

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

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Introduction:

This Historic Structure Report for the P. H. and Edna Carlyon House was done from January to June, 2011. The project was done by Shanna Stevenson, an Olympia Historic Preservation Consultant and ARG Architects, who are the Conservators for the Washington State Capitol.

Study Summary:

The study documents 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.

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 P. H. and Edna 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 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.¹

The area encompassing the Carlyon House has historically been associated with the locations of capitol buildings as early as 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 New York architects Wilder & White was accepted by the state. The boundary for this plan on the east was at Water Street² 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



Early 30s View of the Capitol Campus Area—Private Collection

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.³ The buildings planned by Wilder & White were built from 1912 to 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

¹ Shanna Stevenson, Olympia Downtown Historic District National Register Nomination, 2004.

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

³ Johnston, pg. 88.

Building (now Newhouse 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 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.⁴ By the early 1950s, the state began to inform residents on this block and the one abutting Capitol Way that the state would eventually own the property.⁵ 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 14th to 16th 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 side of Capitol Way creating the present East Capitol Campus.⁶ 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.⁷ Over time various campus plans have shown uses for this property. Thiry’s 1958 plan shows a museum planned for Allen Plat Blocks 2 and 3 which was planned to be attached to the Institutions Building.⁸ 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 Street.⁹ 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



Early 1940s View of the Capitol Campus—Private Collection

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

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

⁶ State Capitol Committee Minutes, Washington State Archives, Box 85 Minutes from September 30, 1959, pg. 56..

⁷ 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.

⁸ City of Olympia Planning Department, Section 6, pg. 7.

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

General Office building for the site.¹⁰ 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.¹¹

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

From available information, the house was built by 1923¹² by P. H. and Edna Carlyon. They purchased lots 1 and 2 of Block 3 of the E. J. Allen Plat from E. A. Baldwin in August, 1921. Baldwin locally owned the Capital City Coal Company. The Carlyons purchased lot 7 on the same block in 1938 as additional open space behind the house. Prior to their residency in the house, the Carlyons lived at 205 Maple Park in 1919-1920 and at 2408 Main from 1921-22 in Olympia. 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:



P. H. Carlyon--Washington State Historical Society, Jeffers Studio Photo/ The Susan Parish Collection

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. P. H. Carlyon married Maud Hulbert in 1886. She died four years later and he married Edna Rogers in 1902. 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.

Carlyon was appointed to the State Board of Dental Examiners in 1896 and elected Olympia mayor beginning in 1905 and became one of the city's biggest boosters and reformers. After his election as mayor, 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.¹³ Carlyon also tackled the problematic city drinking water system which was a private operation and in 1905, advocated the condemnation of the private system for public ownership.¹⁴ He promoted the acquisition of 254 acres for Priest Point Park at a cost of \$1200 in 1905. The park land was formerly part of a historic mission property dating from the 1840s.¹⁵ He was president of the Chamber of Commerce and spearheaded the building of the Federal Building on Capitol Way, completed by 1914.

¹⁰ 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.

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

¹² The Thurston County Assessor Field Book lists the property as being built in 1921 but other records do not support that date.

¹³ Gordon Newell, *Rogues, Buffoons & Statesmen*, Hangman Press, Superior Publishing Company, Seattle, 1975. pg. 201.

¹⁴ Newell pg. 203.

¹⁵ Thurston County Deeds, Vol. 59, Pg. 621.

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 was supported by some of the city’s largest business owners—Carlyon, O.C. Hanson, C. J. Lord, Millard Lemon and F. M. Kenney. 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 towards 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 Olympia Swantown Slough, which extended in a V-shape from East Bay south to approximately where Plum Street intersects with Interstate 5.¹⁶

After the fill was completed, Carlyon and his business partners extended railroad branch service to connect the northern fill (which later became 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.¹⁷ 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 and went out of business after the war.

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.” 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.¹⁸

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 for sale of the state’s timberland to finance the building.¹⁹ Carlyon adopted a different tactic. He asked the legislature for a \$13,000 for a design competition. The competition would

¹⁶ “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.

¹⁷ “Work will Soon Start on Belt Line Railway,” *Daily Olympian*, March 14, 1911, pg. 1.

¹⁸ Hollis Fultz, “Carlyon Led Successful Effort to Bring About Construction of Buildings On Hill,” *Sunday Olympian*, June 13, 1954, pg. 1-2.

¹⁹ Newell pg. 233

seek the best plans for a new design for a building that “could” be built on the old Flagg²⁰ foundations, which were abandoned when a financial downturn struck in the 1890s, and for a Temple of Justice. The funds were to come from the Capitol Land Grant, not current taxes. The designs for both the Temple and a Capitol Group by the firm of Wilder & White of New York were chosen in 1911 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 1920.²¹ 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 1913 to “whet the appetite for completing the Capitol Group.”²² However, Carlyon had more work to 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 that Olympia’s deficiency in hotel accommodations would spark 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. The new hotel, The Hotel Olympian, opened in late June, 1920 and at the dedication on July 15, 1920, Governor Louis Hart spoke favorably of the structure and noted that Olympia “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.’”²³ 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 Hart 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, therefore, that Carlyon purchased lots to build his house immediately adjacent to the new state capitol, 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 1951.²⁴ 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.²⁵ 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 bridge features cement totem poles and historic inscriptions.

²⁰ 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.

²¹ Newell, pg. 246

²² Foltz, pg. 2.

