries and at Projecting Bay Windows	East: Over main entry West: Over entry and bay window North: Over entry South: Over bay window	Painted.	Fair condition. It appears that some of the seams have failed.	


**DIVISION 06 - INTERIOR WOOD**

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
<p>Roof, Wall, Floor and Stair Framing, Sheathing and Decking.</p>	<p>Dimensional lumber of various sizes and spacing depending on location.</p>	<p>Most likely there have been modifications to the interior non-load bearing wall locations.</p>	<p>Good condition.</p>	
<p>Wood Stair Treads w/ vinyl nosings</p>	<p>Staircases in both the North and South Unit, from Basement to First Floor and from First Floor to Second Floor.</p>	<p>Vinyl nosings added later.</p>	<p>Good condition, risers need to be repainted and treads re-finished.</p>	
<p>Wood Handrails/Guardrails and Turned Newel Posts.</p>	<p>South Unit only.</p>	<p>Handrail missing at North Unit. Guardrail replaced with steel pipe.</p>	<p>Good condition.</p>	

**DIVISION 06 - EXTERIOR WOOD**

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
Horizontal Wood Siding Vertical Wood Siding	Clapboard siding at all four elevations, with shiplap at the east and west gables. Vertical Wood Siding at North, South and East entries.	Repainted several times. Wood shutters at windows have been removed.	Wood is in fair condition, but needs to be repainted.	
Wood Trim	Wood trim around window and sills. Wood trim elements at South and West bay windows.	Some of the trim had been replaced w/ pressure treated lumbe on the South bay window.	The trim is in fair to poor condition, and many elements need to be replaced or scraped, consolidated, primed and repainted.	
Porch Roof Entry Supports	East and North Entries: (3) square posts on each side with decorative lattice work support roof overhang on each side. T&G soffits. South Entry: 4x4 post supporting pitched roof.	Lattice work removed at East entry header and modified at the sides on both the East, South and North entries. South entry has been rebuilt with pressure treated wood elements.	Good condition, need to be repainted.	

### DIVISION 07 - THERMAL PROTECTION

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
Composite Roof, Sheet Metal Gutters and Downspouts	All of exterior of the building.	Original roofing material was replaced with a composite roof and sheet metal gutters and downspouts in 1998.	Needs to be replaced.	

DIVISION 08 - OPENINGS

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
Wood Windows	<p><u>East:</u>  <b>Attic:</b>                      (1) octagonal fixed window  <b>2nd Floor:</b>                      (3) 6/6 double-hung  <b>1st Floor:</b>                      (2) 6/9 double-hung  <b>Basement:</b> (2) 3-lite casement</p> <p><u>West:</u>  <b>Attic:</b>                      (1) 6-lite casement  <b>2nd Floor:</b>                      (3) 6/6 double-hung                      (1) 6-lite casement                      (1) replacement window, no mullions  <b>1st Floor:</b>                      (2) pairs 6-lite casement                      (1) 6/9 double-hung                      (1) bay window</p> <p><u>North:</u>  <b>2nd Floor:</b>                      (4) 6/6 double-hung  <b>1st Floor:</b>                      (3) 6/9 double-hung</p> <p><u>South:</u>  <b>2nd Floor:</b>                      (3) 6/6 double-hung                      (1) 6/1 double-hung  <b>1st Floor:</b>                      (2) 6/9 double-hung                      (1) bay window</p>	<p>The lower sash has been replaced on one of the south facing 6/6 windows, and an entire 6-lite casement window has been replaced on the west elevation. Many of the windows have the lower sash opened and A/C placed in the opening.</p>	<p>The windows are in fair to poor condition and the majority of them need rehabilitation including: new glazing compound; minor wood consolidation; sash chord replacement/repair; hardware component replacement/repair; new paint; replacement of broken glazing.</p>	 <p>Typical 6/9 double-hung window</p>  <p>Typical bay window</p>  <p>Typical failed glazing compound</p>  <p>Typical failed wood glazing stop</p>

**DIVISION 08 - OPENINGS**

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
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Wood Doors and Door Hardware: Interior

All of the interior doors, with the exception of two, are historic recessed panel wood doors.

