

HENDERSON HOUSE



HISTORIC STRUCTURES REPORT

Project made possible through funding from the City of Tumwater.

Cover image is a 2014 photograph of the Henderson House taken by Artifacts staff.

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CONTRIBUTORS

Thanks to City of Tumwater staff Chuck Denney (Director, Parks and Recreation), Jeff Vrabel (Facilities and Contract Manager), and Wes Holmgren (Building Maintenance Supervisor); City of Tumwater Historic Preservation Commission members David Shipley (Chair), Jim French (Vice-Chair), Marnie Slakey (Vice-Chair), Don Trosper, James (Jim) Brown, Alex Rossiter, and David Nicandri. Jim Brown graciously contributed his time to participate in an interview discussing the history of and changes to the house providing invaluable insight into the chronology of changes. Carla Wulfsberg, Olympia Tumwater Foundation and former Henderson House Museum Coordinator; and, Tracy Rebstock, Washington State Archives Southwest Regional Branch.

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PROJECT TEAM

Project team members consisted predominately of Artifacts Consulting, Inc. staff. Michael Sullivan, principal, provided project coordination and vision. Spencer Howard, managing partner, provided project management, field work coordination, photography, and writing. Katie Chase, partner, assisted in field work, photography, writing, and report design and layout. Susan Johnson, associate, assisted in field work, photography, archival research, and writing. Niki Stojnic edited report text for spelling, grammar, and broad audience readability.

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ADMINISTRATIVE DATA

Historic Names

Naumann House, Rohrbeck House, Jenkins House, Sloan House, Henderson House

Current Name

Henderson House Museum

Address

602 Deschutes Way SW

Tumwater, Thurston County, Washington 98501

GPS & UTM Location

Latitude: 47.019720 Longitude: -122.904919

Zone 10: 507226.42 E 5207360.00 N

Proposed Treatment

Restoration

Owner

City of Tumwater, 555 Israel Road SW, Tumwater, Washington 98501

Tax Parcel

80600800100

Total Acreage

10.02 acres

Township/Section/Range

Township 18, Section 26, Range 2W

Abbreviated Legal Description

TUMWATER ALL BLK 8 L 5 THRU 8 BLK 9 ALL BLK 10 & 11 ALL BLK 43, 44 & 47 S OF FCT'S LESS L 1 BLK 47 TO PUGET SOUND P&L VOL 65 PG 580 (80604700100) ALSO BLK 12 SUPPL PLAT OF CROSBY DC KA PARCEL A SURVEY

Builder

Olympia Manufacturing and Building Company

Landmark Status

- National Register of Historic Places (contributing building within the Tumwater Historic District)
- Washington State Heritage Register (contributing building within the Tumwater Historic District)
- Tumwater Register of Historic Places

Contemporary Related Studies

- *Period House Project Report and 2012 Timeline*. Prepared for the City of Tumwater by Carla Wulfsberg, Museum Coordinator, Henderson House Museum, City of Tumwater Parks and Recreation Department. June 2012.
- *Final Report: The Henderson House Museum Project*. Prepared by Results Incorporated (Olympia, WA) for the Tumwater Historic Preservation Commission. April 1998.
- Interpretive material developed by Heather Lockman for the Henderson House Museum's Centennial in 2005, regarding the history of the house's five families.

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EXECUTIVE
SUMMARY

INTRODUCTION

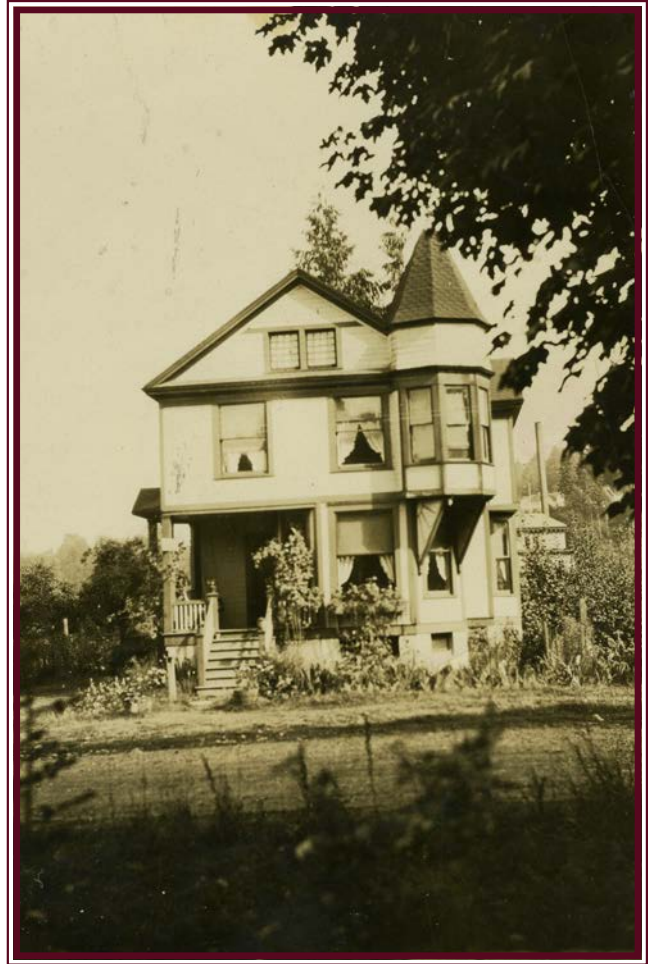
Constructed in 1905, the Henderson House is located in Tumwater, Washington, on a hill overlooking the Deschutes River and the former Olympia Brewing Company. The house is listed individually on the Tumwater Historic Register and as part of the Tumwater Historic District listed on the Washington Heritage Register and National Register of Historic Places.

The house is significant in two major ways: In its role as a single family house for the following families, with ties to the Olympia Brewing Company and to the growth of Tumwater:

- **1905–1909 Naumann Family**, William Naumann worked as brew master for the Olympia Brewing Company
- **1909–1921 Rohrbeck Family**, John Rohrbeck worked for the Olympia Brewing Company until it closed in 1921

Architecturally, for its transitional Queen Anne style and high level of integrity with regard to design, location, feeling, materials, setting, workmanship, and association.

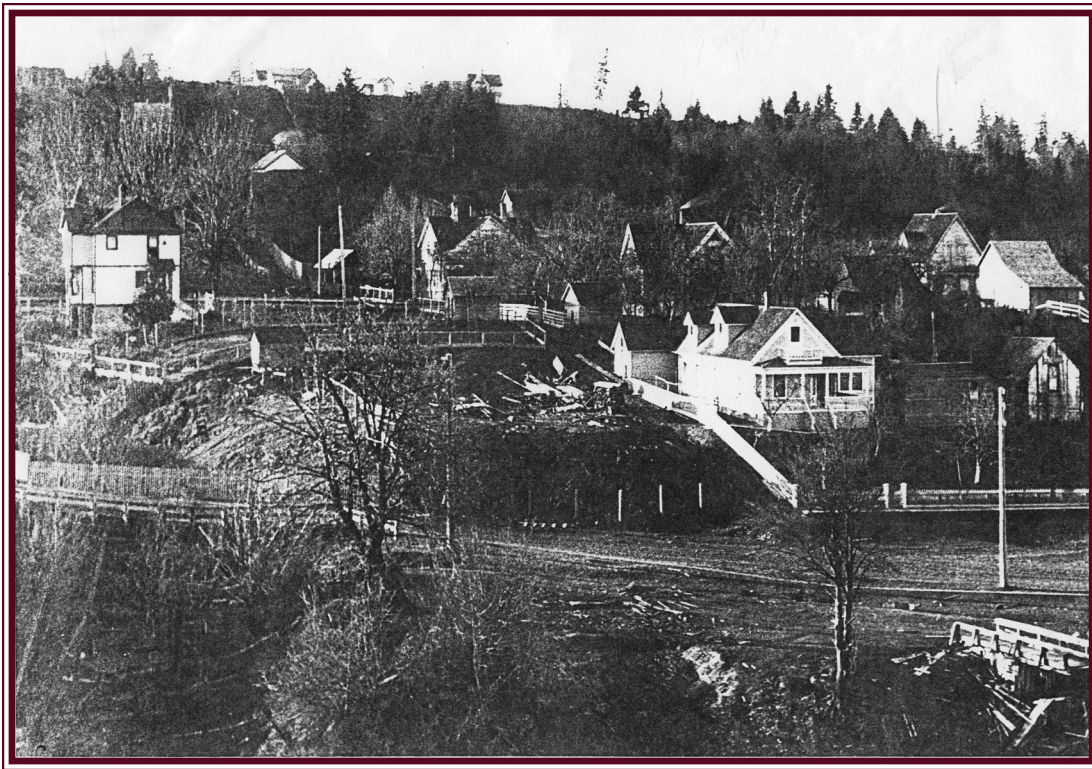
The overall recommended treatment for the house is preservation, with the recommended period of significance 1905 to 1921, starting with completion of construction and ending with the Rohrbeck family's ownership.



Ca.1930 view of west (front) facade with paper mill in background.
Source: Henderson House Museum.

WHAT IS A HISTORIC STRUCTURES REPORT?

A Historic Structures Report (HSR) is a written and illustrated reference document that provides a thorough historic and architectural evaluation of a building, site, or structure. It identifies significant original and subsequently added features and spaces, existing appearance and condition, and historic events associated with the structure. The purpose of this evaluation is to provide a basis for making decisions relating to maintenance, restoration, or rehabilitation of the building or structure. An HSR is usually prepared prior to planning interpretation, and any alterations, additions, rehabilitation, or restoration for buildings, structures, objects, or sites that are either listed, or eligible for listing, to the National Register of Historic Places. The report is used to guide contemporary modifications, reuse, or restoration of the property. Under the direction of the United States Department of the Interior, the National Park Service establishes specific content guidelines for the creation of Historic Structures Reports and suggests when a report should be prepared. These reports are required when performing work on federally owned historic buildings or structures and recommended for other buildings and structures that have considerable historic significance and community value.



Undated view of Tumwater, showing rear of Henderson House and neighboring residences.
Source: Henderson House Museum.

PURPOSE OF THIS REPORT

This Historic Structures Report serves as an extensive repository of information concerning the materials, spaces, and historic and architectural significance of the house. The report builds upon the background prepared for the National Register of Historic Places nomination. The report is prepared for the purpose of providing the basic information needed to make decisions related to interpretation, maintenance, modifications, and continued use of the building. In narrative form, the document presents the architectural and historical significance behind the treatment levels ascribed to the building's spaces, materials, and structural system. Identification of these spaces and features facilitates their incorporation into future planning. This report is based on a detailed survey and inventory performed to investigate the historic character of the building and to identify original, intact, and significant elements of the 1905 architecture and historically significant changes on all floors and the building exterior. Surveys of all floors and the building exterior were conducted in January of 2014. Each space and building feature was examined and photographed, and the current use and defining physical characteristics and condition was noted. Then, each character-defining feature and volume was categorized by architectural and historical significance. No destructive investigation measures were employed.

The content of this HSR provides an understanding of the building as a historic property and is organized to facilitate the use of this report as a development and conservation planning tool. Treatment recommendations incorporate an understanding of historic preservation design guidelines, such as *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (1995).



1939 view of house, from the Thurston County Assessor files.
Source: Henderson House Museum.

SUMMARY OF REPORT CONTENTS

This report uses the conventions for content and organization of a Historic Structures Report identified in the National Park Service Preservation Brief No. 43, *Preparation and Use of Historic Structures Reports* (2005). This report includes an expanded exploration of the following subjects and chapters:

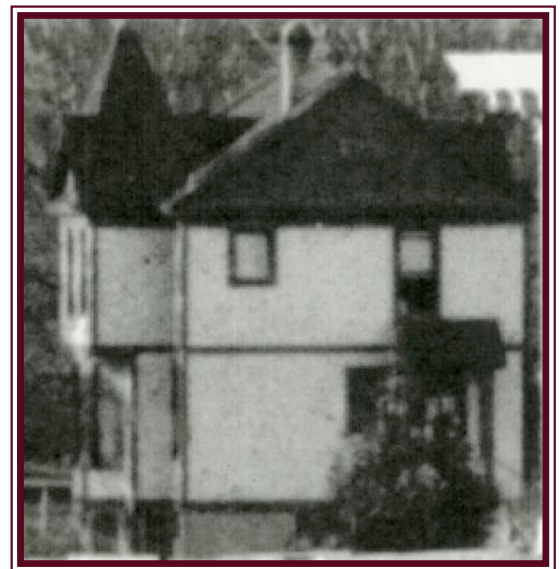
Executive Summary: This chapter provides an executive summary for rapid consultation purposes. Sections include the following: What is a Historic Structures Report, Purpose of This Report, Summary of Report Contents, and Summary of Report Findings. The first two sections introduce users to the form and function of this planning document in order to facilitate its use during long-term planning. The two summary sections provide an overview of the report's contents and critical data derived from the analysis of original design intent, changes over time, current condition, and extent of original character-defining features and spaces.

History: This chapter identifies the period of significance for the building, relation of building occupants to the building's significance and alterations. Sections in this chapter include the following: Significance Statement and Development Chronology. The development chronology highlights key events, and individuals associated with the construction, alterations, and use of the building.

Physical: This chapter addresses the building's character-defining spaces and features. Sections in this chapter include the following: Physical Description, and Catalog of Spaces. The Physical Description presents a narrative overview of the building, its structural system, and interior organization to help navigate the following catalog. The space catalog addresses individual spaces within the building, providing a narrative summary, list of character-defining features, list of alterations, and a list of condition issues. Levels of architectural significance and original public visibility assigned in the catalog are based upon the period of significance, integrity, and role in the original building design.

Findings: This chapter provides the tools for guiding preservation, restoration, and selective rehabilitation efforts that will respect and balance the historical significance of the building's original design, character-defining features, circulation patterns, and spaces while maintaining and improving functionality for building users. These tools, organized by section, consist of a Summary of Findings, Analysis of Significance, Analysis of Public Visibility, Decision-making Matrix, and Treatment Recommendations. Maps and coded drawings included in the sections on Analysis of Significance and Analysis of Public Visibility illustrate the relative architectural significance, historic importance, and level of original public visibility.

Supplemental: This chapter presents reprints of digitized historic records and provides a summary of resources consulted. Sections include the following: Historic Photographs, Condition Photographs, Drawings, and Bibliography. Digital versions of drawings and photographs scanned to illustrate the report, as well as all contemporary digital photographs taken during field survey, are stored on an accompanying DVD containing the Project Archives. The Bibliography provides a detailed list of primary and secondary sources consulted for the project.



Historic view of rear (east) and south sides of house, taken between 1905 and ca.1920.
Source: Henderson House Museum.

SUMMARY OF REPORT FINDINGS

The following is a summary of report findings for quick consultation. **Refer to “Findings” on page 69** for additional detail.

Degree of Extant Character-defining Spaces and Features: The building, its spaces, and features, remain remarkably intact. They offer visitors an opportunity to step back through time and connect with the building’s former occupants. The layers of changes within the period of significance remain visible to visitors while enhancing features and spaces stemming from the original design and construction.

Condition Assessment Findings: Overall the building and site remain in good condition. The City of Tumwater has kept the building well maintained. None of the previous owners were heavy users of the building or the site. Immediate preservation issues are the deteriorated front porch posts and paint deterioration on the building exterior.

Viewshed: Views represent an integral part of the experience of the house and site. The house’s placement along the hillside, with views toward the Olympia Brewing Company, provides an important visual connection relevant to the home’s first two families.

Design Authenticity and Future Modifications: No additions are anticipated under the preservation treatment approach recommended for the building, based upon its historical significance, siting, and site access restrictions. Should alterations be necessary to improve access or building facilities, the rear 1920s addition would best accommodate these changes due to the extent of previous alterations to this portion of the house.

Planning and treatment recommendations follow in **“Findings” on page 69**.



A modern sketch of the house.
Source: Henderson House Museum.

HISTORY



INTRODUCTION

Built in 1905, the Henderson House served as a single-family residence for most of its history. In recent decades, the building went into new use as a museum and visitors center. The house is listed individually on the Tumwater Historic Register and as part of the Tumwater Historic District on the Washington Heritage Register and National Register of Historic Places. The building's association with the development of the community of Tumwater, and in particular the Olympia Brewing Company, informs its historic significance. It is also architecturally significant thanks to its transitional Queen Anne style and high level of integrity with regard to design, location, feeling, materials, setting, workmanship and association.

Local historians, museum staff, and volunteers have researched and written about the history of the Henderson House, over the years. This report builds on that body of work but is focused on giving detailed material and architectural data. Here are the previous studies and published histories of Tumwater that informed this report:

- *Period House Project Report and 2012 Timeline*. Prepared for the City of Tumwater by Carla Wulfsberg, Museum Coordinator, Henderson House Museum, City of Tumwater Parks and Recreation Department. June 2012.
- *Final Report: The Henderson House Museum Project*. Prepared by Results Incorporated (Olympia, Wash.) for the Tumwater Historic Preservation Commission. April 1998.
- Interpretive material developed by Heather Lockman for the Henderson House Museum's Centennial in 2005, regarding the history of the house's five families.
- *Tumwater*, by Heather Lockman and Carla Wulfsberg with the City of Tumwater's Henderson House Museum, published in 2010 by Arcadia Publishing.



Undated view of Tumwater Brewery and vicinity, showing Henderson house to left of tower.

Source: Washington State Archives.

CHRONOLOGY OF DEVELOPMENT

Built in 1905, the Henderson House originally belonged to the Naumann Family. William Naumann, a German immigrant, worked as a brewmaster for the nearby Olympia Brewing Company. Over the next 100-plus years, the house changed owners multiple times. It served as a single-family residence for the majority of that time, though for a short time it was a boarding house and then sat vacant from 1935 to 1939. In 1939, the house's most enduring occupants, the Frank and Agnes Henderson family, purchased the home. The Hendersons lived there through 1974, when Agnes moved out. The City of Tumwater purchased the building in 1974, for use as a local history museum and, for a time, a visitors' center.

Year *Development/Alteration*

1905–1909 *Naumann Family*

The Naumann family purchased the vacant lot in 1903 and hired the building contractor, Olympia Manufacturing and Building Company, in 1904 to build the house. William Naumann worked for Olympia Brewing Co. as a brewmaster. .