²³ “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, pg. 1.

²⁴ Newell, pg. 278.

²⁵ Newell, pg. 292.

Listed on the National and State Registers of Historic Places, it was likely named in honor of Carlyon's good roads efforts.²⁶

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, 1920.²⁷

Not always popular, but effective, one fellow female legislator described him as "the ever-present, intriguing, manipulating and horse-trading Dr. Carlyon."²⁸ Carlyon died in 1946 at the age of 83 and is buried in Olympia.²⁹ He lived out his life in this house which has a full view of the capitol buildings he worked so hard to realize for Olympia. An undated clipping from the Washington State Library noted that he left an estate valued at approximately \$100,000. Edna Rogers Carlyon lived in the house until 1953 when it appears it was rented out until it was sold after her death.³⁰ She died in 1954 in Portland, Oregon and upon her death, the estate went to P. H.'s brother Fred Carlyon, his sister Ann Vaughn, a brother-in-law and nieces and nephews. The house was owned for a time by the nephew of P. H. Carlyon, Lorne Hinton. Edna Rogers Carlyon's sister-in-law, Tate Henry Rogers, sold the property 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. Rosellini 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 the house related to Schumacher's position in the Rosellini Administration.³¹ 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 Schumachers leased the house to private parties and by 1968,³² they were leasing the house to the State. The tenants included the Department of Institutions and the Department of Natural Resources overflow offices. The Schumachers sold the house to the State in 1971 for \$41,000.

²⁶ Accessed at <http://www.ci.tumwater.wa.us/historicalcapitolblvdcrossin.htm>

²⁷ 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.

²⁸ Newell, pg. 335.

²⁹ "Doctor Carlyon Taken by Death at Age of 83," *Daily Olympian*, November 26, 1946, pg. 1.

³⁰ "Edna L. Carlyon," *Daily Olympian*, October 11, 1954, pg. 2

³¹ Telephone Interview with Carol Schumacher Booth, May 18, 2011.

³² Note on Thurston County Assessor's field book, 1968 "Owner in California. Now leased to the State Department of Institutions."

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 Rosellini Administration while she lived in Olympia.³³ She died in 1992 in Spokane.

By the early 1980s, the *Seattle Times* and UPI were tenants in the property and the property has continued to house press covering the capitol since that time. Current tenants are staff for *the Everett Herald*, *Seattle Times* and *Spokesman Review*. The house has long been known as the “UPI House.”

Capitol Press History:³⁴

For a number of years, the press covering the legislature sat at a special desk in front of the rostrum of each house then they moved to press benches on the perimeter on the floors of the respective houses and 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 Building (1973 to early 1980s) and since approximately 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 was known as the “UPI Building” and the Hanson Duplex as the “AP Building” and, since 1989 during the Governor Booth Gardner Administration, as the “White House” honoring longtime AP correspondent John White. Television coverage remained in the legislative building in “closets” on the 4th 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 reporters 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). Historically, the *Seattle Times*, Gannett News and correspondent Adele Ferguson were also in the building. Other rooms were used for temporary press during the 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.

³³ “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.

³⁴ 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.

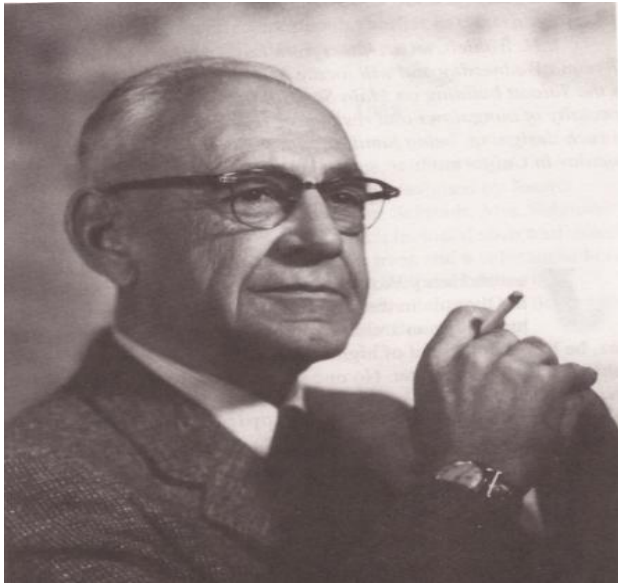
Longtime capitol reporters recall that the Press Houses were rundown, but “homey” and were often the sites of social gatherings—particularly after Sine Die of the Legislature. The press has had a camaraderie and esprit de corps although they remain competitive.

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.

Carlyon House 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 at this address.³⁵

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



Joseph Wohleb, Jeffers Studio Photo/The Susan Parish Collection

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 the lodge in Olympia with Wohleb as well as several Seattle homes. J. Charles Stanley was in charge of the branch in Seattle and the firm was known for a time as Wohleb, Stanley and Walker.³⁶ He also worked as superintendent of building and construction for the state for the Bellingham area.³⁷ Stanley worked for Saunders and Lawton architects for a time and designed the Alaska-Yukon-Pacific Exposition Forestry Building in Seattle in 1909.³⁸

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 there. Born in Waterbury, Connecticut in 1887 he moved with his family to Vallejo, California. He worked in the boatbuilding industry

³⁵ 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.

³⁶ Walker was James Flood Walker a mechanical engineer. Information from Pacific Coast Architecture Database and Maddox, pg 3.. Walker had worked in Seattle and died in 1924.