Most likely the recessed panel doors are original, and all of the flush wood doors are contemporary. Without the historic plans it is unclear if all the doors are in their original locations. The glazed doors are most likely a later addition, but may fall into the period of significance.

The doors are in good condition. It would be preferable to remove the flush panel wood doors and replace with doors that match the historic, as well door hardware that is more in keeping with the historical hardware.



Historic recessed panel door/original brass hardware



Contemporary flush wood door

Many of the doors have been removed from the openings.

Many of the door knob/hinges are original.




Some of the doors have been removed, some doors have been removed and the opening has been infilled.



Brass knob detail



DIVISION 08 - OPENINGS

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
Wood Doors and Door Hardware: Exterior	<u>North:</u> (1) historic 6-recessed panel door w/ new hardware (1) contemporary screen	Replacement of original screen/hardware.	Good.	 East: contemporary screen
	<u>West:</u> (1) historic 6-lite door over (1) recessed panel, contemporary hardware.	New hardware.	Both door and hardware need minor refurbishment.	 West: infilled door, new flush wood door.
	(1) flush wood door and (1) infilled door at Basement	Replacement of one door, and removal of one door.	Good.	 East: non-historic door
	<u>South:</u> (1) historic 6-lite door over (1) recessed panel, contemporary hardware (1) historic screen	New hardware.	Good.	 West: historic door, new hardware
	<u>East:</u> (1) historic 6-recessed panel door w/ new hardware (1) non-historic screen	Replacement of original entry door/hardware and screen.	Good.	 North:Historic door/historic screen



**DIVISION 09 - FINISHES**

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
Plaster	Lath and plaster at walls at all rooms.	None	Fair, needs patching in many areas.	
	Lath and plaster at all ceilings, not visible.	Covered w/ a 12x12 dropped ceiling tile	Unknown.	
12 x 12 pressed wood ceiling tile	Contemporary material: added at most of the office ceilings, most likely over the historic plaster ceilings.		Fair to Poor. Sagging and needing replacement in many areas	

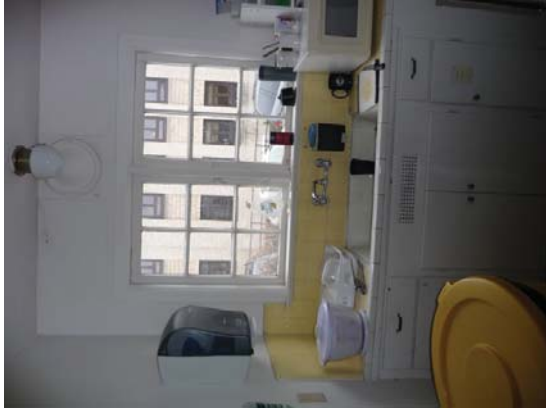

**DIVISION 09 - FINISHES**

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
Wood Trim	Wood base, wood trim around doors and windows, thresholds, and chair-rails.	None.	Fair, needs repair and repainting in many areas.	 <p>Wood trim and sill at window.</p>  <p>Wood base.</p>
Wood Bead Board	Vertical bead board at North Unit staircase handrail and at North and South Unit Fireplaces.	None.	Good.	 <p>Vertical bead board at handrail.</p>  <p>Vertical bead board at South Unit Fireplace.</p>
Wood Flooring	Stained oak floors at rooms and bedrooms and at stair treads in both units. Covered w/ carpeting or painted.	Covered w/ carpeting.	Fair condition where they are exposed. Condition in other areas is unknown. Should be re-finished.	 <p>Stained oak flooring.</p>