Family portrait of the Naumanns, original residents of the house (l-r Louise, Freya, William, Martha).
Source: Henderson House Museum.

1909–1921 *Rohrbeck Family*

The Rohrbeck family purchased and moved into the house in 1909; John Rohrbeck worked for Olympia Brewing Co. in various capacities, including as accountant. The brewery closed in 1921, after switching to bottling non-alcoholic beverages for a few years after Prohibition began.

1921–1928 *Jenkins Family*

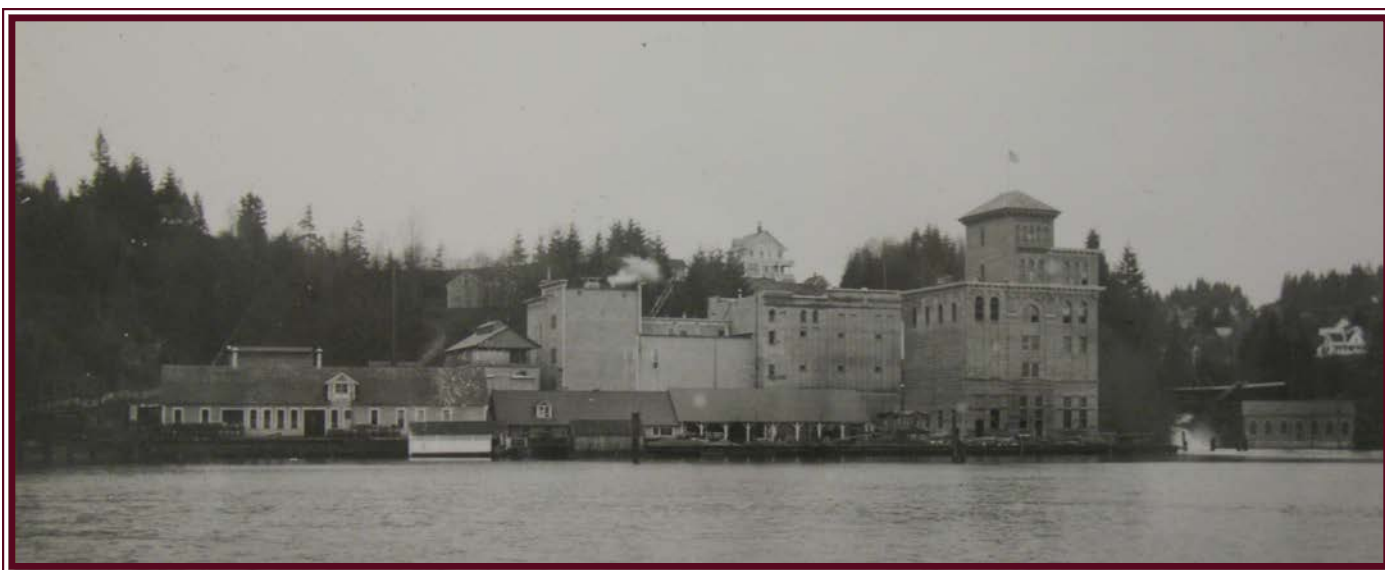
The Rohrbecks sold to the Jenkins family; Edwin Jenkins was a wagon maker.

1920s Early in the 1920s, the Jenkins Family added a rear ten foot addition including a back porch (off the kitchen), toilet, storage closet, and present office. Previously, there was a simple portico/stoop entry to the kitchen in the rear elevation, with a pent roof hood (HHM130 image). “The addition incorporated the original kitchen pantry into a new room... the [office].”¹

1928–1935 *Paddy and Viola Sloan*

The Jenkins family sold to the Sloans, who rented rooms to boarders but had trouble paying their house loan, especially after 1929 and the start of the Great Depression. The Sloans were the only known residents without children at the time they lived here.

¹ *Period House Project Report and 2012 Timeline*, June 2012, 18.



Undated view of Tumwater Brewery.
Source: Washington State Archives.

- 1930s Early in the 1930s, a kitchen/pantry/mud room remodel shortened two long north-facing windows to “fit over a sink with drain boards and cabinets underneath. The original sink was moved to its current location on the north wall under the shortened windows... Inexpensive kitchen cabinets were installed that covered another kitchen window.”²
- 1935 Olympia Federal Savings and Loan foreclosed on the house, evicting the Sloans
- 1935–1939 *Vacant*
- 1939–1974 *Henderson Family*
- The Henderson family moved in—the last family to reside here before it was sold to the City of Tumwater. Repaired several previously broken windowpanes soon after moving in, according to daughter Margaret (Henderson) Lee. Damaged windows attributed to the building’s vacant status.
- 1950s The Hendersons relocated the main (front) entry to the southwest corner under the turret and enclosed the original front porch, thereby expanding the living room; diagonal wall at living room was removed; turret supports changed; original cladding covered with veneer shingles
- 1974 Agnes Henderson moved out of the house and granted a Warranty Deed to the City of Tumwater for Lots 5 and 6, Block 9 (recorded June 4, 1974, Book 653, page 291). The house’s lots, 7 and 8 of Block 9, were sold to the City sometime between 1974 and 1977 (sources vary).

² Ibid., 19.

1974–present City of Tumwater

1974–1977 City purchased the house from Agnes Henderson, with the idea of establishing a Tumwater Historic District.³ By 1977, a restoration effort was underway. Work included returning the front entrance to the northwest corner, removing shingle veneer and revealing original cladding, reestablishing the front porch (living room returned to historic configuration), and recreating new in-kind cladding for front porch (based on historic sample).

1978 City’s restoration efforts are completed and the Henderson House opens as a museum; house is listed on the National Register of Historic Places as part of the Tumwater Historic District

1982–1992 House served as a visitors’ center and Henderson House Museum, managed by the Tumwater Historical Association (private, non-profit)

1993 Tumwater Historical Association parted ways with the house and the City of Tumwater hired a part-time Museum Director

1994 A December freeze caused pipes to burst in the upstairs bathroom, flooding the entire house and necessitating the replacement of the fir floors. Red oak flooring installed. Water pipes to upstairs bathroom closed off.



Ca.1905 view of south and east sides of house.
Source: Henderson House Museum.

1995 Position for part-time Museum Director eliminated, due to funding cuts

1996 City hired a new part-time Museum Coordinator; High Noon History Talks begin at house, as well as rotating art and photo exhibits

2004 New oil furnace installed

2005 Various repairs, including new wooden storm windows, new roof and gutters, exterior painted, repairs to front and rear exterior stairways and railings. Also, interior repairs including new wallpaper; new downstairs toilet and vinyl floor. Historic marker installed in front of house in honor of centennial.

2006 Repairs to turret structure, removal and reinstallation of turret windows

2007 Lower rear (east) storage area enclosed with concrete foundation walls, insulated, sheet rocked and painted

2008 Exterior door replaced to east basement storage area

³ A historic property survey from 1998 by Shanna Stevenson reports that Dennis Carlson purchased the house in 1974 and in turn sold to the City in 1977. Research by former Museum Director Jill Kangas and by Heather Lockman suggests that Agnes Henderson sold the house directly to the City between 1974 and 1977, for \$27,000.

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PHYSICAL



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PHYSICAL DESCRIPTION

The Henderson House stands on the side of a bluff in Tumwater Falls City Park, above the Deschutes River. The site historically afforded views eastward across the river to the Olympia Brewery. Landscaping around the house reflects its current role as part of a municipal park. The house is oriented east-west with the front facade facing west towards Deschutes Parkway. The rear east and south facades abut steep slopes that drop down towards a creek and the river.

Built in 1905, the Henderson House is a wood frame single family house. A board-formed, concrete foundation supports the superstructure and provides exterior walls for a daylight basement. A central east-west series of wood posts set on concrete footings support a beam below the middle of the first floor. A wood sill plate runs along the top of the 8 inch wide concrete walls.

Framing for the upper stories provides a notable building assembly. Floor joists (7 1/4 inch height) span north-south from the perimeter concrete walls to the central beam. The 7/8 inch thick (2 3/8 inches wide) tongue and groove wood flooring extends as a uniform layer over these floor joists, without sub flooring. Studs (3 3/4 x two inch) for the exterior and interior walls set on a 5/8 inch high, two-inch wide plate attached to the flooring. Horizontal planks clad the studs forming the interior and exterior wall finishes. Exterior walls feature the added layer of wood siding over the wood planks. Ceilings on the first and second floor feature wood planks running east-west across the underside of the joists. This same pattern repeats at the second floor. Interior walls and ceilings appear never to have been plastered. Instead, muslin and wall paper provided the finished surfaces.



View of south facade.
Source: Artifacts Consulting, Inc.

Exterior walls feature horizontal siding with corner boards. A water table marks the basement to first story transition with a belt course at the first to second story transition. A broad fascia wraps the top of the exterior walls below the cornice molding and enclosed soffits. Window and door openings feature painted casings. Shingles accent the pedimented gable ends. A turret rises from the second story off the building's southwest corner. A recessed front porch at the northwest corner provides access to the interior. An east addition, including a stoop and enclosed porch, services the back of the house.

Interior organization relies on room to room connections. The only hallway occurs at the second floor at the head of the main stairwell. This second floor hallway eliminates room to room connections between these private bedroom and bathroom spaces. A stairway in the kitchen provides quick access to the utilitarian basement storage spaces. Most of the house's internal functions are tucked back against the more private south side of the house, except for the living room at the front west end of the house, and the kitchen on the north side. There are no original built in storage spaces on the first floor. Second floor bedrooms each featured a small closet, with a linen closet off the hallway.

Steam heating with radiators below windows eliminated the need for multiple fireplaces within the house. A single chimney serviced the boiler in the basement and the wood stove in the kitchen. The main bathroom



View of attic windows, west facade.
Source: Artifacts Consulting, Inc.

occupied the southeast corner of the second floor, with the sewer vent boxed in at the southeast corner.

The rear addition to the house expanded the former kitchen pantry into a larger back room off the dining room. It is unknown if the east doorway from the dining room was added as part of this addition, or if a small first floor bathroom or serving pantry occupied this corner. The north half of the space would have required a doorway into the kitchen, since filled in.

The attic and basement have both been converted to museum storage spaces. Interior walls and ceilings are cladded with new sheetrock finishes.



View of front door, located on west facade.
Source: Artifacts Consulting, Inc.

CATALOG OF SPACES

The purpose of the following catalog of character-defining spaces is to facilitate compliance with the two core goals of the Secretary of the Interior's Standards for the Treatment of Historic Properties:

- Preserve the building's historic spaces
- Preserve the building's distinguishing visual and physical character

The approach employed by Artifacts Consulting, Inc. in developing this catalog follows guidelines established in the National Park Service Preservation Brief 17, "Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character." This catalog can serve as a quick reference during space programming for rehabilitation projects in order to identify which spaces remain intact and are important to maintaining the character of the building, and which have been altered and are more adaptable to new uses. The building's floor plans, spatial types, and individual spaces serve as the organizational framework for this catalog. Within each grouping, spaces are listed alphabetically according to their original function. The data on each space provides information on general description, changes when known, level of significance, and images for identification.

The vast collection of character-defining spaces fall into two main groupings:

- Key spaces individually attributed to the building's character and historical significance such as the living room and dining room
- Spaces contributing collectively to the building's character and historic function(s) such as the bedrooms

BASEMENT

OVERVIEW

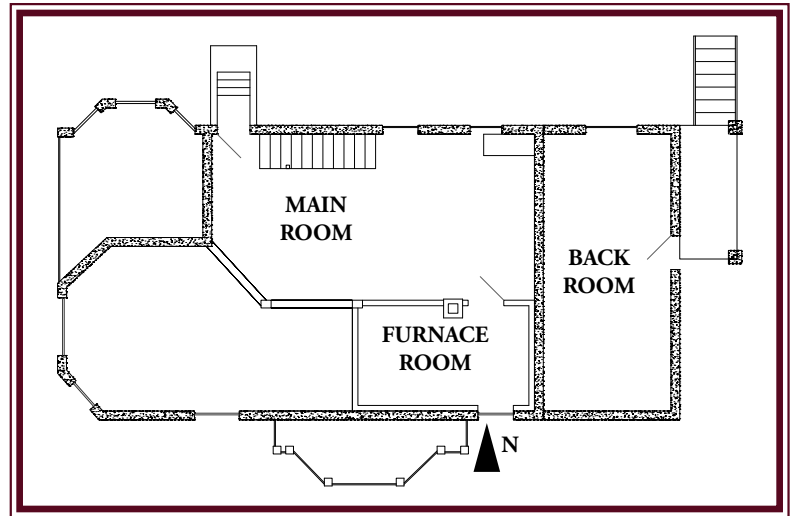
The basement is comprised of private, utilitarian spaces supporting the building's mechanical systems. A stairway on the north wall of the basement provides access to the space from the kitchen on the first floor. A door on the north wall, adjacent to the stairway, leads to the outside.

The basement has been altered in order to house collections in the main volume and to add an enclosed furnace room. It is unclear what the original use or floorplan may have been of the space.

Key Spaces

Main Room

Furnace Room



MAIN ROOM

Private | None

The main room in the basement is irregularly shaped, bounded by the board formed concrete foundation walls. Finished wall surfaces feature painted sheet rock. A stairwell leading upstairs to the kitchen runs along the north wall of the room. A door, at the base of the stairs, leads outside. A work bench runs along the eastern end of the north wall, beneath the stairs.



Character-defining Features:

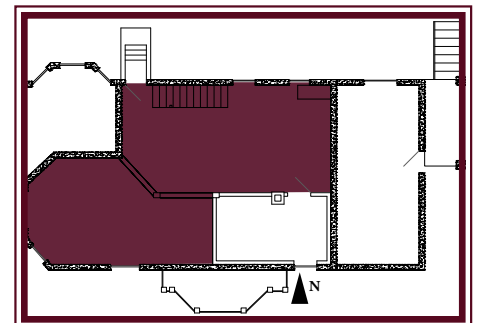
- Posts with concrete footings supporting central beams below upper floors
- Chimney servicing boiler as well as upper floors
- Concrete floor
- Radiator supply and return lines suspended from the ceiling
- Window openings along the west and south sides. Windows are window type L and consist of single lite wood frame awning windows. Window type L consists of a painted, Douglas Fir, single-lite awning window.
- Stairwell, constructed of wood
- Board formed concrete foundation walls, where exposed
- Overall volume

Condition:

- Overall good condition

Alterations:

- Sheet rock and stud framing installed over perimeter walls to increase insulation
- Windows on north facade boarded over and former door or window boarded over with plywood
- Carpeting over concrete floor
- Multiple built in and free standing storage and work furnishings throughout the space related to museum operations
- Stairs down from the first floor
- Added wiring, lighting, and fire detection systems
- Dehumidifier in space for collections curation
- Added wood security bar on door
- Former coal chute and other windows covered up or not invisible from the interior
- Added door to boiler room



FURNACE ROOM

Private | None

The basement furnace room is located in the southeast corner of the basement and is accessed from the main basement room. A small window in the south wall provides daylight to the interior. The building's furnace and hot water heater are both located in this room.



Character-defining Features:

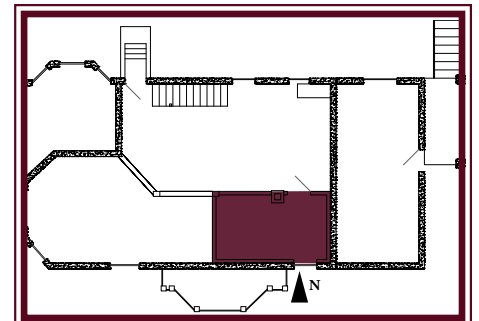
- Chimney
- Concrete floor
- Overall volume of space
- Window on south side

Condition:

- Overall good condition

Alterations:

- Installed sheetrock and stud walls around space to increase insulation and create temperature separation from adjacent storage space used for museum collections storage
- New boiler installed



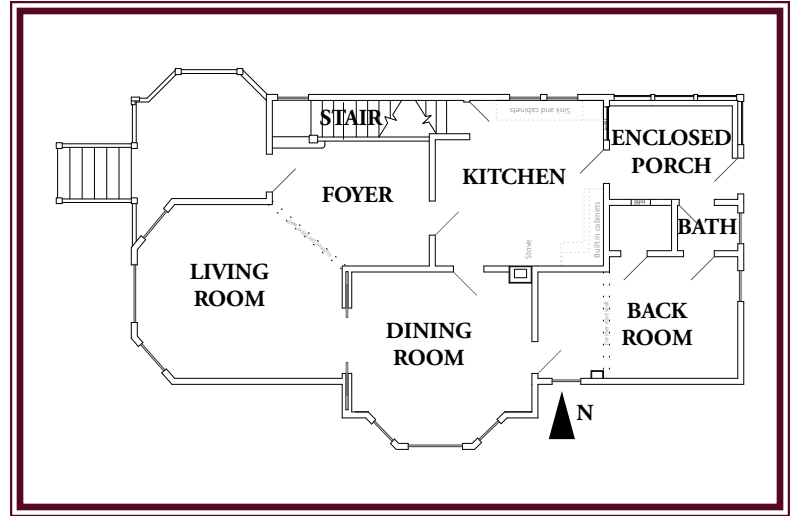
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FIRST FLOOR

OVERVIEW

The first floor contains the house's entertaining spaces: the foyer, living room, and dining room. When the building functioned as a residence, the owners would have received and entertained guests in these rooms. The first floor also contains more private spaces, including the kitchen and a back room, possibly used as a bedroom.

The first floor features two entrances: the primary, public entrance via the foyer and a rear entrance from the enclosed porch into the kitchen. The foyer provides access to the kitchen and living room. A set of pocket doors separates the living room from the dining room and doorways from the dining room lead to the kitchen and a back room (possibly a former bedroom). Doors originally provided separation between the entertaining spaces (the living and dining rooms) and the private spaces (kitchen and back room). A small bathroom with just a toilet serves as a pass-through between the back room and the enclosed porch. The building's main stairway is located along the north wall of the foyer, immediately north of the main entrance, and leads upstairs to the bedrooms. Free-standing radiators in the foyer, living room, dining room, and back room provide heat for the entire floor.