³⁷ “J. C. Stanley, Architect, Succumbs,” *Seattle Times*, Sunday, August 28, 1960, Section 2, pg. 30.

³⁸ “J. Stanley” Pacific Coast Architecture Database, accessed at <https://digital.lib.washington.edu/architect/architects/4825/>

and was a carpenter. After moving to Olympia in 1911,³⁹ 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. After the short partnership with Stanley and Walker, Wohleb was a solo practitioner, although he hired many draftsmen over the years, until his son Robert joined him in 1946.

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.⁴⁰ He also made a significant impact on downtown Olympia architecture and several of his buildings are individually listed on the National Register as well as having many of his buildings designated as contributing structures to the Olympia Downtown National Register Historic District.⁴¹ Wohleb also was an accomplished brewery architect. Involved in city civic affairs, he served on the Olympia City Council and the City Planning Commission.⁴²

Wohleb worked on several State Highway Department Projects including Olympia, Wenatchee, Bellingham, Tacoma, Colfax, Walla Walla, Colville, and Pasco. He also made significant contributions to the development of the capitol campus and for a time, he was the Architect of the State Capitol Committee. He designed the Institutions Building (now Newhouse Building) in 1934. After the death of Walter Wilder, the Capitol Committee appointed Wohleb to fulfill the remainder of the Wilder & White plan.⁴³ 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

³⁹ "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.73-77.

⁴⁰ 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 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).

⁴¹ 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.

⁴² "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.

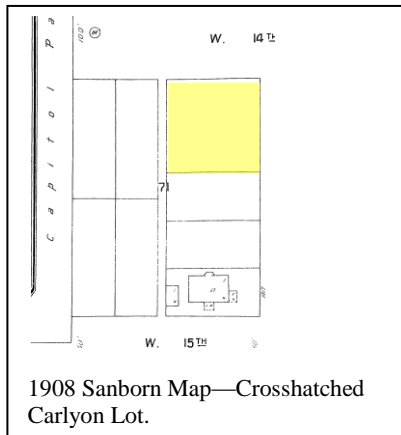
⁴³ Dawn Maddox, pg. 9.

Greenhouse in 1939—all on the Capitol Campus. He was also the architect for the re-built cupola on the Legislative Building after the 1949 earthquake.⁴⁴

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.⁴⁵

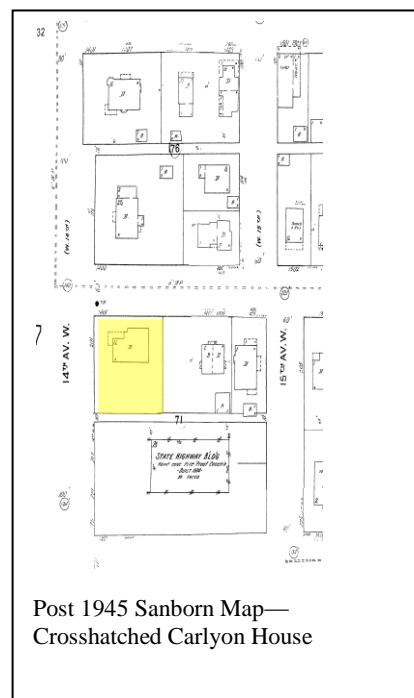
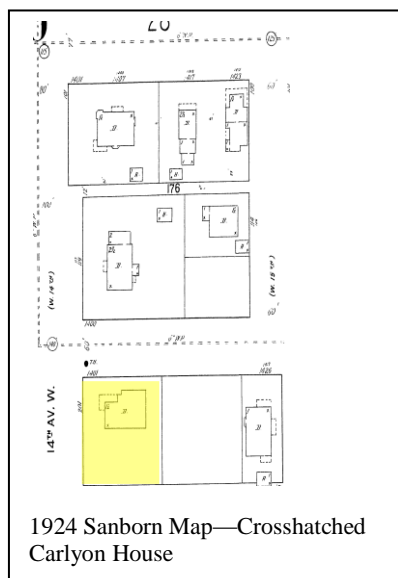
Chronology of Development and Use:

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 (see page 26). Created from land owned by W. H. & E. J. Allen, the plat 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 Map, 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 gravel parking lot installed. All of the properties, including the Institutions Building on Lots 3-6 were merged into one legal tax parcel in 1994.



⁴⁴ State Archives, Wohleb Commission Records.

⁴⁵ Dawn Maddox, pg. 11.

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)

Residents/Tenants of 201 14th Avenue SW
(From Polk City Directories)

1923 to 1946 P. H. Carlyon and Edna Carlyon

1946 to 1953 Edna Carlyon

1954 Harold & Ruth B. Kerry (Lumber Dealer)

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

1957 & 1958 Vacant⁴⁶

1960-1965 William S. & Thelma Schumacher

⁴⁶ June 8, 1959 Tate Henry Rogers to William and Thelma Schumacher for \$30,000.00, Warranty Deed Thurston County Deeds, Vol. 332, pg. 386.