DIVISION 09 - FINISHES

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
Ceramic Tile	<p>Glazed hexagonal tile at kitchen counter in South Unit. Glazed 6x6 square tile at kitchen backsplash.</p> <p>Rectangular 6x6 peices at counter edge.</p>	<p>Removed at North Unit.</p> <p>Removed at North Unit</p>	<p>Fair. The tile is stained and the grout needs replacing. There are some holes in the tile from removed soap dispensers.</p>	 <p>Hex tile in kitchen.</p>
Carpeting	<p>Hexagonal tile at bathroom floors with tile base, both units.</p> <p>4x4 tile at bathtub surround, with bullnose edging.</p>	<p>Most likely is covering up the original flooring.</p>	<p>Poor. The tile is worn and needs to be replaced.</p> <p>Fair.</p>	 <p>Tile at bathtub surround.</p>
Sheet Vinyl	<p>Added later at both kitchens.</p>	<p>None.</p>	<p>Fair (covered with walk-off mats in most locations)</p>	 <p>Hexagonal tile at bathroom floor/square tile base.</p>

DIVISION 12 - FURNISHINGS

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
Built-in Cabinets	Wood cabinets and drawers at South Unit kitchen and at closets. Removed at North Unit kitchen.	Without historic plans, it is unclear if there were any built-ins that were removed. Those built-ins that are visible have been minimally modified.	Fair. Many of the knobs are missing and the cabinets and drawers do not shut properly.	 <p data-bbox="889 583 914 751">Kitchen built-ins</p>
				 <p data-bbox="1300 583 1323 751">Shelves in closet</p>




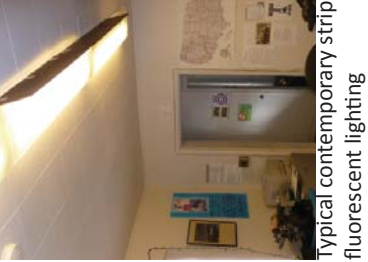


**DIVISION 15 - MECHANICAL**

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
Porcelain over cast iron Sinks	(1) historic recessed ceramic sink in Kitchen.	New faucet.	Good.	
	(1) wall-hung ceramic sink at South Unit Bath (historic, but added later)	Replacement of original, new faucet.	Fair. The faucet exhibits rust staining.	
	(1) Historic sink on cast iron legs at north unit bath.	None.	Fair condition, with rust stains from the faucet.	
Porcelain bathtub	(1) porcelain tub at both North and South Unit.	Faucet in both Units have been modified.	Porcelain and faucet needs to be repaired.	
Water Closets	(1) in each unit	WC in south unit is new, WC in North Unit appears to be original, w/ fluted base. It has a new seat and cover.	Good.	