Key spaces

- Foyer
- Living Room
- Dining Room
- Kitchen
- Back Room
- Stairwell
- Bathroom
- Enclosed Porch

FOYER

Primary | Semi-public

This is the main entrance to the house, accessed from the building's front porch through the front door. The foyer leads to the building's primary stairwell, the living room, and into the kitchen. A small, irregularly shaped room, the foyer is bounded on the north and west by exterior horizontal plank walls and interior horizontal plank walls on the south and east. The room features two doorways: one large diagonally running opening into the living room and a doorway into the kitchen. A radiator located along the stairwell walls heats the room. The room functioned as the main entry point for guests to the house.



Character-defining Features:

- Plank ceiling
- Horizontal plank walls, planks average a 7-inch face, but vary from 6 1/2 to 7 1/4-inches.
- Stained, Douglas Fir baseboards, measuring 7-inches high, 1-inch thick. A 3/4-inch quarter round shoe molding covers the joint between the baseboard and the floor. Baseboard tops slant upward to meet wall.
- Metal radiator, painted silver, located beneath center bay window on the west wall
- Doorway to kitchen features casings typical of the window trim with the addition of a plinth, measuring 9 1/2-inches high, 4 3/8-inches wide, and 1 1/16-inches thick.
- Front door located on west wall, comprised of door type A. Door type A consists of a stained, Douglas Fir door with one clear lite over a horizontal recessed panel. Door measures 33 3/4-inches wide, with stiles ranging from 5 3/4 to 5 15/16-inches wide. The glazing measures 22-inches wide by 48-inches high. The door is hung by three brass loose-joint hinges.

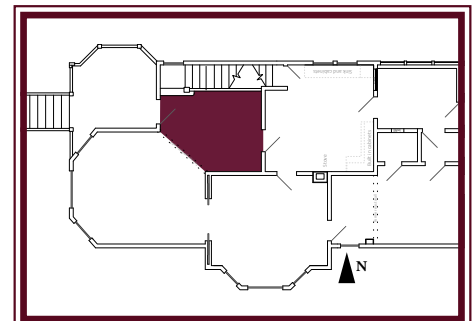
Condition:

- Overall good condition but with a few issues, including:
- 1-inch gap between baseboard and wall in northeast corner
- Baseboard pulling away from wall behind radiator on north wall



Alterations:

- New baseboard on south wall
- New wallpaper covering ceiling and wall planks
- New red oak floor
- Added 3-prong electrical receptacles (2 total)
- Added phone jack
- Added light switch
- Added thermostat
- Added picture rail
- Series of changes to the front door, including: new knob and lockset; added chain; added roller blind and curtain road; bell; and new weather guard
- New light fixture
- Pendant removed from drop newel in stairwell



STAIRWELL

Primary | Semi-Private

The building's main stairwell is accessed through the foyer and leads upstairs to the bedrooms and the building's one full bathroom. The stairwell runs along the north wall of the foyer. A curtail step leads to the stairwell's first landing and then a straight-run stair continues up to a second intermediate landing. At the landing, the stair turns to the south, leading to the upstairs hallway. The stairwell is bounded on the north and east by exterior horizontal plank walls and open to the foyer on the south.

The stairwell is the only passageway to the upstairs and would have been used by residents and any overnight guests.



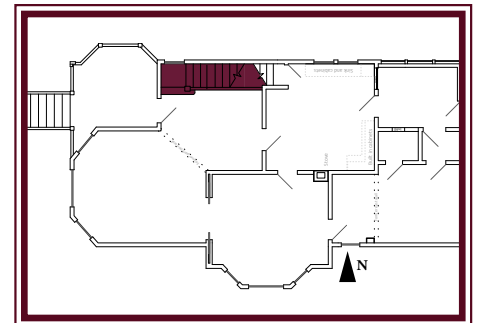
Character-defining features:

- Plank ceiling, planks average a 7-inch face
- Horizontal plank walls, planks average a 7-inch face, but vary from 6 1/2 to 7 1/4-inches.
- Double-L configuration of stair with two intermediate landings
- Newel post at base of stairs measures 54 1/2-inches high and 7 3/4-inches square. Decorative newel cap measures 11 5/8-inches square
- Newel posts at top of stairs and upper intermediate landing measure 54-inches high and 5 3/8-inches square.
- Curtail step at eastern end of first stair tread
- Stair treads measure 34-inches across and 10 3/8-inches deep, with risers 6 7/8-inches high. Treads feature a bull nose edge.
- Wall stringboard, 7/8-inch thick and 9 3/4-inches high, sets against the wall above the treads and risers.

- Balustrade features 1 1/2-inch square balusters, set 2 1/2-inches apart. Rails 22-inches high.
- Window, type G, located on north wall above lower intermediate landing. Window type G consists of a stained, Douglas Fir, 1:1, double-hung sash. Window measures 27 1/4-inches wide by 76 3/4-inches high. Casings and stool typical of other windows. Baseboard and quarter round shoe mold comprise the apron.
- Window, type H, located on north wall above upper intermediate landing. Window type H consists of a stained, Douglas Fir, fixed sash. Window measures 27 1/8-inches wide by 39 3/8-inches high. Casings typical of other windows. Stool features an ogee profiles and measures 1 1/4-inches thick, 39 1/8-inches wide, and 7/8-inch deep. Apron measures 37 1/2-inches wide with a 3 1/2-inch face.

Condition:

- Split and damaged baseboard



Alterations:

- New red oak floor
- New wallpaper covering walls and ceiling
- Added wall-mounted oak handrails on north and east walls
- Phone cords protruding through holes cut into wall
- Added fire alarms
- Added jambs and lock on window on lower landing
- Roller blinds added to window on upper landing and attached to the casing
- Roller blinds added window on lower landing and attached to jambs
- Curtains rods added to window casings
- Stool at lower window cut
- Light switches located on west wall, north of main entrance, on north wall, and on east wall at the top of the stairs
- Replacement glazing and putty on lower landing window
- New picture rail



LIVING ROOM

Primary | Semi-private

This is one of the main entertaining spaces on the first floor. The room features a large bay window on the west wall, with views overlooking the front yard. Accessed through the main entrance foyer and dining room. A pocket door on the room's east wall separates it from the dining room.

Exterior, horizontal plank walls bound the north, west, and south walls of the room, with an interior horizontal plank wall on the east. A radiator located beneath the west wall bay window provides heat to the room.



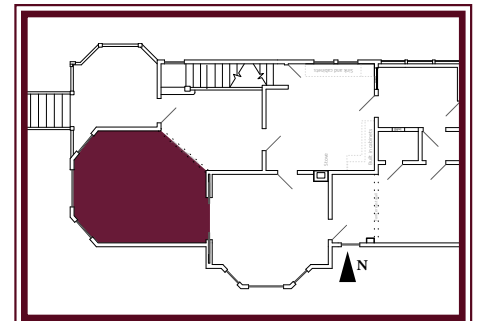
Character-defining Features:

- Plank ceiling
- Horizontal plank walls, planks average a 7-inch face, but vary from 6 1/2 to 7 1/4-inches.
- Stained, Douglas Fir baseboards, measuring 7-inches high, 1-inch thick. A 3/4-inch quarter round shoe molding covers the joint between the baseboard and the floor.
- A bay window on the west wall comprised of three windows, a window type B flanked on either side by window type A
- Window type A consists of a stained, Douglas Fir, 1:1, double-hung sash. The window measures 31 1/4-inches wide by 77-inches high. Stained, Douglas Fir casings with a 4 3/8-inch face trim out the window. Casing thickness varies from 3/4-inch to 1-inch. The window stool measures 41 1/2-inches wide, 3 1/4-inches deep, and 1-inch thick. The apron beneath the window features a 3 1/2-inch face and is 3/4-inch thick. Additional features include a decorative brass sash lock and a cotton sash cord.
- Window type B consists of a stained, Douglas Fir, 1:1, double-hung sash. The window measures 51 1/4-inches

- wide by 77-inches high. Casings, apron, sash lock, and sash cord typical of window type A. Window stool measures 61 5/8-inches wide and 1-inch thick and features an ogee profile.
- Pocket door, door type B, separating living room and dining room. Two sliding, 5-panel doors. Each door measures 29 7/8-inches wide, 95 3/8-inches tall, and 1 3/4-inches thick. Brass hardware for opening, closing, and locking the doors.
- Metal radiator, painted silver, located beneath center bay window on the west wall
- Steam pipes, flanking center bay window, provide heat to upstairs

Condition:

- Overall good condition but with a few issues, including:
- A couple holes in windows
- Minor damage to window sashes
- Chatter marks on casings
- Baseboard pulling away from west wall, behind the radiator



Alterations:

- New baseboards on north wall, measuring 7-inches high and 3/4-inch thick
- New wallpaper covering ceiling and wall planks
- New picture rail
- Roller blinds added to windows with wood block mounts affixed to jamb. Portion of original jamb removed to make room for the wood blocks.
- Spliced in baseboard section under southwest bay window
- Added track lighting
- Added motion sensor
- Added 3-prong electrical outlets (4 total)
- New red oak floor
- Added smoke detector

Character-defining Features:

- Plank ceiling
- Horizontal plank walls, planks average a 7-inch face, but vary from 6 1/2 to 7 1/4-inches.
- Stained, Douglas Fir baseboards, measuring 7-inches high, 1-inch thick. A 3/4-inch quarter round shoe molding covers the joint between the baseboard and the floor.



- A bay window on the west wall comprised of three windows, a window type B flanked on either side by window type A
- Window type A consists of a stained, Douglas Fir, 1:1, double-hung sash. The window measures 31 1/4-inches wide by 77-inches high. Stained, Douglas Fir casings with a 4 3/8-inch face trim out the window. Casing thickness varies from 3/4-inch to 1-inch. The window stool measures 41 1/2-inches wide, 3 1/4-inches deep, and 1-inch thick. The apron beneath the window features a 3 1/2-inch face and is 3/4-inch thick. Additional features include a decorative brass sash lock and a cotton sash cord.
- Window type B consists of a stained, Douglas Fir, 1:1, double-hung sash. The window measures 51 1/4-inches wide by 77-inches high. Casings, apron, sash lock, and sash cord typical of window type A. Window stool measures 61 5/8-inches wide and 1-inch thick and features an ogee profile.
- Pocket door, door type B, separating living room and dining room. Two sliding, 5-panel doors. Each door measures 29 7/8-inches wide, 95 3/8-inches tall, and 1 3/4-inches thick. Brass hardware for opening, closing, and locking the doors.
- Metal radiator, painted silver, located beneath center bay window on the west wall
- Steam pipes, flanking center bay window, provide heat to upstairs



DINING ROOM

Primary | Semi-private

This is one of the main entertaining spaces on the first floor. The room features a large bay window on the south wall, with views overlooking the side yard and a wooded ravine. Accessed through the living room, kitchen, and back room. A pocket door on the room's west wall separates it from the living room.

Exterior, horizontal plank walls bound the south wall of the room, with interior horizontal plank walls on the north, west, and east. A radiator located beneath the south wall bay window provides heat to the room.



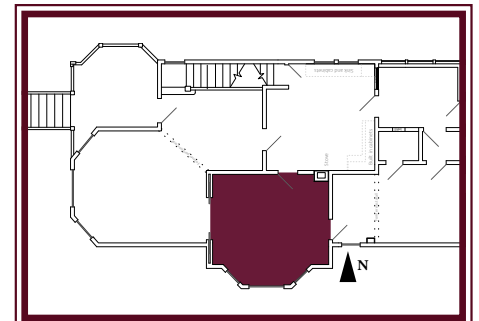
Character-defining Features

- Plank ceiling
- Horizontal plank walls, planks average a 7-inch face, but vary from 6 1/2 to 7 1/4-inches.
- Stained, Douglas Fir baseboards, measuring 7-inches high, 1-inch thick. A 3/4-inch quarter round shoe molding covers the joint between the baseboard and the floor. Baseboard tops slant upward to meet wall. Baseboards feature an additional detail, a base block with a handcrafted taper, which eliminated the need to miter the baseboard corners. Base block measures 8 1/2-inches high and roughly 1 1/2-inches square.
- Metal radiator, painted silver, located beneath center bay window on the south wall
- A bay window on the south wall comprised of three windows, a type D window flanked on either side by a type C window
- Window type C consists of a stained, Douglas Fir, 1:1, double-hung sash. The window measures 23-inches wide by 77-inches high. Casings, apron, sash lock, and sash cord typical of window type A. The window stool is typical of others in the house with an ogee profile and extends 3/4-inch past the casing.

- Window type D consists of a stained, Douglas Fir, 1:1, double-hung sash. The window measures 47 1/8-inches wide by 77-inches high. Casings, apron, stool, sash lock, and sash cord typical of window type C.
- Doorways into kitchen and back room
- Pocket door, door type B, separating living room and dining room. Two sliding, 5-panel doors. Each door measures 29 7/8-inches wide, 95 3/8-inches tall, and 1 3/4-inches thick. Brass hardware for opening, closing, and locking the doors.
- Chimney chase, measuring 12 1/2-inches by 20 3/4-inches, projects into northeast corner of the room

Condition:

- Baseboards pulling away from each other at southeast corner of bay window
- Base block in northwest corner pulling away from wall
- Apron below center bay window discolored behind radiator
- Portions of wallpaper discolored and cracked
- Chimney chase still used as ventilation as wall is warm to the touch



Alterations:

- New wallpaper covering ceiling and wall planks
- New red oak floor
- New ceiling fan
- Added smoke detector
- New picture rail
- New baseboard and shoe mold on south side of chimney chase
- Added light switch (north wall)
- Added 3-prong electrical outlets (2 total)
- Roller blinds attached to window jambs
- Curtain rods attached to window casings



KITCHEN

Primary | Private

Kitchen located on the north side of the first floor. The room features a pair of windows above the sink on the north wall. Accessed from the main entrance foyer, through the dining room, and from the enclosed rear porch. The door to the basement located at the northern end of the west wall. Exterior, horizontal plank walls bound the north wall of the room, with interior horizontal plank walls on the north, west, and east. The north wall prominently features the room's sink and built-in drain board and cabinets. A built-in runs the length southern portion of the east wall. Heat would have been provided to the room from the stove, which has since been removed.

The room historically functioned as the kitchen for the house.



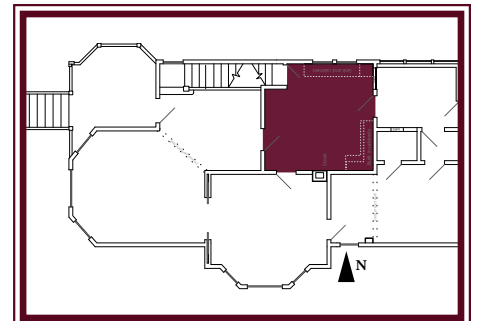
Character-defining Features:

- Plank ceiling
- Upper portions of wall feature horizontal plank walls, planks average a 7-inch face, but vary from 6 1/2 to 7 1/4-inches.
- Painted board and batten wainscot on west and south walls. Wainscot measures 42 1/4-inches high above the baseboard. A chair rail, with a 1 1/4-inch face and projecting 2 1/2-inches, caps the wainscot. Battens feature a 2 1/2-inches face. Space between battens varies.
- Metal grate ceiling vent
- 2 open doorways, which lead into the dining room and out into foyer
- Two doorways with doors, accessing the back porch and the stairwell leading to the basement
- Door type D, leads to basement. Door type D consists of a stained, Douglas Fir, 5-panel door. Door measures 29 3/4-inches wide. Narrow rectangular escutcheon on kitchen side and decorative round escutcheon on stairwell side. Round black

enameled knobs. Door is hung by two brass loose-joint hinges.

- Door type E, leads to back porch. Door type E consists of a painted, Douglas Fir, door with 4-lites over 2 horizontal panels. Panes measure 18 1/2-inches by 10 1/2-inches. Narrow rectangular escutcheons. Round black enamel door knob on enclosed porch side of door; round white enamel knob on kitchen side. Typical plinths and casings with ogee trim below header. Door is hung by two brass loose-joint hinges.
- Pair of windows, type F, located above sink. Window type F consists of a stained, Douglas Fir, 1:1, single-hung sash. This window type features a pair of windows divided by a mullion with a 5 3/4-inch face. Each sash measures 27 1/2-inches wide by 53 1/4-inches high. Cord and sash locks typical of other windows in house. A brass sash thumb lift is present on the lower rail of the lower sash. Stool incorporated with the room's chair rail. Crown molding and bull nose trim cap the window.

- Cast iron sink with white enamel coating. Wall-mounted, single basin sink with a central drain. Single faucet with hot and cold water taps.
- Wood drain board flanking sink set on built-in cabinets. Cabinet hardware consists of brass drawer pulls and small latches.
- Cabinets in southeast corner of kitchen, painted. Match drain board cabinets. Brass hardware.



Condition:

- General wear and tear

Alterations:

- New red oak floor
- New wallpaper covering ceiling and upper portions of walls
- Shortened windows
- Sink relocated
- Added smoke detector
- New stove
- Replacement light fixture
- Two surface-mounted outlets
- Added lock to back door
- Added bolt lock to stairwell door
- Added 3-prong electrical outlets (4 total)



BACK ROOM

Secondary | Private

This is a small, secondary room on the first floor. The room features two windows, one on the south wall and one on the east. Accessed through the dining room and the small bathroom. Exterior, horizontal plank walls bound the south and east walls of the room, with interior horizontal plank walls on the north and west. A radiator located on north wall provides heat to the room. East portion of room appears to be an addition, albeit a historic one.