1966-1967
Stephen & Cynthia Cray Clerk Supreme Court

1968 State Department of Institutions

1968-1971 DNR Overflow Office

1982
Seattle Times
UPI

1984- 1986
Seattle Times
UPI

1987-1990
Seattle Times News Bureau
The Olympian Capitol Bureau News Services
Valley Newspapers

1991
Northwest Public Affairs Network
The Olympian Capitol News Bureau
Seattle Times News Bureau
Valley Newspapers
Longview Daily News
Third House Message Center

1992-1994
Seattle Times News Bureau
The Olympian Capitol News Bureau
Valley Newspapers
Adele Ferguson

1995
Seattle Times News Bureau
The Olympian Capitol News Bureau
News Service

1998
Seattle Times
Adele Ferguson

2000
Seattle Times
Adele Ferguson

2001
The Olympian Capitol News Bureau
Seattle Times
Adele Ferguson

2005-2006
Seattle Times
Adele Ferguson
Current tenants: *Seattle Times*, *Spokesman Review*
and *Everett Herald*

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 in 1995 another State asbestos report identified the material in the attic and pipes in the basement as well as the pink covering on the kitchen counter as having 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, included 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 installed. New trim was also installed at the gable ends and eighteen 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 proposed work was not completed.⁴⁷

⁴⁷ Helix Architecture, p.s., "Press Houses Improvement Options," 1998.

The work on the house after the 2001 Nisqually Earthquake included removing damaged brick and 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 windows and door frames and the surfaces were repainted. Walls were re-plastered, re-textured and painted. As part of the work, the expansion tank was improved. The broken exterior concrete steps and cracked porch slab were repaired. In 2002, an accessibility report recommended adding ramps to the building, but it was not carried out.⁴⁸

Carlyon House Physical Description:

Setting:



Carlyon House--Washington State Archives

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 the Irv Newhouse Building, 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 and alley adjacent to 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. The retaining wall abutting the alleyway has historic bush roses and rockery plants. The house is reached by a set of concrete steps at the corner of Columbia Street and 14th Avenue SW. The steps have metal pipe railings. The lower steps are likely replacements. 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.

Exterior Description:

The 2900 square foot house is a large, one and one-half story irregularly shaped, cross-gable Craftsman-style structure with wide eaves and fascia boards. There are brackets on the gable ends and the crest of the gables. 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-pane windows around the basement

⁴⁸ Information from City of Olympia Permit Records and General Administration Project files.

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 was especially popular in the South Capitol Neighborhood which developed during this time. The house is a departure for architect Joseph Wohleb from many of 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. Upon Wohleb's 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."⁴⁹

East Façade: 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, a southeast corner basement garage entry slopes from Columbia Street into the structure. This gable area has a variety of windows. The top floor has two adjoining sets of eight-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 this façade. It has a paired-six-pane casement windows and the roofline of the dormer matches the detailing of 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 and rests on a deep, poured concrete foundation. The gable roof creates a flat plane from the main house roof 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 concrete railing with a stucco finish has arched drain openings across the bottom.

North (Front) Façade: The deep porch projects from the front (north) of the house. Supported by square posts, the porch has a wide, shallow, arched opening with center wood keystone and low concrete rail on this front façade which slightly obscures the main house view. 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 wooden entry door with a large glass center (a replacement from the original beveled glass) 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 front of the porch has a deep, bracketed,

⁴⁹"J. H. Wohleb to Open Architects Office," *Olympia Daily Recorder*, April 13, 1911, pg.4.

enclosed, gable front with bracketed eaves and fascia board. 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 Façade: 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 Façade: 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 to 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 and 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. The basement entry has a one-over-one double hung sash window next to the multi-pane glass entry door.

Interior Description:

The Carlyon House likely originally had coved ceilings which have been re-surfaced and lowered. The house appears to have hardwood floors on the first floor while the second floor room has fir flooring. The first floor main areas have industrial grade carpeting. The house has cast-iron radiators throughout the structure.

Off the front entry are paired, French multi-pane glass doors opening into the dining room and a center multi-pane glass door with multi-pane sidelights opening into the living room. The living room extends across the front of the house and features the front façade tri-partite window. The living room has a fireplace on the south wall with a quarry tile surround and hearth and a simple mantel. From the front entry, a long hallway extends to the rear of the house with two bedrooms and two central bathrooms on the west side. It appears a second bathroom just south of the main bathroom was created from the closet of one of the south bedrooms and the doorway with a newer door to the bathroom is recessed from the plane of the hallway, unlike the other rooms which have doors flush with the hall walls. The original bathroom generally has period fixtures including a pedestal sink, most of the tile around the tub and original hexagonal tile floor as well as the original medicine cabinet, storage cabinet and light fixtures. Some of the tile has been painted. There are laundry chutes to the basement from the hall and original bathroom. The second bathroom has 1970s era appointments. There is a smaller bedroom at the rear (south end) of the hallway.

A doorway from the dining room leads to the kitchen which retains its 1920s appearance with large wooden cabinets and a free standing sink. The “sanitary” tile in the kitchen has been painted over. Some counters have hexagonal tile. To the rear of the kitchen is a small room at

the southeast corner of the house which may have been a utility or work room with corner shelves. A door opens from the kitchen to the back porch which has bead board cladding and leads to the back or south door.

The main rooms have replacement fluorescent bar lighting and stucco ceilings with a simple top molding. Most of the doors appear to be original and have original surrounds with simple fluting. The upstairs is accessed from doorway just to the left of the main hall. There is only one finished room in the east gable of the second floor and that room has detailing similar to the main floor. The room has a coved ceiling that could have been the original appearance of the ceilings in the rest of the house. Otherwise the attic is open with the exposed wooden structural elements including flooring and trusses. The newer metal vent pipe is evident as is the opening for the original brick chimney in the center of the attic. The stairwell to the basement is at the south end of the hall, just off the kitchen and accesses the full-height concrete basement and basement-level garage which is currently used as storage by General Administration.