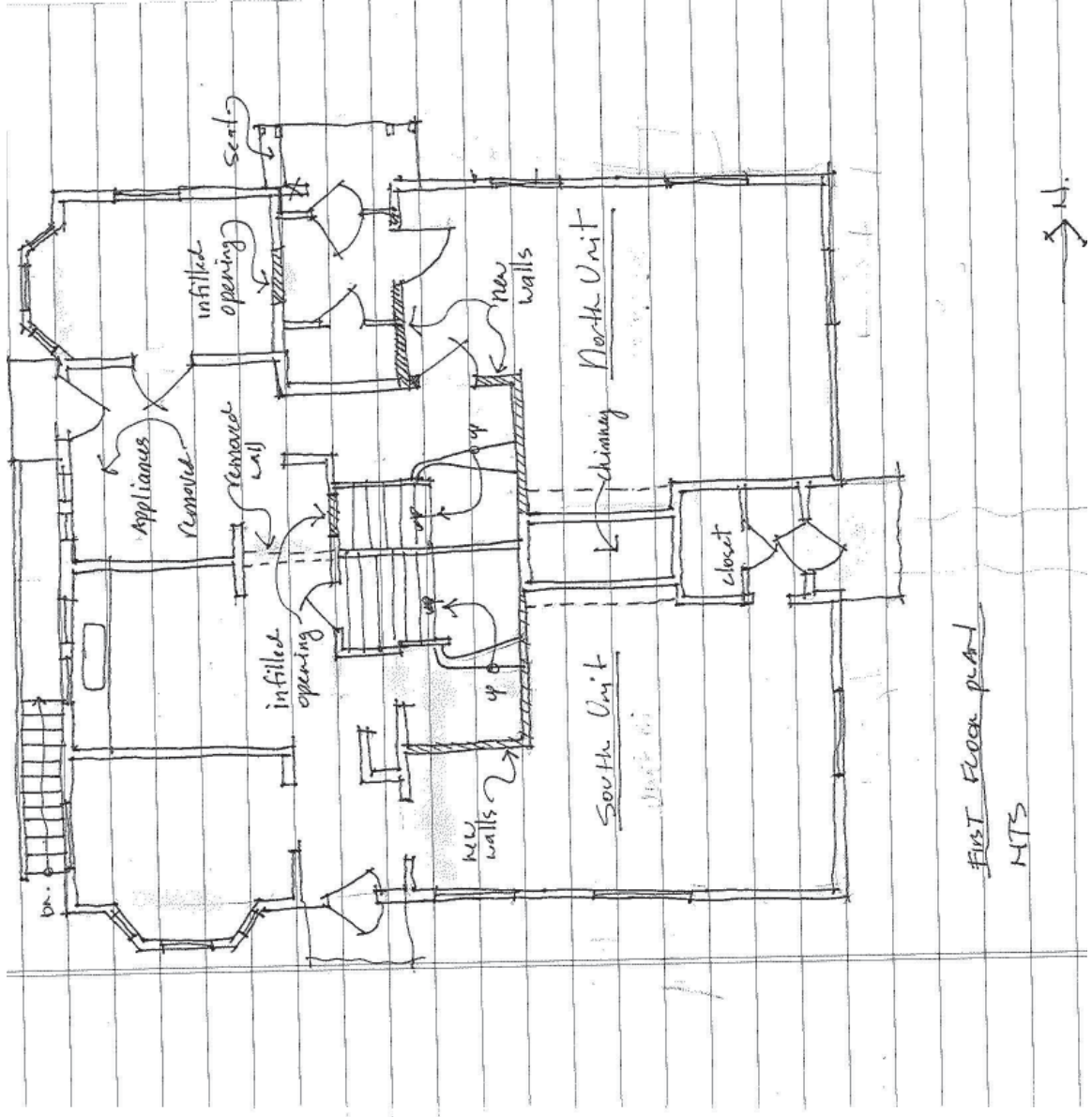
### DIVISION 15 - MECHANICAL

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
Forced air heat	Vents in walls - system added in 1990.	Replaced the original heating system.	Unknown.	