Character-defining Features:

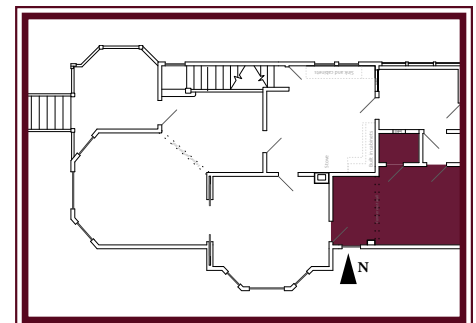
- Plank ceiling
- Horizontal plank walls, planks average a 7-inch face, but vary from 6 1/2 to 7 1/4-inches.
- Stained, Douglas Fir baseboards, measuring 7-inches high, 5/8-inch thick. A 3/4-inch quarter round shoe molding covers the joint between the baseboard and the floor. Baseboards feature an additional detail, a base block with a handcrafted taper, which eliminated the need to miter the baseboard corners. Base block measures 8 1/2-inches high and roughly 1 1/2-inches square.
- Metal radiator, painted silver, located north wall
- Two windows, both type E. Window type E consists of a stained, Douglas Fir, 1:1, double-hung sash. The window measures 27 1/2-inches wide by 65-inches high. Casings, apron, sash lock, and sash cord typical of window type A. The window stool is flush with the outer edges of the casings and measures 39 1/4-inches wide. Apron measures 37 1/4-inches wide and is angled slightly.
- Two interior doors, type C, access a small closet and a bathroom. Door type C consists of a stained, Douglas Fir, 5-panel door. Door measures 23

3/4-inches wide, 78 1/2-inches high, and 1 5/8-inches thick. Antiqued brass round knobs on rectangular escutcheons. Door hangs from two brass loose-joint hinges. Casings feature a 4 1/4-inch face and are roughly 1-inch thick.

- Closet, with typical ceiling and wall finishes. Quarter round shoe mold serves as the baseboard finish on the east, north, and west walls. Refinished fir floors throughout closet.

Condition:

- Baseboard on west wall bowing out away from wall
- Section of baseboard cut beneath window on south wall
- Cracked glass and holes in east window glazing
- Cracked wallpaper



Alterations:

- Added smoke detectors, one each in back room and closet
- Added overhead fluorescent light bank
- Added motion sensor
- Added phone jacks
- Added light switch
- Window stools cut and now flush with outer edge of casings
- Added 3-prong electrical outlets
- New red oak floor
- New wallpaper covering ceilings and walls
- Added shelving in closet
- Surface lighting in closet
- Wall-mounted surge protector

BATHROOM

Minimal | Private

This rectangular-shaped room is located at the eastern end of the first floor and is the only bathroom on this floor. The bathroom is accessed via the back room and the enclosed porch. Bounded by an exterior horizontal plank wall on the east and interior horizontal plank walls on the south, east, and west. Bathroom only has a toilet, no sink or tub.

It is unclear when this bathroom was added to the house, but would have been used by the residents and their guests.

Character-defining Features:

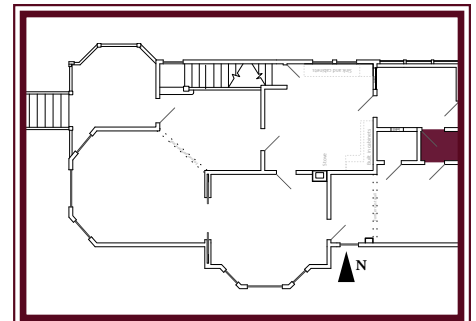
- Plank ceiling, planks average a 7-inch face
- Horizontal plank walls, planks average a 7-inch face, but vary from 6 1/2 to 7 1/4-inches
- Douglas Fir baseboards, measuring 7-inches high, 5/8-inch thick.
- Two doors, type C, one each on north and south walls. Door type C consists of a stained, Douglas Fir, 5-panel door. Door measures 23 3/4-inches wide, 78 1/2-inches high, and 1 5/8-inches thick. Antiqued brass round knobs on rectangular escutcheons. Door hangs from two brass loose-joint hinges. Casings feature a 4 1/4-inch face and are roughly 1-inch thick.
- One window, type L, east wall. Window type L consists of a painted, Douglas Fir, single-lite awning window.
- Pipe in southeast corner of room runs from floor to ceiling, connecting to upstairs bathroom.

Condition:

- Overall good condition

Alterations:

- New wallpaper covering walls and ceiling
- New vinyl flooring
- Interiors of doors have been painted
- Painted baseboards
- New hinges on window



ENCLOSED PORCH

Minimal | Private

This rectangular-shaped room is located in the northeastern corner of the first floor. Originally, the room was a back porch for the house, but was enclosed following the City of Tumwater's purchase of the house in 1974.

The back porch would have been used by the residents.



Character-defining Features:

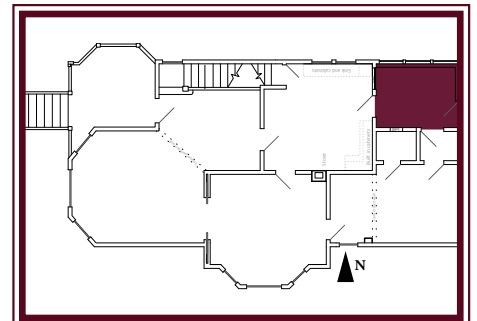
- Overall volume of porch
- Exterior cladding on west wall of porch. Cladding consists of painted wood drop siding.
- Door, type E, to kitchen on west wall. Door type E consists of a painted, Douglas Fir, door with 4-lites over 2 recessed horizontal panels. Panes measure 18 1/2-inches by 10 1/2-inches. Narrow rectangular escutcheons. Round black enamel door knob on enclosed porch side of door; round white enamel knob on kitchen side. Typical plinths and casings with ogee trim below header. Door is hung by two brass loose-joint hinges.
- Door, type I, leading from enclosed porch out to a deck. Door type I consists of a painted, Douglas Fir door with 1-lite over 3 recessed horizontal panels. Round brass knob on decorative rectangular escutcheon. Typical casings. Door is hung by two brass loose-joint hinges.

Condition:

- Overall good condition

Alterations:

- Cladding on south wall has a 3/4-inch face, unlike drop siding on west wall
- Porch has been enclosed, with sheet-rock added
- Window opening north of the kitchen doorway has been infilled
- Window opening south of kitchen doorway covered, ca. 1930



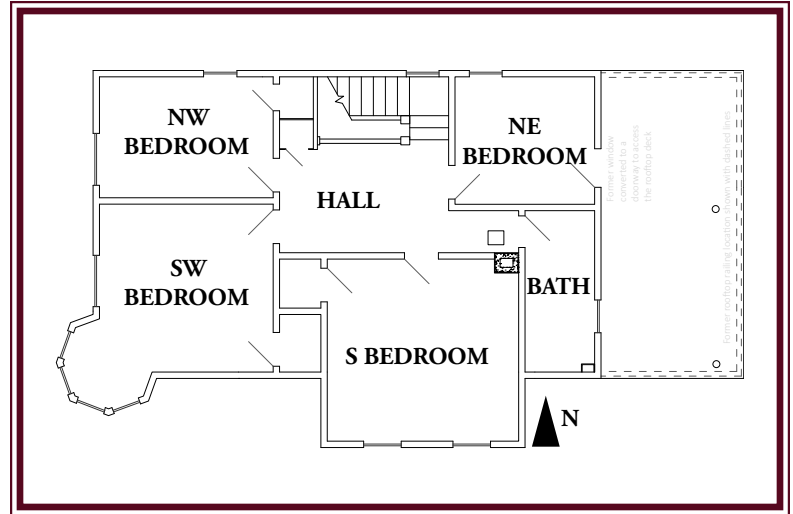
SECOND FLOOR

OVERVIEW

The second floor contains the house's spaces: the bedrooms and full bathroom. When the building functioned as a residence, the owners and their guests occupied these rooms.

The main stairwell leads from the foyer to the second floor. A central hall serves as the access point to all of the upstairs rooms. Two bedrooms occupy the western portion of the floor while a third bedroom and the bathroom comprise the eastern end of the floor. A fourth bedroom occupies the south portion of the floor.

Radiators (where still present) in each room provide heat throughout the floor.



Key Spaces

- Bedroom (Northeast)
- Bathroom
- Bedroom (South)
- Bedroom (Southwest)
- Bedroom (Northwest)
- Hallway

HALLWAY

Primary | Private

The hallway serves as the landing at the top of the stairwell and provides access to the second floor's four bedrooms, bathroom, and a small linen closet. Bounded by interior frame walls. The hallway is the only corridor connecting the stairwell to the upstairs rooms and would have been used by residents and their guests.



Character-defining Features:

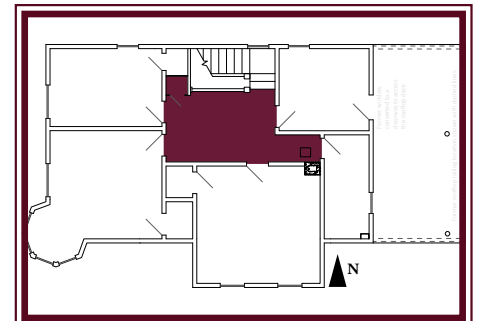
- Plank ceiling, planks average a 7-inch face
- Horizontal plank walls, planks average a 7-inch face, but vary from 6 1/2 to 7 1/4-inches.
- Stained, Douglas Fir baseboards, measuring 7-inches high, 5/8-inch thick. A 3/4-inch quarter round shoe molding covers the joint between the baseboard and the floor. Baseboards feature an additional detail, a base block with a handcrafted taper, which eliminated the need to miter the baseboard corners. Base block measures 8 1/2-inches high and roughly 1 1/2-inches square.
- Doors feature typical casings with a 4 1/4-inch face and are roughly 1-inch thick with an ogee profile trim piece
- Four doors, leading to bedrooms, of door type D. Door type D consists of a stained, Douglas Fir, 5-panel door. Door measures 29 3/4-inches wide. Narrow rectangular escutcheon with round black enameled knobs. Door is hung by two brass loose-joint hinges.
- One door, type F, leading to the bathroom. Door type F is similar to door type D except it only measures 27 3/4-inches wide. Other details are the same.
- One door, type G, leading to a small closet. Door type G consists of a stained, Douglas Fir, 2 vertical panel door. Door measures 19-inches wide, 72-inches high, and 1 5/8-inches thick.

Condition:

- Overall good condition with normal wear and tear on baseboard

Alterations:

- New road oak floor
- New wallpaper covering ceiling and walls
- New picture rail
- Added display shelf on south wall
- Added smoke detector
- New light fixture
- New attic access door and casings
- Wood gate added to northwest bedroom
- Added motion sensor



BEDROOM (NORTHEAST)

Secondary | Private

This rectangular-shaped room occupies the northeast corner of the second floor. The bedroom is accessed off the upstairs hallway at the top of the stairwell and features views to the north and east. Bounded by exterior horizontal plank walls on the north and east and interior horizontal plank walls on the west and south. The bedroom would have been used by residents and their guests.



Character-defining Features:

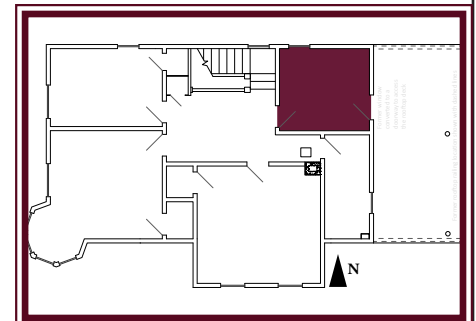
- Plank ceiling, planks average a 7-inch face
- Horizontal plank walls, planks average a 7-inch face, but vary from 6 1/2 to 7 1/4-inches.
- Stained, Douglas Fir baseboards, measuring 7-inches high, 5/8-inch thick. A 3/4-inch quarter round shoe molding covers the joint between the baseboard and the floor. Baseboards feature an additional detail, a base block with a handcrafted taper, which eliminated the need to miter the baseboard corners. Base block measures 8 1/2-inches high and roughly 1 1/2-inches square.
- Window, type E, on north wall. Window type E consists of a stained, Douglas Fir, 1:1, double-hung sash. The window measures roughly 27 1/2-inches wide by 65-inches high. Hardware, sash cord, lock, casings, stool, and apron typical of other windows. Crown molding and ogee trim caps casing header. Stool measures 39 1/8-inches wide.
- Door, type H, located on east wall and provides access out onto roof of enclosed back porch. Door type H consists of a stained, Douglas Fir, 1-lite over 2-panels door. Door measures 33 3/4-inches wide and 82 1/2-inches high. Casings are irregular with a 3 1/2-face on the north side of the door and a 4 1/4-inch face on the south. Glazing in the door measures 40-inches high by 25-inches wide.

Condition:

- Overall good condition

Alterations:

- New red oak floor
- New wallpaper covering on ceiling and walls
- New picture rail
- Removed door knob on door type H and new deadbolt
- Added smoke detector
- New light fixture
- New electrical outlets
- New light switch
- Wall-mounted telephone cords
- New telephone jack



BATHROOM

Secondary | Private

This rectangular-shaped room occupies the southeast corner of the second floor. The bathroom is accessed via the upstairs hallway. Bounded by exterior horizontal plank walls on the east and south and interior horizontal plank walls on the north and west. Bathroom features a sink, toilet, and clawfoot tub. Radiator on the east wall heats the room.

The bathroom is the only full bathroom in the house and would have been used by residents and their guests.



Character-defining Features:

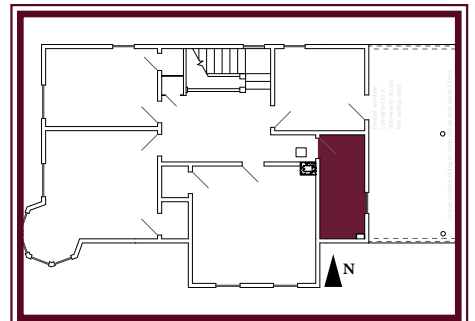
- Plank ceiling, planks average a 7-inch face
- Upper portions of walls feature horizontal plank walls, planks average a 7-inch face, but vary from 6 1/2 to 7 1/4-inches.
- Stained wood beadboard wainscot, comprised of individual boards, wraps lower portions of walls
- Stained, Douglas Fir baseboards, measuring 7-inches high, 5/8-inch thick present on north wall only.
- Metal radiator, painted white, located on east wall with hot water tank
- Window, type I, present on east wall. Window type I consists of a stained, Douglas Fir, casement window. The window measures 27 1/4-inches wide and 39 1/2-inches high. Casings feature a 4 1/2-inch face. Stool features an ogee profile.
- Chase located in southeast corner of the room, measuring 7 1/4-inches square and trimmed in quarter round.
- White, enamel-coated clawfoot tub
- Wall-mounted, porcelain sink with separate hot and cold faucets
- Attic access point

Condition:

- Overall good condition

Alterations:

- New red oak floor
- New wallpaper covering ceiling and upper portions of walls
- Added smoke detectors
- Wall-mounted light bulb above sink
- Added light bulb fixture in ceiling
- Added curtain rod on window
- Added towel rod on south wall
- Added toilet paper holder on east wall
- Added shelf above the sink
- New brass hardware on window
- Round plugs in wainscot
- New quarter round shoe mold
- Added light switch



BEDROOM (SOUTH)

Secondary | Private

This rectangular-shaped room occupies the central southern portion of the second floor. The bedroom is accessed off the upstairs hallway and features views to the south. Bounded by exterior horizontal plank walls on the south bay and interior horizontal plank walls on the north, east, and west. The floor plate extends out to the south over the first floor's south bay window. The bedroom would have been used by residents and their guests.



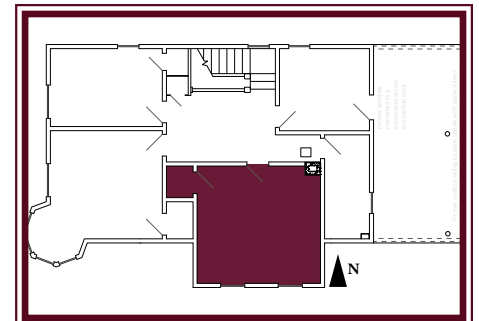
Character-defining Features:

- Plank ceiling, planks average a 7-inch face
- Horizontal plank walls, planks average a 7-inch face, but vary from 6 1/2 to 7 1/4-inches.
- Stained, Douglas Fir baseboards, measuring 7-inches high, 5/8-inch thick. A 3/4-inch quarter round shoe molding covers the joint between the baseboard and the floor. Baseboards feature an additional detail, a base block with a handcrafted taper, which eliminated the need to miter the baseboard corners. Base block measures 8 1/2-inches high and roughly 1 1/2-inches square.
- Two windows, type I, on south wall. Window type E consists of a stained, Douglas Fir, 1:1, double-hung sash. The window measures roughly 27 1/2-inches wide by 65-inches high.
- Hardware, sash cord, lock, casings, stool, and apron typical of other windows. Crown molding and ogee trim caps casing header. Stool measures 39 1/8-inches wide.
- Closet door, type C, on west wall. Door type C consists of a stained, Douglas Fir, 5-panel door. Door measures 23 3/4-inches wide, 78 1/2-inches high, and 1 5/8-inches

thick. This closet door is slightly shorter than other type C doors, but otherwise consistent with the type. Antiqued brass round knobs on rectangular escutcheons. Door hangs from two brass loose-joint hinges. Casings feature a 4 1/4-inch face and are roughly 1-inch thick.

Condition:

- Overall good condition



Alterations:

- New red oak floor
- New wallpaper covering ceiling and walls
- Window lock shimmed
- Roller blinds added to window casings and shimmed with cardboard and attached to jambs
- Missing plinth inside closet
- Radiator has been removed



BEDROOM (SOUTHWEST)

Secondary | Private

This irregularly-shaped room occupies the southwest corner of the second floor. An octagonal projecting bay window occupies the southeast corner of the room. The bedroom is accessed off the upstairs hallway and features views to the south and west. Bounded by exterior horizontal plank walls on the south and west and interior horizontal plank walls on the north and east. Radiator on west wall heats the room.

The bedroom would have been used by residents and their guests.