Evaluation of Significance:

The significance of the P. H. and Edna Carlyon House rests physically and historically on its associations with the State Capitol Campus. The original owner, P. H. Carlyon, was an active mayor and legislator who promoted, modernized and changed Olympia. In fact, a case can be made that it was Carlyon who fathered the creation of the present capitol campus, helping to secure the funding for the permanent capitol for Olympia. *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.”⁵⁰

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 substantially un-altered, excellent example of the Craftsman style which was one of the predominant architectural styles during the period. The characteristic Craftsman elements of the house include its overall form, bracketed wide eaves with exposed rafter ends, tripartite windows and shingle cladding.

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 has 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. Carlyon ended his political career in 1929 after the legislature finally

⁵⁰ *The Washingtonian: a State Magazine of Progress*, March 1928, Arthur Allen, Publisher, Seattle, information is on “Contents” page.

took up residence in the completed, grand legislative building. A tireless promoter 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 after 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 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 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 State Capitol Historic District.⁵¹ The house has strong associations with both historic districts.

From a purely architectural standpoint, the Carlyon House is a very good and intact example of a Craftsman style house built with fine craftsmanship, including a cast-in-place full-height foundation, well-detailed and varying door opening elements and carefully crafted built-ins.

Integrity:

The house retains its overall historic appearance with little or no change to the structure except for the loss of the center chimney. The house retains its original siding and window fabric and reflects its historic 1920s architecture. The interior retains its historic finishes and most of the historic configuration, with the exception of an added bathroom, created out of the closet on the first floor after 1971. Any new walls that have been added are non-load bearing and could be easily removed. Most notably, the house still features the original 1920s kitchen cabinets and sink. Considering its age and various inhabitants, it is noteworthy that so much of the historical fabric is intact, including wall finishes, floor finishes, built-ins, doors and fixtures. Many elements added later (including sheetrock ceilings, and carpeting), could be removed to reveal original materials.

⁵¹ 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.

The setting of the house is substantially unaltered 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, 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.

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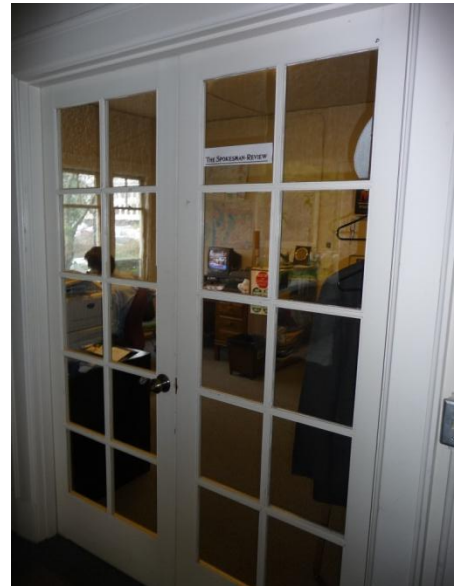
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INTERIOR VIEWS:



Period Kitchen Sink



Interior French Doors



Fireplace Mantel

EXTERIOR VIEWS:



West Facade



East Facade



South Facade



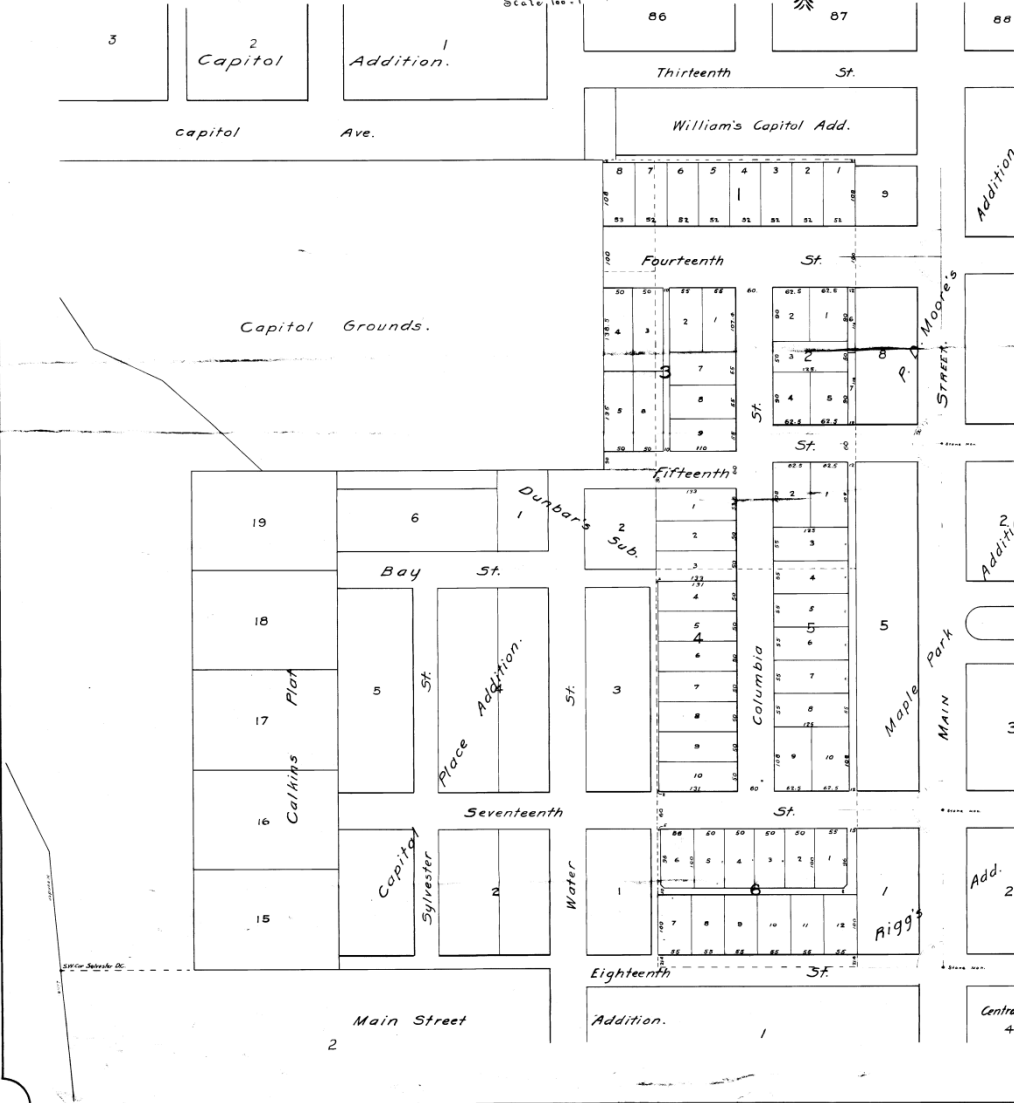
North (Front) Facade

EDWARD J. ALLEN

ADDITION

To The
CITY of OLYMPIA
WASHINGTON

Scale 100'-1"



PART 2

CONDITION ASSESSMENT

CATALOGUE OF CHARACTER-DEFINING FEATURES AND THEIR CONDITION

This catalogue lists the Carlyon House 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 (1923-1961), 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.	
Concrete Guardrail/Slab/Stairs at Entry and at Southwest corner Entry to Basement.	At N. Entry and at SW Corner Entry to Basement.	None.	Both the stair and handrail appear to be in fair condition. The cement plaster coat on the guardrail is spalling in a few locations, and the stairs exhibit some biological growth. The paving is in good condition.	 


DIVISION 04 - MASONRY

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
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Masonry Chimney	At Chimney.	In 1998 the chimney was removed to two feet in the attic. A metal flue was added to vent the furnace.	Good condition where visible.
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DIVISION 05 - METAL

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
Metal Pipe Guardrail/ Handrail	At southwest corner of the building at steps to Basement.	None.	Good condition	


DIVISION 06 - INTERIOR WOOD

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
Roof, Wall, Floor and Stair Framing, Sheathing and Decking.	Dimensional lumber of various sizes and spacing depending on location.	Most likely there have been modifications to the interior non-load bearing wall locations.	Good condition.	
Wood Stair Treads w/ wood nosing.	At staircase from First Floor to Attic.	None.	Good condition, needs to be repainted.	

DIVISION 06 - EXTERIOR WOOD

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
Wood Cedar Shingle Siding	All of exterior of the building	Repainted several times.	Good condition, with some areas needing shingle replacement.	
Wood Eaves, Fascia, Brackets and Shiplap Board at Soffits	At all roof soffits/fascia.	In 1998, several brackets were replaced and new rafter tails were installed, as well as new fascia and soffit boards.	Good condition, need to be repainted. Some of the replaced fascia elements are failing and need to be repaired.	

DIVISION 07 - THERMAL PROTECTION

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
Roof	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
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Wood Windows

- East:
- 2nd Floor:**
- (2) adjoining sets 8-pane casement windows.
- (1) set 6-pane casement windows
- 1st Floor:**
- (1) set 6-pane casement windows
- (2) adjoining sets 1/1 double-hung.
- (1) fixed tri-partate window w/ (3) upper mullions on each side and (5) in the center window.
- (1) fixed window w/ five lites above
- (1) 2-lite awning
- North:
- 2nd Floor:**
- (2) adjoining 6/1 double-hung
- 1st Floor:**
- (1) fixed tri-partate window w/ (3) upper mullions on each side and (5) in the center window.
- West
- 2nd Floor:**
- (2) adjoining sets 1/1 double-hung.

The glazing has been replaced in some of the window units.

The windows are in fair condition and the majority of them need minor rehabilitation including: new glazing compound; minor wood consolidation; sash chord replacement/re-pair; hardware component replacement/re-pair; new paint, replace broken glazing.



Typical 6 pane casement window



Broken glazing



Broken sash chord

DIVISION 08 - OPENINGS

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

The majority of the doors are historic recessed pane wood doors. There are two sets of 10 lite swinging doors leading into the historic Living and Dining Rooms (now offices). The rest of the doors are flush wood doors added later.

Without the historic plans it is unclear if all the doors are in their original locations.
All of the door knobs are new. Some of the doors retain their original hinges.