## DIVISION 16 - ELECTRICAL

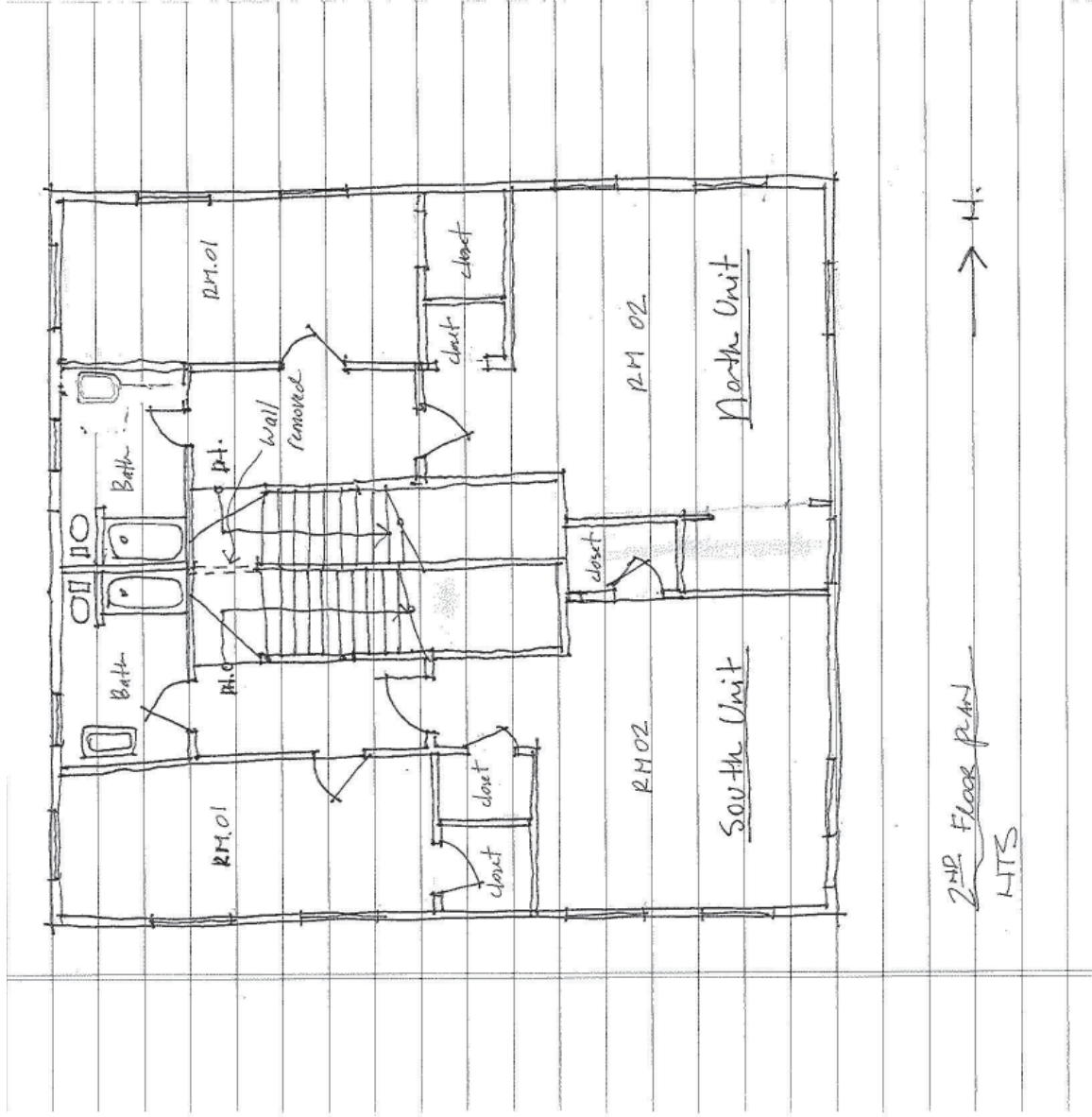
CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
Light Fixtures	<p><u>Interior:</u> 1st and 2nd Floors: Strip fluorescent lighting at offices, with some historic pendant mounted fixtures in common areas, wall hung sconces at the bathrooms and (1) suspended fixture at the North Unit stair landing.</p> <p><u>Exterior:</u> <b>East</b> (1) original ceiling mounted at front entry <b>North</b> (1) original ceiling mounted at front entry (2) wall-mounted flood lights <b>South</b> (1) original ceiling mounted at front entry (2) wall-mounted flood lights <b>West</b> (1) original ceiling mounted at front entry (1) wall-mounted flood lights</p>	<p>Many of the original fixtures have been re-moved in the common areas. The suspended fixture in the stair landing has had the glass-shade removed, as has the wall-hung fixture at stairs.</p>	<p>Fair. Missing shades should be replaced. Historic light fixtures should be refurbished, including cleaning paint off of the historic canopies where they have been overpainted.</p>	 <p>Wall hung sconce at bath.</p>  <p>Wall hung fixture.</p>  <p>Historic exterior ceiling mounted.</p>  <p>Typical contemporary strip fluorescent lighting</p>  <p>Typ. fixture at common areas.</p>  <p>Suspended from ceiling.</p>

FLOOR PLAN





FLOOR PLAN





## PART 3

# RECOMMENDATIONS AND ALTERNATIVES



### **PART 3: RECOMMENDATIONS AND ALTERNATIVES HANSON DUPLEX**

Based on our analysis of the quantity and condition of the character-defining elements of the house and its demonstrated historic significance, we recommend rehabilitation of the house at its present location or else that it be moved to a compatible site near or in the South Capitol Neighborhood and rehabilitated for housing or office use. The original duplex configuration would not have to be restored.

Suggested Rehabilitation Work for the Hanson Duplex:

- Refinish the floors
- Reveal plaster ceilings that have been covered
- Replace non-historic doors with new recessed panel doors to match the historic configuration
- Install new cabinetry/door hardware to match the historic elements
- Rehabilitate cabinetry doors to operable condition and provide more appropriate light fixtures.