Character-defining Features:

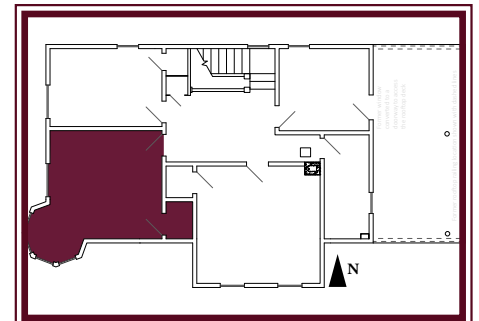
- Plank ceiling, planks average a 7-inch face
- Horizontal plank walls, planks average a 7-inch face, but vary from 6 1/2 to 7 1/4-inches.
- Bay window in southwest corner. Bay comprised of 4 type J windows separated only by mullions. Window type J consists of a stained, Douglas Fir, 1:1, double-hung sash. The window measures 24 1/4-inches wide by 64 3/4-inches high. Stained, Douglas Fir casings with a 4 3/8-inch face trim out the window. Additional features include a decorative brass sash lock and a cotton sash cord
- One window, type K, west wall. Window type K consists of a stained, Douglas Fir, 1:1, double-hung sash. The window measures 43 1/4-inches wide by 64 3/4-inches tall. Stained, Douglas Fir casings with a 4 1/2-inch face trim out the window. Additional features include a decorative brass sash lock and a cotton sash cord
- Stained, Douglas Fir baseboards, measuring 7-inches high, 5/8-inch thick. A 3/4-inch quarter round shoe molding covers the joint between the baseboard and the floor. Baseboards feature an additional detail, a base

block with a handcrafted taper, which eliminated the need to miter the baseboard corners. Base block measures 8 1/2-inches high and roughly 1 1/2-inches square.

- Metal radiator, painted silver, located north wall
- Two doors, type D, in room. One door leads to hallway and one accesses the room's closet. Door type D consists of a stained, Douglas Fir, 5-panel door. Door measures 29 3/4-inches wide. Narrow rectangular escutcheon on kitchen side and decorative round escutcheon on stairwell side

Condition:

- Overall good condition



Alterations:

- New red oak floor
- New wallpaper covering ceiling and walls
- Apron removed at west window
- New sections of quarter round shoe mold
- Added track lighting
- Door into hallway is missing the lock mechanism
- Added smoke detectors, one each in room and closet
- Added contemporary 3-prong outlet
- Added shelf in closet
- Added roller blinds, attached to jambs
- Added curtain rods, attached to casings
- Some window jambs replaced or previously removed and refinished.

BEDROOM (NORTHWEST)

Secondary | Private

This rectangular-shaped room occupies the northwest corner of the second floor. The bedroom is accessed off the upstairs hallway and features views to the west. Bounded by exterior horizontal plank walls on the north and west and interior horizontal plank walls on the south and east.

The bedroom would have been used by residents and their guests.



Character-defining Features:

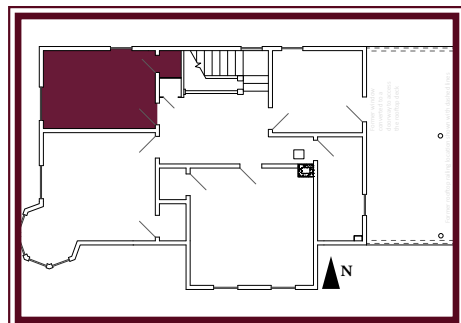
- Plank ceiling, planks average a 7-inch face
- Horizontal plank walls, planks average a 7-inch face, but vary from 6 1/2 to 7 1/4-inches.
- Stained, Douglas Fir baseboards, measuring 7-inches high, 5/8-inch thick. A 3/4-inch quarter round shoe molding covers the joint between the baseboard and the floor. Baseboards feature an additional detail, a base block with a handcrafted taper, which eliminated the need to miter the baseboard corners. Base block measures 8 1/2-inches high and roughly 1 1/2-inches square.
- One window, type K, on west wall. Window type K consists of a stained, Douglas Fir, 1:1, double-hung sash. The window measures 43 1/4-inches wide by 64 3/4-inches tall. Additional features include a decorative brass sash lock and a cotton sash cord.
- One window, type E, on north wall. Window type E consists of a stained, Douglas Fir, 1:1, double-hung sash. The window measures 27 1/2-inches wide by 65-inches high.
- Stained, Douglas Fir casings with a face of 4 1/2-inches to 4 3/8-inches trim out the doors and windows.

Condition:

- Overall good condition. Cosmetic crack in stool of west window and cosmetic split in baseboard behind door, likely from when the flooring was redone.

Alterations:

- New red oak floor
- New wallpaper covering ceiling and walls
- Added contemporary wood slat gate, measuring 36 3/4-inches tall, added to doorway into hall
- Added roller blinds, attached to jambs
- Added curtain rods, attached to casings
- New picture rail
- Added light switch
- Added smoke detector
- Contemporary light fixture
- Sash locks have been shimmed up at outside to meet



ATTIC

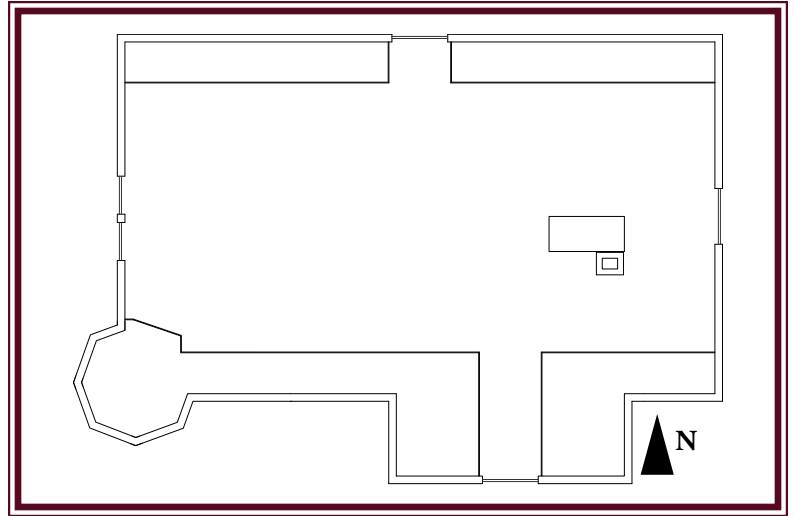
OVERVIEW

The half story above the second floor contains the house's attic. When the building functioned as a residence, the owners would have used the space for storage.

A non-original attic access door with a drop-down ladder leads from the second floor hallway, just west of the bathroom, to the attic. The space is just one large open volume.

Key Space

Attic



ATTIC

Minimal | Private

The attic is comprised of a private space, likely originally used for storage. An access door with drop-down ladder opens into the attic from the second floor hallway. The original opening into the attic is located in the second floor bathroom. The volume of the space is defined by the roofline and gables of the building.

Character-defining Features:

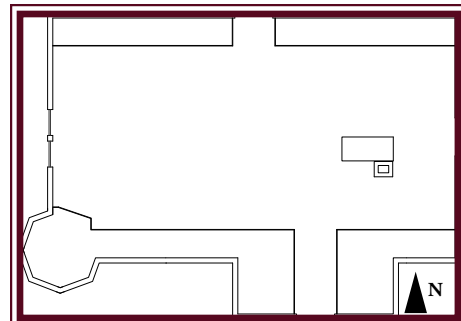
- Five windows, type M, one each in north, south, and east gables, and a paired set in the west gable. Window type M consists of a painted, Douglas Fir, multi-lite, fixed sash. The north, south, and east gable windows are oriented horizontally and feature 18-panes, arranged in a 3 by 6 pattern. The paired windows in the west gable are oriented vertically and feature 20-panes, arranged in a 4 by 5 pattern. While currently fixed in place, the sashes were likely originally operable to provide ventilation into the attic.
- Chimney
- Volume of the space

Condition:

- Good condition, although an unheated space. Space between the sheetrock and underside of the roof was not accessible for inspection.

Alterations:

- Framed in central volume and side connections to dormer windows to create storage space. Finished walls with sheetrock.
- Added lights and hard wired smoke detectors
- Stored items moved up to attic and distributed along main volume to either side of a central walkway
- Plywood railing installed around opening to hallway, and installed drop down stairs
- Added opening to attic from hallway and closed off original opening in the bathroom
- Plastic covering some windows



EXTERIOR

OVERVIEW

The house is oriented east-west with the front facade facing west towards Deschutes Parkway. The rear east and south facades abut steep slopes that drop down towards a creek and the river. The building is a wood frame single family house with a board-formed, concrete foundation.

Exterior walls feature horizontal siding with corner boards. A water table marks the basement to first story transition with a belt course at the first to second story transition. A broad fascia wraps the top of the exterior walls below the cornice molding and enclosed soffits. Shingles accent the pedimented gable ends. A turret rises from the second story off the building's southwest corner. A recessed front porch at the northwest corner provides access to the interior. An east addition, including a stoop and enclosed porch, services the back of the house.



Key Spaces

North Facade

South Facade

East Facade

West Facade

Rear Addition

Roof

Site

SOUTH FACADE

Primary | Semi-public

The south facade fronts a side yard and trees along a neighboring creek. The trees partially obscure the facade from view public view. Windows from the basement, dining room, back office, as well as the second story southwest and south bedrooms, and attic open from this side.

Character-defining Features:

- Windows, including painted casings (5-inch face) and exterior sills.
- Type A, refer to **“Living Room”** for details
- Type C, D, refer to **“Dining Room”** for details
- Type E, refer to **“Back Room”** for details
- Type J, refer to **“Bedroom (Southwest)”** for details
- Type I, refer to **“Bedroom (South)”** for details
- Type M window, refer to **“Attic”** for details
- Furnace room, refer to **“Furnace Room”** for details
- Chimney visible above the roofline
- Siding, refer to **“North Facade”** for details
- Corner boards, refer to **“North Facade”** for details
- Water table, refer to **“North Facade”** for details
- Belt course, refer to **“North Facade”** for details
- Enclosed Porch: refer to **“Enclosed Porch”** for interior details and **“Rear Addition”** for exterior details
- Front porch, refer to **“West Facade”** for details
- Concrete foundation, refer to **“North Facade”** for details
- Corner turret, refer to **“West Facade”** for details
- Bay window projection at the first and second stories. The first story extends out to expand the Dining Room, while the second story expands the south bedroom. A painted wood soffit runs below the rectangular second story portion.

- Shingles in the gable end of the bay projection, refer to **“North Facade”** for details

Condition:

- Good condition overall
- Paint failing along portions of the facade
- Some deteriorated wood and failed paint along the bottom of the lattice at the bay window
- Deteriorated wood and failed paint at the base of the posts at the front porch; this occurs most prominently at the outer west post having the greatest exposure to the elements
- Some damaged concrete edges along the window openings and a thin (< 1/16 inch wide) crack off the lower east corner of the plywood in filled basement window.



Alterations:

- Lattice below the bay window
- Enclosed rear porch windows, refer to **“Rear Addition”** for details
- In filled basement window, having painted plywood set flush with the concrete face of the foundation wall.
- Rear addition, refer to **“Rear Addition”** for details
- New downspouts, refer to **“Roof”** for details
- Added wood sash storm windows at all windows
- All exterior wood surfaces repainted previously
- Front porch relocated to the southwest corner and then returned to its original configuration and the front porch restored.
- Concrete foundation painted, originally unpainted
- Data or phone connection box mounted to the water table immediately west of the bay projection



WEST FACADE

Primary | Public

The west facade serves as the front entrance to the house, and in conjunction with the north facade, one of the main facades. The facade faces the front yard and Deschutes Parkway Southwest. Windows from the basement, living room, as well as the second story northwest and southwest bedrooms, and attic open from this side.

Character-defining Features:

- Windows, including painted casings (5-inch face) and exterior sills.
- Types A, B, refer to **“Living Room”** for details
- Type C, refer to **“Dining Room”** for details
- Type J, refer to **“Bedroom (Southwest)”** for details
- Type K, refer to **“Bedroom (Southwest)”** and **“Bedroom (Northwest)”** for details
- Type M window, refer to **“Attic”** for details
- Front door, refer to **“Foyer”** for details
- Siding, refer to **“North Facade”** for details
- Shingles in the gable end, refer to **“North Facade”** for details
- Corner boards, refer to **“North Facade”** for details
- Water table, refer to **“North Facade”** for details
- Belt course, refer to **“North Facade”** for details
- Concrete foundation, refer to **“North Facade”** for details
- Bay window projection, refer to **“South Facade”** for details
- Front porch providing access to the front door and foyer. The porch features a direct flight of stairs leading up to a partly enclosed porch. The north side projects beyond the plane of the north facade with a gable roof. Painted wood posts support the roof and the northwest corner of the house. A painted wood soffit extends throughout the porch. Painted wood flooring runs east/west. Contemporary lattice covers the openings below the porch between the supporting concrete

piers. The railing, stairway, siding, stairs, and posts are in-kind restoration of the original porch that was previously relocated to the southwest corner. The City of Tumwater restored the porch and front entrance to its original location.

- Corner turret features diagonal braces at the first story supporting a projecting turret at the second story. The turret footprint extends upward through the attic level, terminating in an octagonal pitched roof capped with a sheet metal finial. The attic portion features coursed shingles. A painted wood soffit forms the bottom of the turret. Wood siding clads the supports and the second story portion of the turret.

Condition:

- Good condition overall
- Paint failing along portions of the facade
- Some deteriorated wood and failed paint along the bottom of the lattice at the bay window
- Deteriorated wood and failed paint at the base of the posts at the front porch; this occurs most prominently at the outer west post having the greatest exposure to the elements
- Some damaged concrete edges along the window openings and a thin (< 1/16 inch wide) crack off the lower east corner of the plywood in filled basement window.



Alterations:

- Lattice below the porch
- New downspouts, refer to **“Roof”** for details
- Added wood sash storm windows at all windows
- All exterior wood surfaces repainted previously
- Front porch relocated to the southwest corner and then returned to its original configuration and the front porch restored.
- Concrete foundation painted, originally unpainted
- New overhead light fixture installed on the front porch soffit
- Decorative detailing on the braces below the turret previously removed
- Fire alarm system light mounted in belt course above the front porch
- House numbers installed in beam above front porch



NORTH FACADE

Primary | Public

The north facade, along with the west, is one of the principal front facades for the house. The facade fronts the main open portion of the site and includes the stairway up to the back porch. Windows from the kitchen, main stairway, rear enclosed porch, as well as the second story northeast and northwest bedrooms and attic open from this side. A doorway provides basement access.

Character-defining Features:

- Windows, including painted casings (5-inch face) and exterior sills.
- Type F, pair, refer to **“Kitchen”** for details
- Type A, refer to **“Living Room”** for details
- Type G, H, refer to **“Stairwell”** for details
- Type E, refer to **“Bedroom (North-east)”** and **“Bedroom (Northwest)”** for details
- Type M, refer to **“Attic”** for details
- Chimney partially visible above the ridgeline
- Siding consisting of approximately 5-inch wide boards milled to produce two horizontal bands separated by a shallow recess and an ogee molding. On the majority of siding the molding detail has weathered away; however protected areas retain the profile. The profile from these protected areas was replicated to restore the siding at the front porch. All siding is painted.
- Shingles clad the wall dormer. Coursed shingles clad the lower portion to the height of the window header with scalloped shingles in the upper peak portion.
- Corner boards having a 5-inch face, three-quarter inches thick. All are painted.
- Water table having a 9-inch face with a 1-1/4 inch tall sloped cap projecting beyond the face of the lower board to shed water. The lower board is three-quarter inches thick. The water table wraps the house at the basement/first story transition.
- Belt course matches the water table and wraps at the first/second story transition.

- Enclosed Porch: refer to **“Enclosed Porch”** for interior details and **“Rear Addition”** for exterior details
- Front porch, refer to **“West Facade”** for details
- Concrete foundation consisting of board-formed concrete projecting above grade. Foundation walls approximately 8-inches thick.
- Pantry vents at the kitchen, consisting of wood exterior trim and a fine mesh screen over a solid wood panel having round ventilation holes. The lower vent allows cold air into the bottom of the kitchen pantry. Screen shelves within the pantry allow the warm air venting out the upper vent to draw in and up the cold air.
- Basement door, consisting of board formed concrete retaining walls and concrete stairs dropping down from the exterior grade to the basement floor level. A five panel wood door opens to the interior. The door features a round knob and decorative escutcheon on the exterior.
- Corner turret, partially visible, refer to **“West Facade”** for details

Condition:

- Good condition overall
- Paint failing along portions of the facade, particularly below the kitchen windows
- Deteriorated wood and failed paint along the bottom of the lattice at the porch; some portions of the lattice had been in contact with the ground, accelerating their deterioration
- Deteriorated wood and failed paint at the base of the posts at the front porch; this occurs most prominently at the outer west post having the greatest exposure to the elements
- Previous damage at concrete foundation around door and window openings, consisting of broken off sections



Alterations:

- Kitchen windows reconfigured to their current size from a significantly larger set of windows. The reduced size accommodated a sink and counter below the window openings.
- Electrical drop and meter mounted to facade
- Lattice at front porch added between concrete piers
- Rear stairway replacing former stairway. The stairs lead up to a small landing off the doorway to the enclosed porch. Stairs feature open risers (7-1/2 tall) with 11-1/2 inch tread.
- Enclosed rear porch windows, refer to **“Rear Addition”** for details
- In filled basement windows and coal chute, having painted plywood set flush with the concrete face of the foundation wall. The window and coal chute within the original house are not visible from the interior. The window opening within the rear addition is visible from the interior.
- Rear addition, refer to **“Rear Addition”** for details
- New downspouts, refer to **“Roof”** for details
- Added wood sash storm windows at all windows
- All exterior wood surfaces repainted previously
- Front porch relocated to the southwest corner and then returned to its original configuration and the front porch restored.
- Concrete foundation painted, originally unpainted



EAST FACADE

Secondary | Private

The east facade fronts the rear portion of the site and overlooks the Deschutes waterway. Trees on the slope below the site partially obscure this facade from view from the former brewery. This facade is not readily visible from the public right-of-ways. Windows from the first and second story as well as the attic open from this side. The rear addition covers the basement and first story portions of this facade.