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





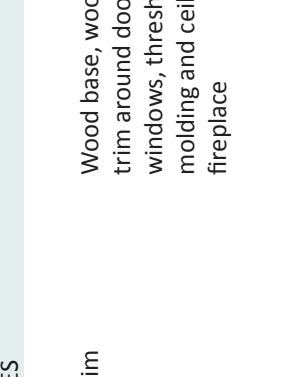
DIVISION 08 - OPENINGS

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
Wood Doors and Door Hardware:Exterior	<u>North:</u> (1) non-historic door and hardware	Replacement of original entry door/hardware.	Good.	 North: non-historic door
	<u>West:</u> None			
	<u>South:</u> (1) historic 6-lite door over 2-recessed panels.	No modification.	Both door and hardware need minor refurbishment.	 South: historic door
	(1) recessed panel hollow metal door, new hardware	Replacement of original entry door/hardware.	Good.	
	<u>East:</u> (1) metal garage door	Replacement of original garage door/hardware.	Good	 East: non-historic door




DIVISION 09 - FINISHES

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
Plaster	Lath and plaster at walls at most rooms	Replaced w/ sheetrock in some areas.	Good, some minor repairs needed.	 Covered plaster ceiling
	Scored lath and plaster walls at kitchen, bath-rooms	None.	Good.	 Scored plaster walls
	Lath and plaster at most ceilings, covered at the upper 2nd floor bedroom.	Replaced w/ sheetrock in some areas.	Good.	
Sheetrock	Contemporary material: added at several of the office ceilings, most likely over the historic plaster ceilings.		Good.	 Textured sheetrock ceiling




DIVISION 09 - FINISHES

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
Wood Trim	Wood base, wood trim around doors and windows, thresholds, molding and ceilings, fireplace	None.	Good.	
Wood Bead Board	Vertical bead board at utility room.	None.	Good.	
Wood Flooring	Stained fir floors at 2nd Floor Bedroom, and at 1st Floor Bath, most likely at other rooms but they have been covered. Painted fir floors at 1st Floor utility room.	Covered in many of the rooms with carpeting.	Fair condition where they are exposed. Condition in other areas is unknown. Should be re-finished.	






DIVISION 09 - FINISHES

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
Ceramic Tile	White and black hexagonal tile at kitchen counter-tops, white hexagonal tile with 3/4" square blue tile edging at bathrooms, 6"x6" pink ceramic tile at tub surround.	None.	Fair. The tile at the bathtub surround was poorly patched when the faucet was re-placed.	 
Quarry Tile	At fireplace.	None.	Good.	
Carpeting	Contemporary material: At all first floor rooms, kitchen and corridors.	Most likely is covering up the original flooring.	Fair.	
Laminate	Contemporary material: At some of the kitchen counter-tops.		Fair	


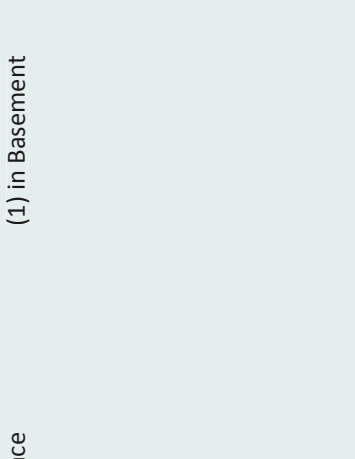
DIVISION 12 - FURNISHINGS

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
Built-in Cabinets	Wood cabinets and drawers at kitchen, vanities at bathrooms, laundry chute at bath-room.	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 do not shut properly.	  

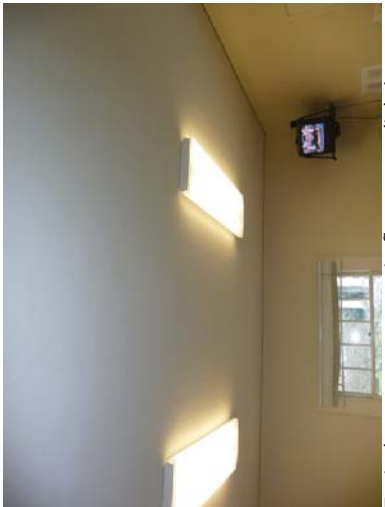


DIVISION 15 - MECHANICAL

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
Porcelain over cast iron Bathroom and Kitchen Sinks	(1) historic pedestal sink in 1st Fl. bath, (1) historic sink in 1st Fl.kitchen with legs (1) sink in 1st Floor bath, historic but added at a later time.	The kitchen faucet has been replaced w/ a new faucet, and one of the legs has been removed.	The Kitchen sink has several chips in the ceramic, and the Bathroom Sink exhibits rust staining on the enamel.	 <p>Historic sink w/legs at kitchen</p>  <p>Historic pedestal sink at Bathroom 01</p>  <p>Historic sink added later at Bathroom 02</p>
Porcelain bathtub	(1) at 1st Floor Bath	Faucet has been re-placed	Good.	 
Water Closets	(1) contemporary W.C. at each bathroom.	(1) replaces a historic W.C.	Good	