Character-defining Features:

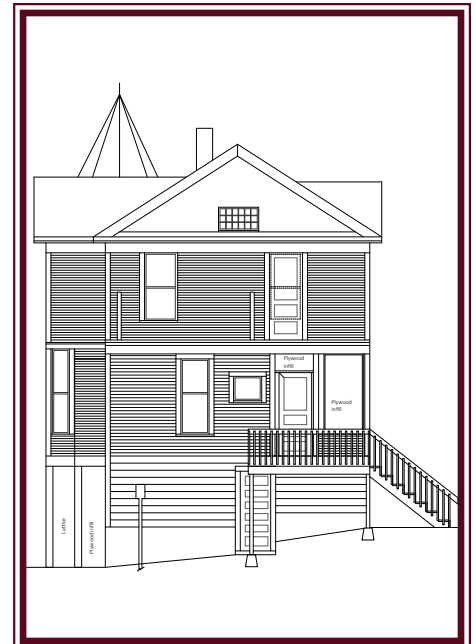
- Windows, including painted casings (5-inch face) and exterior sills.
- Type E, refer to **“Dining Room”** for details
- Type I, refer to **“Bathroom”** for details
- Type M window, refer to **“Attic”** for details
- Chimney visible above the roofline
- Siding, refer to **“North Facade”** for details, including portions of the original exterior wall visible within the enclosed porch addition
- Corner boards, refer to **“North Facade”** for details
- Belt course, refer to **“North Facade”** for details
- Rear Addition: refer to **“Rear Addition”** for exterior details
- Concrete foundation, refer to **“North Facade”** for details, portions visible within the Rear Addition basement storage space
- Corner turret, refer to **“West Facade”** for details
- Bay window projection, refer to **“South Facade”** for details
- Bedroom (Northeast) window converted to a doorway, refer to **“Bedroom (Northeast)”** for details. This doorway provided access to an exterior balcony over the rear addition.
- Shingles in the gable end, see **“North Facade”** for details
- Original back door now opening to the enclosed porch, refer to **“Kitchen”** for details

Condition:

- Good condition overall
- Paint failing along portions of the facade

Alterations:

- Rear addition, refer to **“Rear Addition”** for details
- Bedroom (Northeast) window converted to a doorway, refer to **“Bedroom (Northeast)”** for details
- In filled basement window, currently enclosed within the rear addition
- Added wood sash storm windows at all windows
- All exterior wood surfaces repainted previously
- Concrete foundation painted, originally unpainted, visible within the Rear Addition basement storage space



REAR ADDITION

Secondary | Semi-public to Private

The rear addition consists of a series of expansions. Originally a rear stoop projected off the east facade. This grew into a full addition expanding the first story back room and adding closet and bathroom space in the central and south portions. An enclosed porch occupied the north portion. Conversion of the northeast second story bedroom window to a door allowed access to a rooftop deck above the addition. Enclosure of the basement provided storage space.

Character-defining Features:

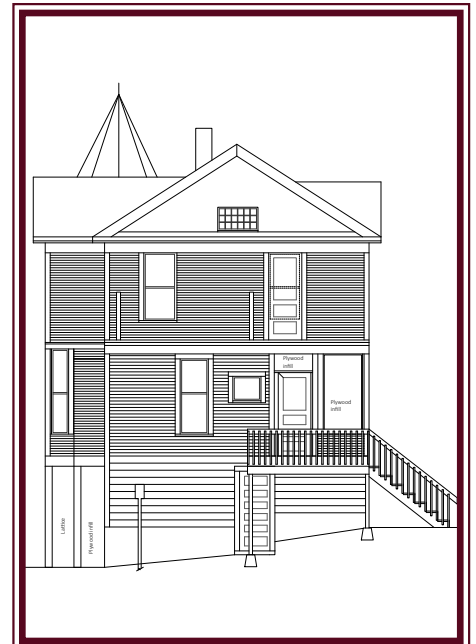
- Windows, including painted casings (5-inch face) and exterior sills.
- Type L, refer to **“Bathroom”** for details
- Type E, refer to **“Back Room”** for details
- Porch windows, currently enclosed with plywood
- Siding along the north and south sides, and below the east enclosed porch window, refer to **“North Facade”** for details
- Siding on the east side of the addition, south of the back door, consists of horizontal painted clapboard with a 3-1/4 face
- Corner boards, refer to **“North Facade”** for details
- Water table along the north and south sides, refer to **“North Facade”** for details
- Backdoor, refer to **“Enclosed Porch”** for details

Condition:

- Good condition overall

Alterations:

- New downspouts, refer to **“Roof”** for details
- Added wood sash storm windows at all windows
- All exterior wood surfaces repainted previously
- Concrete foundation, plywood formed
- Basement storage space five panel doorway, having wood casings
- Horizontal board siding at the basement portion’s east side
- Rear stoop and stairway accessing the first story back door



ROOF

Primary | Public

The roof shelters interior spaces from the elements and the roof overhangs help to divert water from the exterior walls. The house features a front gable roof, a large north wall dormer, and a gable roof over the south bay window projection. An octagonal roof extends above the southwest corner turret. Gable ends feature a shingled roof pitch along their lower portion, accentuating their triangular form. A slight gable roof extends over the north portion of the front porch.



Character-defining Features:

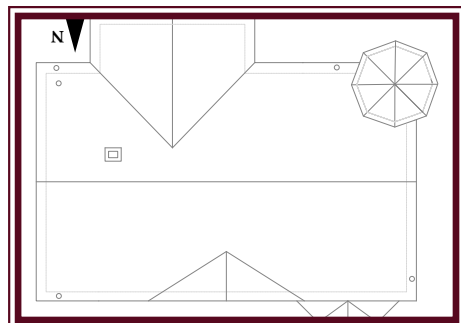
- Shingle roofing
- Chimney
- Enclosed soffits, including the cornice molding and fascia above the second story window headers
- Gable end trim
- Corner turret and sheet metal finial
- Southeast corner vent, within the original building

Condition:

- Good condition overall
- Gutters on the south facade are filled with debris from the adjacent trees

Alterations:

- Perimeter painted metal gutter and downspouts added. Downspouts discharge at grade, away from the building
- Shed roof over the rear addition with associated gutters, downspouts and roof vents



SITE

Secondary | Semi-public to Private

The site has transitioned from single family use to becoming part of a municipal park. High maintenance features associated with single family uses, such as gardens, no longer exist. A well groomed lawn wraps around the north, west, and north end of the south side of the site providing easily maintained grounds. Foundation plantings include rhododendrons along the north, west, and north end of the south facades. Two climbing roses grow off the west end of the north facade, and on the west facade just south of the front stairs. The site slopes steeply down to a creek off the south and east sides.

Character-defining Features:

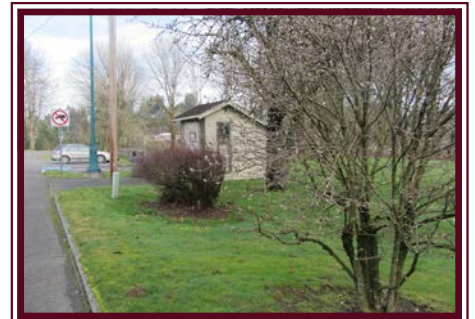
- Open expanse around the house
- Climbing roses at the west end of the house

Condition:

- Good condition overall

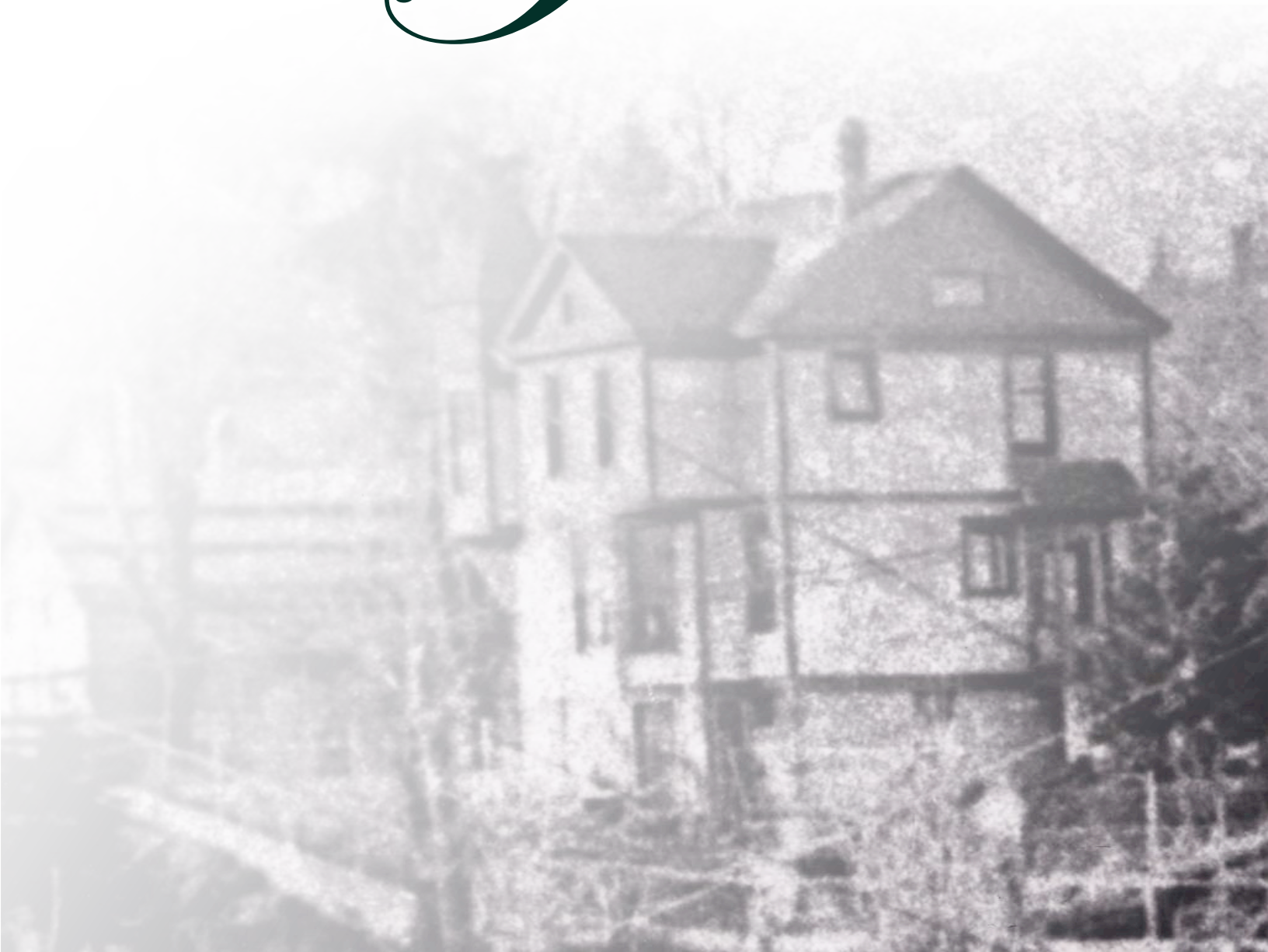
Alterations:

- Rhododendrons planted as foundation plantings
- Lawn around the site
- Wood fence off the south side



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FINDINGS



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INTRODUCTION

The general conclusions drawn from this report are organized in sections below and address the specific historic preservation findings, conditions, and recommendations that shape plans and policies for stewardship and maintenance of the building and associated grounds.

The 1977 Tumwater National Register of Historic Places (NRHP) Historic District (common name) nomination, 1998 Henderson House Museum Project report, and the 2012 Period House Project Report and 2012 Timeline provided invaluable background and context for the property in developing this historic structures report.

Based upon our research, review of the above reports, fieldwork, discussions with City of Tumwater staff and the Tumwater Historic Preservation Commission, and comparison with other comparable buildings in the region, the following recommendations pertain to the scope of the historic structures report and ongoing stewardship and interpretation.

The overall recommended treatment for the Henderson House is rehabilitation. This would not conflict with use of the house as a period house museum but allows greater flexibility in those spaces not key for interpretation to accommodate a wider range of functions.

The recommended period of significance is 1905 to 1921, starting with completion of construction and ending with Rohrbeck Family. This period encompasses the following significant dates:

- Completion of house construction in 1905
- Naumann Family residence from 1905 until 1909
- Rohrbeck Family residence from 1909 to 1921

This would not preclude interpretation of historic activities occurring after 1921, but helps to focus the core interpretive narrative and stewardship recommendations around the 1905 to 1921 period.

DEGREE OF EXTANT CHARACTER-DEFINING SPACES AND FEATURES

The building, its spaces, and features, remain remarkably intact.

- The site retains a low level of integrity and reflects its role as part of a municipal park. The site drains well away from the building and plantings are set back and open to not encroach upon the house.
- Tree growth increased around the residence, particularly off the south and east slopes.
- The two climbing roses remain at the front of the house, contributing to the residential character.
- The exterior retains a high degree of integrity, with intact siding, trim, windows, roof, and doors. Restoration of the front porch to its original location supports the overall exterior integrity.
- Interior spaces remain remarkably intact and convey the historic functions and spatial organization of the house. The oak floor attached to the original flooring changes the interior character of the spaces, but provides a durable walking surface.
- Furnishings exist within the building; however, most are unrelated to the original construction and first two families. The second floor bathroom remains the most intact.
- Collections relate to the history of the house and Olympia Brewing Company. The basement currently serves as a storage space for the museum's collection.

CONDITION ASSESSMENT FINDINGS

Overall, the building and site remain in good condition. The City of Tumwater has maintained the building well. Each of the previous owners and the current owner were not heavy users of the building or the site. The following highlights some of the key condition issues identified in January of 2014:

Site

- Tree growth is encroaching on the house along the south and east sides. These trees obstruct views of the former Olympic Brewing Company site; however, it is unknown what role or benefit these trees might provide in slope stabilization.

Exterior

- Gutters filled with debris from adjacent trees along the south side of the house.
- Some deterioration of the lattice below the front porch and south bay projection.
- Deterioration of the post bases at the front porch.
- Paint deterioration along the exterior facades, particularly the north facade.

Interior

- No issues identified.

VIEWSHED

Views represent an integral part of the experience of the house and site. The house's placement along the hillside, where it overlooks the Deschutes River to the former Olympic Brewery Company site, provide an important connection between the first two families living in the house and their work at the brewery. They also help convey the role of the brewery in shaping local development. Key view identified:

- View from the east windows and the site of the brewery. As late as 1939 house residents and visitors could stand on the lawn north of the house and look east and see the brewery.

COLLECTIONS

The basement, bedrooms, and attic all serve as collection storage. The basement has a dehumidifier. No collections assessment was undertaken. It is not known if all of the current collections pertain to the house and local brewery history, or if there are other materials unrelated to these core themes that should be transferred to other museums. The National Institute for Conservation offers funding for collections assessments by collections conservation specialists (<http://www.heritagepreservation.org/CAP/>). These should be pursued by the City to assess the current collection and environmental conditions in the house for continued collection curation. Based on conversations with city staff, the majority of the existing collections are unrelated to the Henderson House and have been cataloged. The majority of the collections relating to the house and Tumwater are historic photographs.

ENERGY CONSERVATION

For the building's construction type, its energy conservation level is quite high. The City insulated the exterior wall cavities and installed insulation over the interior face of the basement spaces. A new high efficiency

boiler heats water for the building's steam heating system. All of the windows have exterior storm windows installed. Exterior doors have added weather stripping.

UNIVERSAL ACCESS

Overall there are several constraints for providing universal access per the American Disabilities Act (ADA), Architectural Barriers Act (ABA), and International Existing Building Code (IEBC). They key issues are from the site to the building's first floor interior and from the first floor to the second floor.

Based upon the following constraints and the building's status as a qualified historic building the recommended approach is interpretation from an on site location at grade level that describes the building and its role in the site and Olympia Brewery Company operation. There are currently no universally accessible (UA) compliant toilet facilities in the house or immediate vicinity. These should be provided or new signage added to direct users to UA compliant restrooms in other locations within the park. The historic and contemporary photographs (including 360 room photographs), and drawings can be utilized to convey the key interpretive elements.

Site to first floor: Both the front and back door are elevated significantly above grade. The narrow front facade of the house complicates the use of ramps. The site slopes down to the rear. Within the enclosed porch the floor level is below the floor level of the main house. Doorways into the house and from the kitchen to the adjoining spaces are less than 32 inches wide. All doors have historic knob hardware.

First to second floor: A stairway provides access between the floors. There are no closets large enough or aligned between the first and second floors to accommodate an elevator. An external elevator would have to be located on the east facade, attached to or within the addition. Doors into and within the second floor are all less than 32 inches wide. All doors have historic knob hardware.

Toilet rooms within the building are situated on the first and second floors. The first floor toilet room is nominally four by three and a half feet, with both doors accessing the room less than 32 inches wide and one of the two doors opening into the room. The second floor bathroom has a less than 32 inch wide door, the toilet is historic, and located at the back, south end of the bathroom at the end of a 32 inch wide space between the east wall and the claw foot bathtub. All doors have historic knob hardware.

The IEBC, Appendix B Supplementary Accessibility Requirements for Existing Buildings and Facilities provides guidance for review of building alterations subject to Section 106 of the National Historic Preservation Act (in the instance of a federally funded project) and work not subject to Section 106, but subject to Certified Local Government review due to the building's listing status on the Tumwater Register of Historic Places. Such alterations to the building would require review by the Tumwater Historic Preservation Commission and an approval of a Certificate of Appropriateness.

IEBC Section 605 Accessibility states:

605.1 General. A building, facility or element that is altered shall comply with the applicable provisions of Sections 605.1.1 through 605.1.12, Chapter 11 of the International Building Code and ICC A117.1 unless it is technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent that is technically feasible.

IEBC Appendix B Section B101.4 states:

Where an alteration or change of occupancy is undertaken to a qualified historic building or facility that is not subject to Section 106 of the National Historic Preservation Act, and the entity undertaking the alterations believes that compliance with the requirements for accessible route, ramps, entrances, or toilet facilities would threaten or destroy the historic significance of the building or facility, the entity shall consult with the state historic preservation officer. Where the state historic preservation officer determines that compliance with the accessibility requirements for accessible routes, ramps, entrances, or toilet facilities would threaten or destroy the historical significance of the building or facility, the alternative requirements of Section 1005 for that element are permitted.

B101.4.1 Consultation with interested persons. Interested persons shall be invited to participate in the consultation process, including state or local accessibility officials, individuals with disabilities, and organizations representing individuals with disabilities.

B101.4.2 Certified local government historic preservation programs. Where the state historic preservation officer has delegated the consultation responsibility for purposes of this section to a local government historic preservation program that has been certified in accordance with Section 101 of the national Historic Preservation Act of 1966 (16 U.S.C. 470a(c)) and implementing regulations (36 CFR 61.5), the responsibility shall be permitted to be carried out by the appropriate local government body or official.

B101.5 states: In qualified historic buildings and facilities where alternative requirements of Section 1005 are permitted, displays and written information shall be located where they can be seen by a seated person. Exhibits and signs displayed horizontally shall be 44 inches maximum above the floor.

BUILDING SYSTEMS AND SECURITY

The City of Tumwater upgraded the building's fire detection system with hardwired, ceiling mounted sensors in each room. Fire extinguishers are placed within the building. The building does not have sprinklers.

PROGRAMMING

Programming comprises fitting uses to the overall site, building, and interior spaces. The fundamental goal for the Henderson House is to have people using the house. The Advisory Council for Historic Preservation's "Sustainability and Historic Federal Buildings" report frames this process as two questions:

- Will the building be used as it was historically or will it be given a new use?
- What are the elements of its original use and what modern uses align with these patterns?

The closer a historic use can match a new use, generally the less extensive the interior and exterior modifications will be that are necessary to adapt to the new use. Aligning patterns of the original use to modern uses draws on a building's significance and historic levels of public visibility to help inform where modern uses may need to adapt to historic spaces and where the historic spaces can more easily adapt to modern uses. Historically, the building functioned as a single family residence.

Prioritized long-term programming goals for the building:

Curation, research, and support facility for Tumwater Historical Park and City of Tumwater community could include:

- Limited research and training programs held in the building.

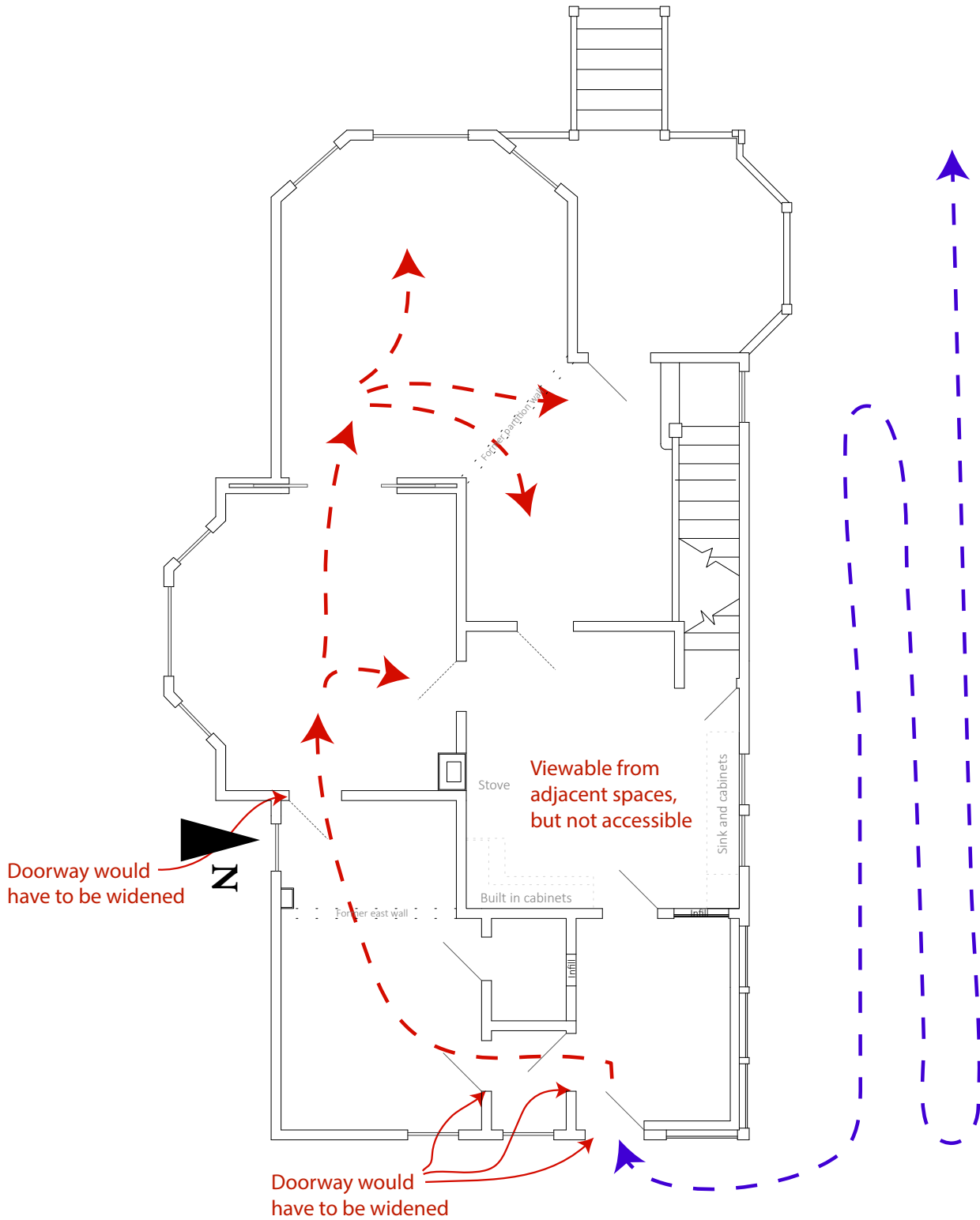


Figure 1. Universal access possibilities.

- Onsite research space for historians and writers that includes capacity for a writer-in-residence.
- The building supporting revolving exhibits in the nearby National Register of Historic Places listed 1858 Crosby House.
- This would not preclude use of the house for interpretive functions; recognizing that this would be accessible only to members of the public who could walk up the front stairs.
- Rental for small groups with disclosure that there is no universal access to the building, that the kitchen is not suitable for food preparation, limited occupancy capacity and toilet facilities. This could include functions in the associated lawn space with temporary toilet facilities brought to the site only for the duration of the temporary event.

The key issue limiting use of the building is universal access and associated toilet facilities, as described above under Universal Access. The curation and research function would continue and complement current use of the building. The second floor would still be limited to use levels similar to that of a single family residence.

To provide universal public access to the interior of the Henderson House would require one of the following two options:

- A new adjacent structure providing toilet rooms and universal access through elements connecting to the rear of the Henderson House allowing movement between the two buildings. Movement within the Henderson House would still be limited by doorway widths. The rear 1920s addition to the Henderson House is the most accommodating due to the extent of previous alterations to spaces within the addition. Modification of the doorway between the dining room and the addition could allow movement through to the front living room of the house due to the large pocket doorway width between the dining and living room.
- An exterior elevator off the rear east facade or southeast corner or one integrated into the building's east addition providing access to the first and second floors. Again, internal access within the building would still be limited by doorway widths. Site stability due to the steep slope along the rear of the house would be a limiting factor.

INTERPRETATION AND EDUCATION

Interpretation of the Henderson House should connect with the broader themes of the Tumwater Historical Park and the Tumwater National Register of Historic Places (NRHP) Historic District to serve both local residents and tourists. As an individual property the house serves a greater role when supporting the overall park interpretation. The major themes tied to the site and house include Washington's earliest permanent American settlement on Puget Sound, establishment of the State Capitol Campus, and the development and growth of one the state's iconic breweries.

The site's proximity to the NRHP listed Capitol Campus and major transportation corridors afford a high level of public visibility and ease of access to the site for interpretation and role as an information center. Greater public awareness of the site's many layers of history will build the support base for preservation balanced with appropriate use and access.

Current status of interpretation:

- Despite public access to Tumwater Historical Park and Tumwater Falls Park there is little historic interpretation at these sites of Washington's earliest permanent American settlement on Puget Sound, this settlement influence on siting of the State Capitol Campus, growth and development of the Olympia Brewery, and the connection of the Henderson House with this settlement and the brewery development and operation.
- The City of Tumwater does not have a history museum or visitor center addressing community history.
- There is no connection to the existing trail system in the area, such as the multi-use trail around Capitol Lake.

- The wall mounted educational displays in the Henderson House are static, leaving room for improvement to engage local residents and encourage repeat visitation through revolving displays. This could encourage deeper interpretation of the house, its occupants, and the history of the community.
- Lack of an interpretive and orientation kiosk at the park to aid in general way finding and understanding of both the Henderson House and Tumwater Historical Park.

Key themes

Territorial era settlement with Tumwater as Washington’s earliest permanent American settlement on Puget Sound, founded in 1845 as Newmarket. The National Register and Washington Heritage Register listed Tumwater Historic District includes the early residential center of the community as well as industrial sites which made use of the waterfalls for power. Within the district, the Crosby and Henderson houses are significant properties, representing residential design from the 19th and early 20th centuries.

Olympia Brewery complex as the best remaining example of early industrial activity, an iconic brewery, and a pivotal factor in Tumwater’s development. The head brewer had the Henderson House built and lived in the house. The water supply and electricity for the house connected to the brewery.

Archaeological sites in the district related to Native American use of the area.

Natural features including the Deschutes waterway and falls, their formation, and influencing role in Native American and American settlement and industrial growth patterns.

The following is a notable success example for community interpretation and education.

- Ferndale Heritage Society, Ferndale, WA (<http://ferndaleheritagesociety.com/events.php>) A series of community focused events are scheduled and easily accessible from their website. The use of Pioneer Park as an open space for events provides for a larger capacity. The focus on community based events is notable for engaging residents, in particular youth, and educating them on the history and significance of the site.

DESIGN AUTHENTICITY AND FUTURE MODIFICATIONS

No additions are anticipated under the preservation treatment approach recommended for the building, based upon its historical significance, siting, and site access restrictions. Future modifications to the building present an opportunity to reverse previous alterations and enhance the building and visual character of the site. Refer to “**Programming**” above for potential future modifications affecting the house to provide limited universal access to the house.

For programming considerations, two tiers of spaces exist within the building, and are mapped below in the significance analysis maps in the Analysis section.

- First tier: Includes the primary and secondary significance spaces, comprised of the main living and dining room spaces, which are tied closely with families and the architectural character of the house. These are a high priority for preservation and selective restoration. The chronology of changes in these spaces supports the narrative of the two families.
- Second tier: Minimal and no significance spaces. These include the basement storage spaces. These spaces have the greatest level of flexibility to accommodate programming needs that could not otherwise be integrated into the first tier spaces.

ANALYSIS

Historical and architectural significance and levels of original public visibility are the primary factors in evaluating the building and site's physical features, spaces, and setting in order to determine the level of historic integrity and relative priority of features and spaces. The building and site can be divided into areas of relative character-defining importance. The historic significance of these areas stems from the history of construction, past occupants and events, and quality and integrity of architectural details. This analysis takes into consideration National Register Bulletin's "How to Apply the National Register Criteria for Evaluation" and the building's status as a National Register of Historic Places listed property.

SIGNIFICANCE LEVELS

According to the level of contribution each makes to define the building and site's architectural character and historical significance, exterior building and site features and spaces are designated as Primary, Secondary, Minimal, or None. The basis for categorization stems from:

- The importance of the feature or space for original residents and visitors
- Whether the feature or space is original, or is a historically significant or contemporary addition
- The extent of modifications and additions to the feature or space; and, the compatibility of vegetation, finishes and building materials employed in the historic and contemporary changes to the feature or space

The intent is not to fragment the building and site into divisible parts that can individually be preserved, modified, or discarded in future planning; rather, it is to view the building as a collective resource of character-defining features and spaces and provide some direction for necessary treatments or alterations. The site serves a supporting role to the interpretive value of the building. The goal is to steer toward solutions that will permit continued improvements to areas with minimal or no significance, and to prevent eroding or adversely impacting those character-defining features and spaces with primary significance levels.

This section is intended for use in conjunction with the Decision-making Matrix. Significance levels assigned through this analysis are listed with their respective spaces and features in the Catalog of Spaces, as well as plotted on maps within this section.

Primary: Features and spaces original to the building or site that display a high level of physical integrity, although possibly with minor changes or historically significant alterations designed to fit into the design or character of the original feature or space. At an architectural significance level, the finishes, design, and materials are of a high quality and assemblies well made. They convey a consciousness of setting, are often public use, and typically exhibit design qualities defining the building's architectural style or trademarks of the architect. They reflect prevailing design influences during the building's period of construction. These elements would contribute to a building's National Register listing status under Criterion C (architectural character). At a historical significance level, they may also be noted for important historic events supporting a building's National Register status under Criteria A (association with historic events) and/or B (association with the lives of persons significant in our past). Their removal or extensive alteration would detract from the overall architectural and historical significance of the building. Primary spaces and features may exhibit either or both architectural and historical significance associations.

Secondary: Features and spaces are original to building and site, though likely to have experienced changes and/or historically significant additions. They retain some historic character and significant features. They

exhibit utilitarian, well-crafted—but not lavish—building materials or architectural features. At a historical significance level, they often served supporting roles to historic functions in primary spaces. Secondary spaces and features may exhibit either or both architectural and historical significance associations.

Minimal: Features and spaces have few distinguishing architectural characteristics. Alternatively, an extensive, non-compatible contemporary remodel might obliterate nearly all significant architectural features and spatial configurations through introduced contemporary features and spaces.

None: Features and spaces have no remaining architectural features or spatial configurations dating to either original construction or significant historical modifications, or are contemporary features and spaces that are not compatible with the original design. Due to the absence of original materials, configurations or architectural design elements, these spaces do not have historical associations.

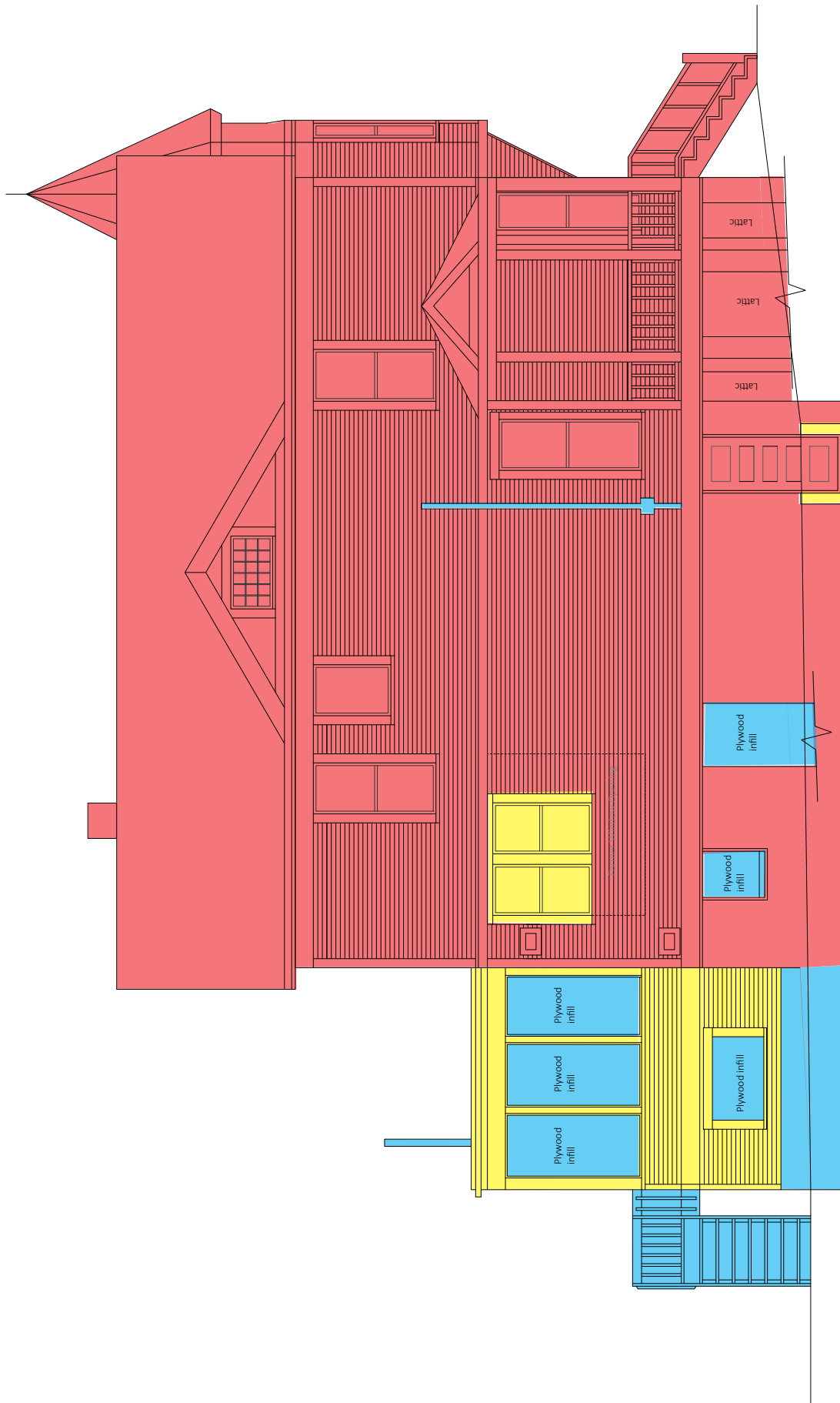


Figure 2. North facade, significance levels.



Figure 3. West facade, significance levels.



Figure 4. East facade, significance levels.