DIVISION 15 - MECHANICAL

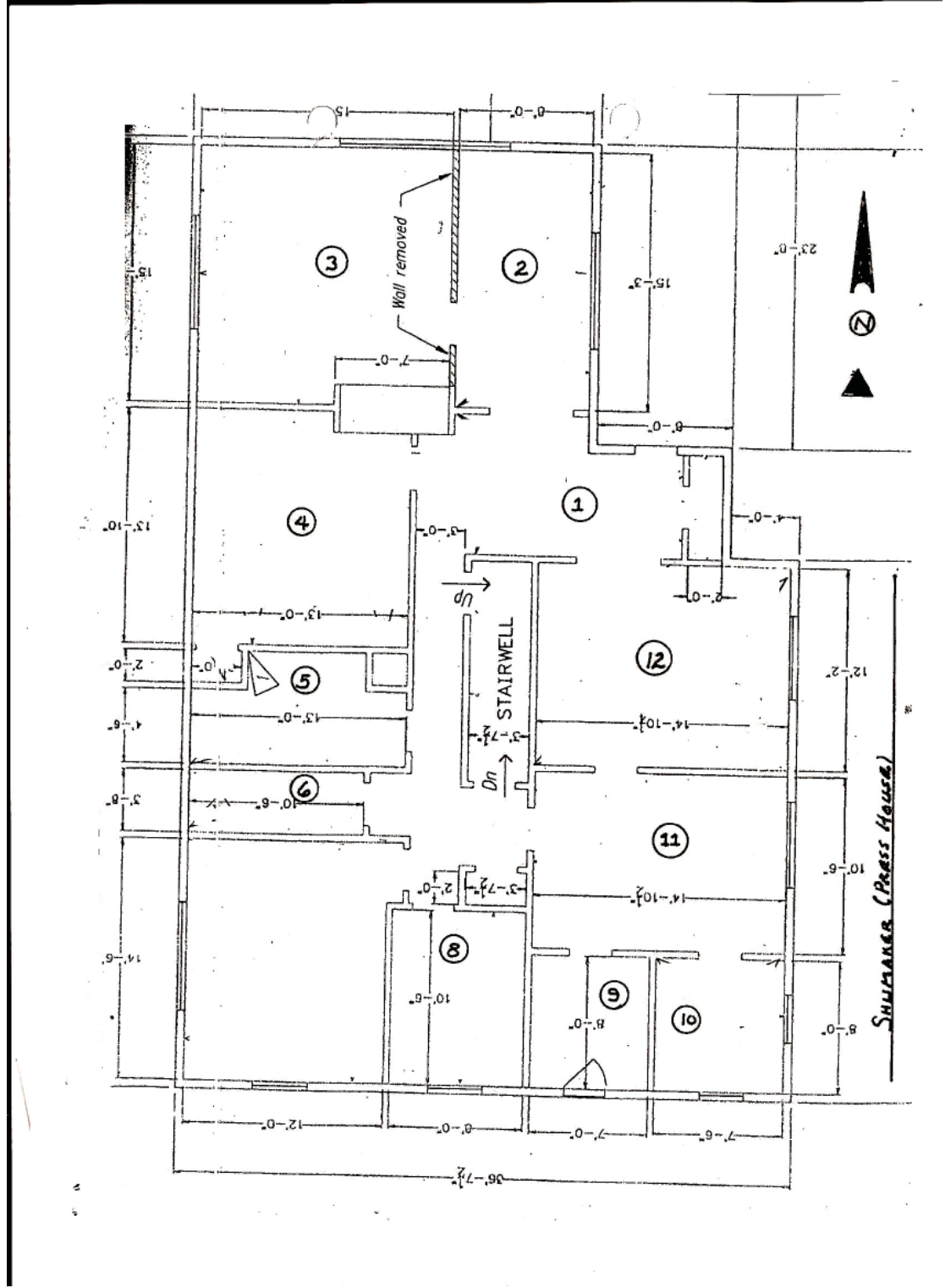
CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
Radiators	(1) at each room, of varying sizes and configurations.	Some were added at later dates.	Good.	
Furnace	(1) in Basement		Unknown, but it is presumed that it is still functional.	

DIVISION 16 - ELECTRICAL

CHARACTER DEFINING FEATURES	LOCATION/QUANTITY	MODIFICATION	CONDITION	IMAGE
Light Fixtures	<p>Interior:</p> <p>1st and 2nd Floors: All of the lighting at the 1st and 2nd Floors are contemporary, with the exception of two wall hung canopies at one of the bathrooms.</p> <p>Basement: New fluorescent lighting, some of the original incandescent sockets remain</p>	<p>Almost all of the historic light fixtures have been removed.</p>	Good.	 <p>Typical contemporary strip fluorescent lighting</p>
	Exterior:	<p>(1) porcelain socket remains at the north elevation, most likely a later addition.</p> <p>(2) contemporary flood light at the south elevation.</p>		 <p>Historic wall-hung canopy at bathroom.</p>
				 <p>Porcelain socket at Basement</p>

FLOOR PLAN

(Sketch from after the Nisqually Earthquake)



PART 3

RECOMMENDATIONS AND ALTERNATIVES

PART 3: CARLYON HOUSE RECOMMENDATIONS AND ALTERNATIVES:

Based on our analysis of the quantity and condition of the character-defining elements of the house, its demonstrated historic significance and its close associations with the Washington State Capitol at its historic location, we recommend rehabilitation of the house at its present location.

Bringing the building back closer to its original condition would not require substantial investment. Most importantly, the building should be made water-tight, which would include replacing the roof, and repairing damaged siding and eave elements.

The wood windows should be rehabilitated as described in Part 2. While it is understood that the house's location may preclude its use as a residence again certain elements of the house could be restored without negatively impacting its new use or continuing use (such as offices).

Suggested work for Rehabilitation of the Carlyon House:

- Rehabilitate windows per Part 2
- Refinishing the floors
- Revealing plaster ceilings that have been covered
- Replacing non-historic doors with new recessed panel doors to match the historic configuration
- Installing new cabinetry/door hardware to match the historic elements
- Rehabilitating cabinetry doors to operable condition and providing more appropriate light fixtures.