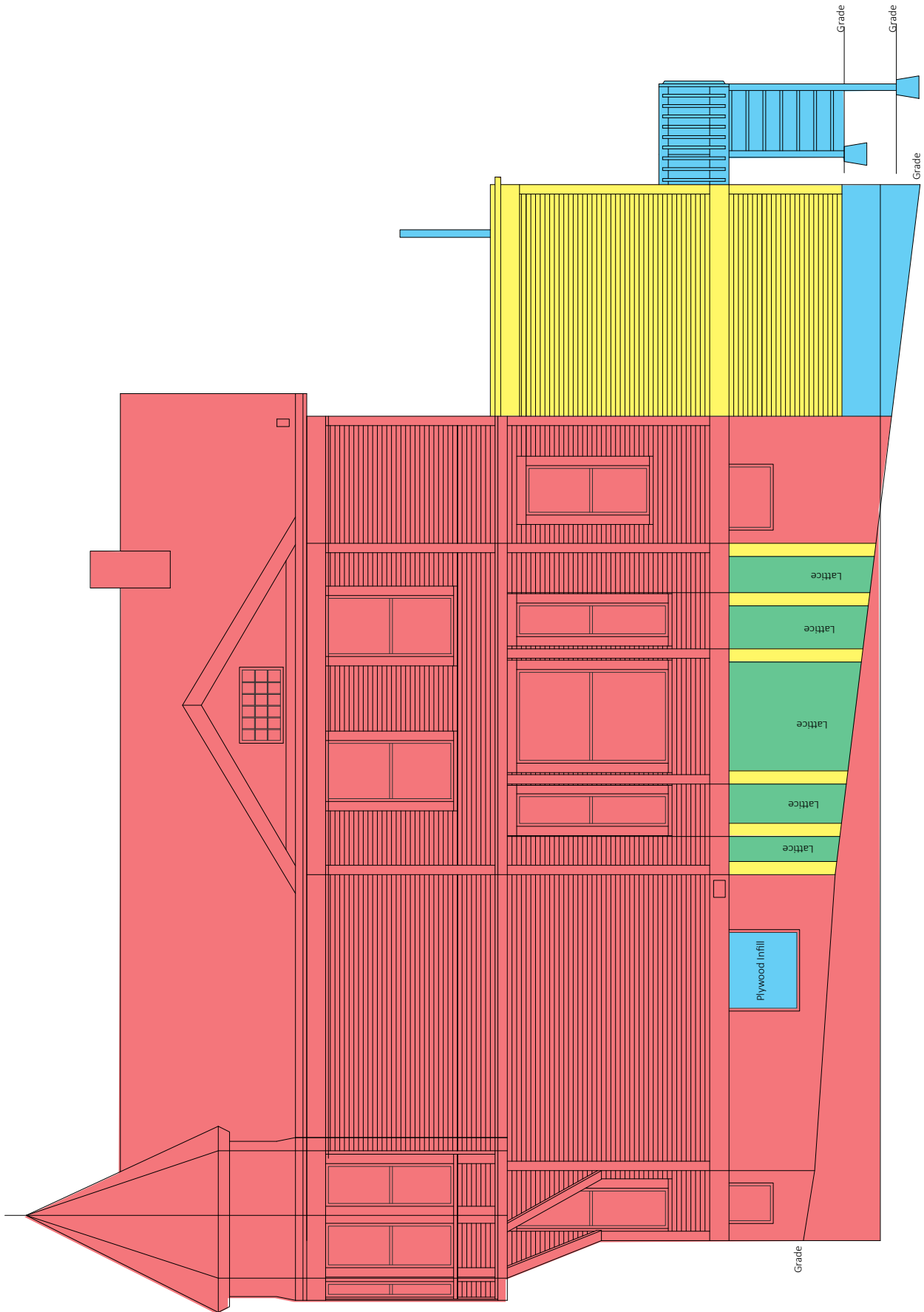


Figure 5. South facade, significance levels.

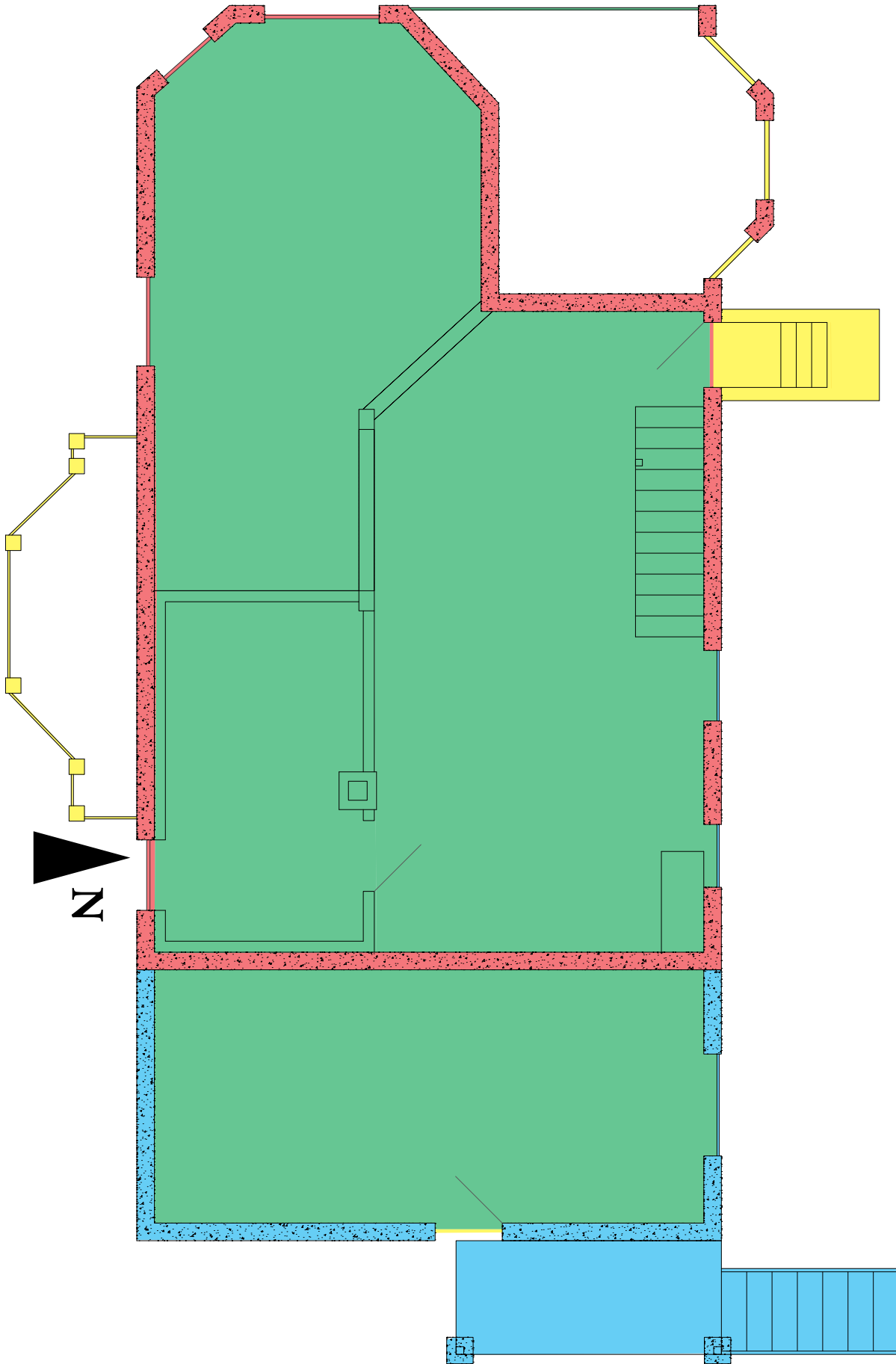


Figure 6. Basement, significance levels.

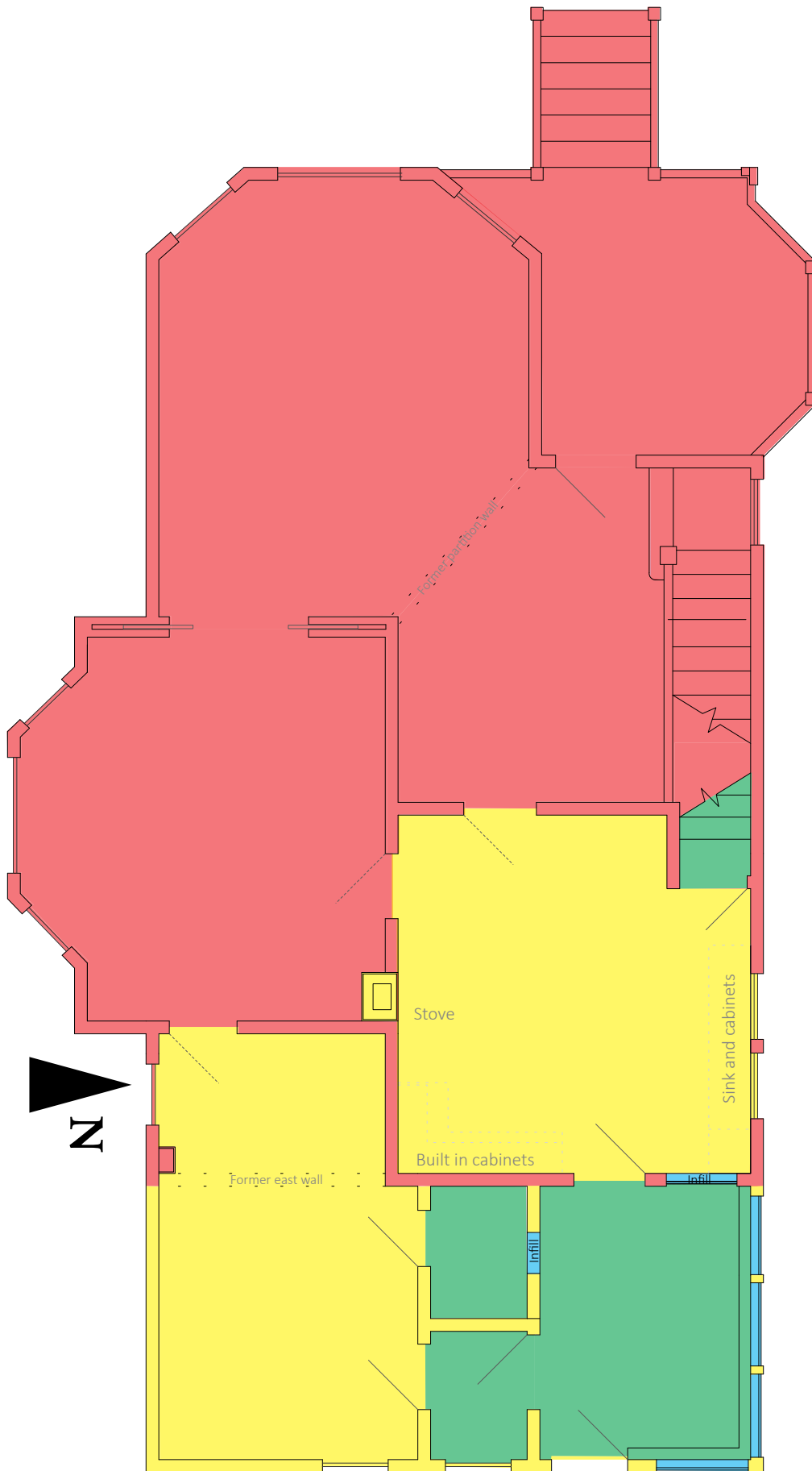


Figure 7. First floor, significance levels.

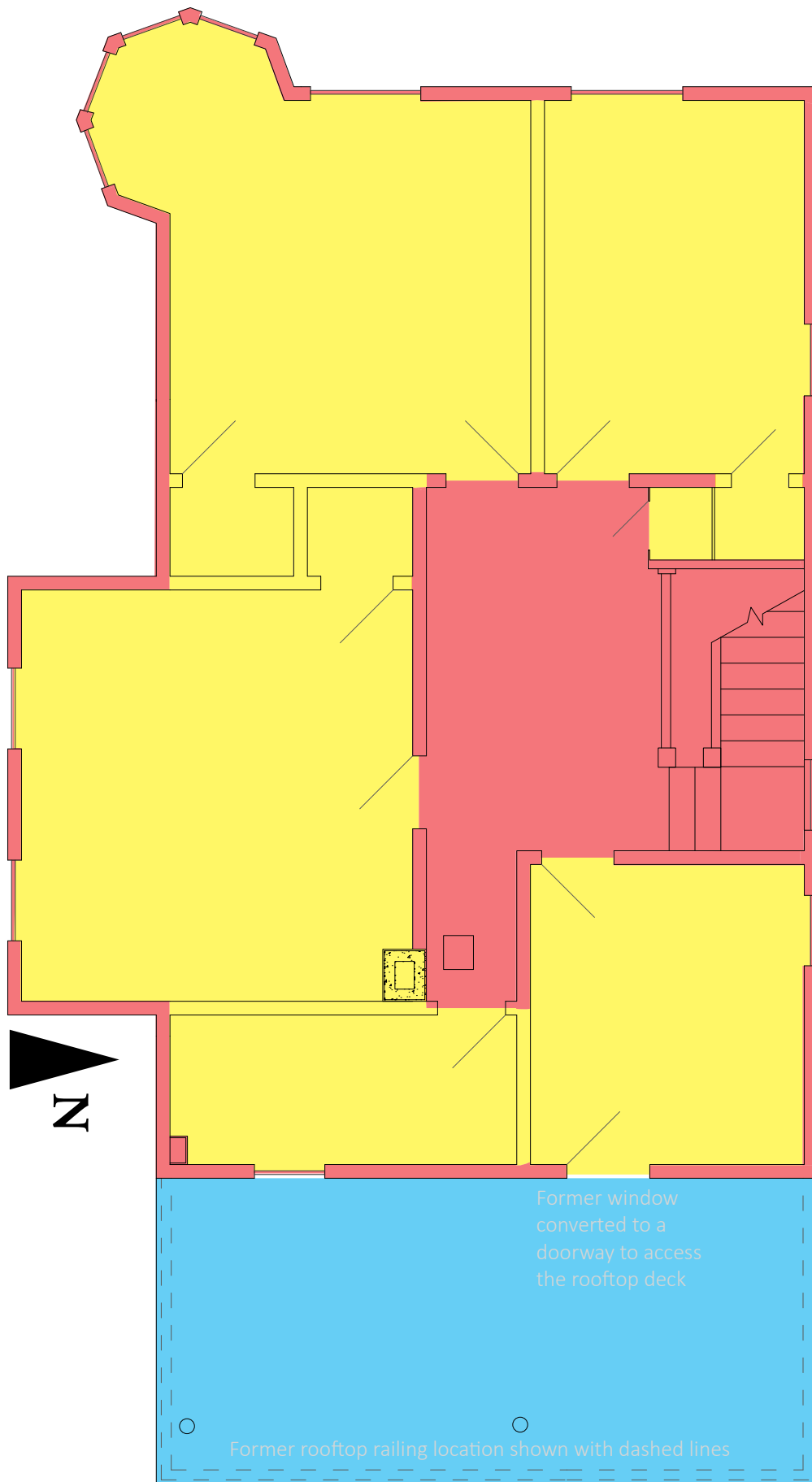


Figure 8. Second floor, significance levels.

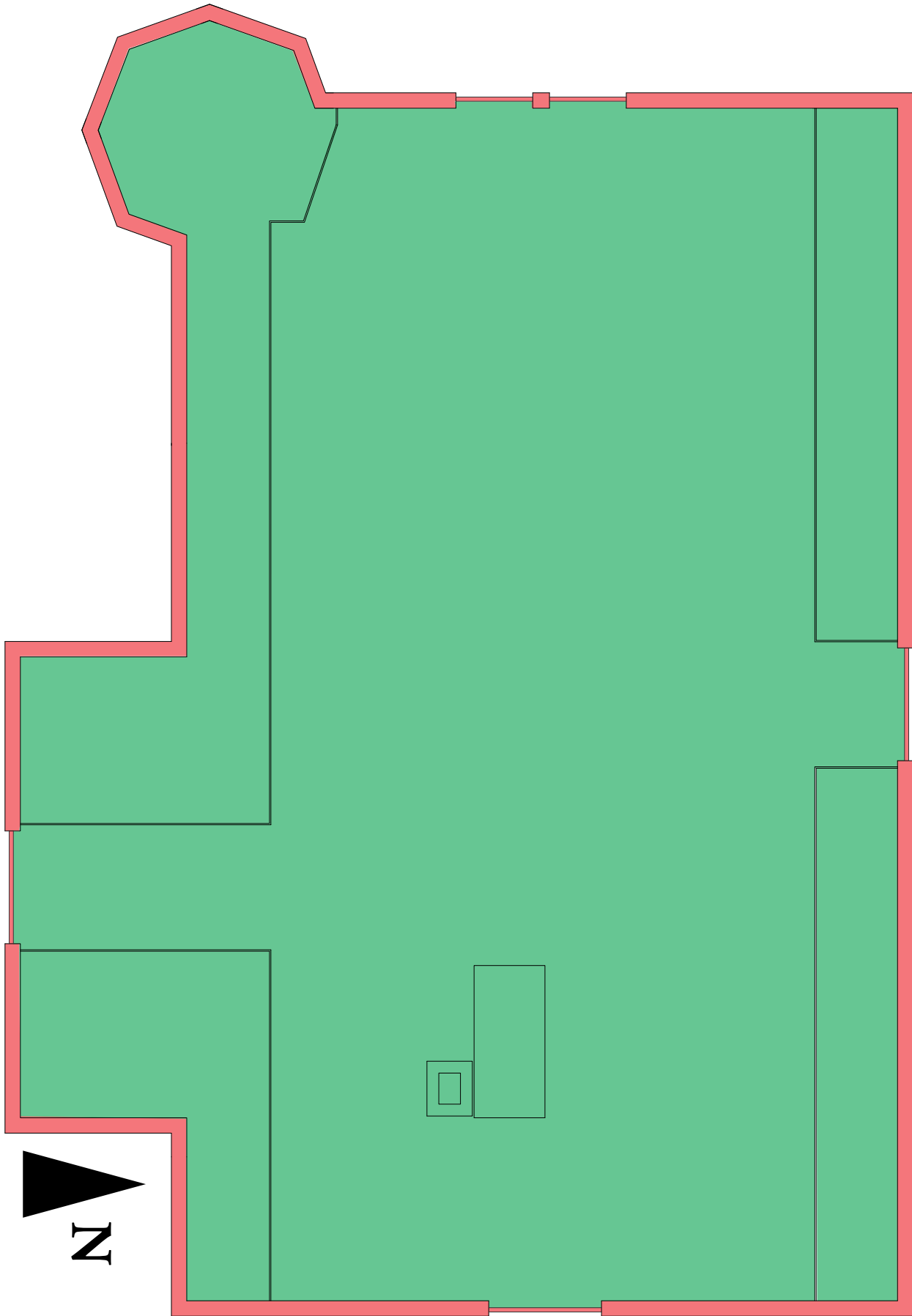


Figure 9. Attic, significance levels.

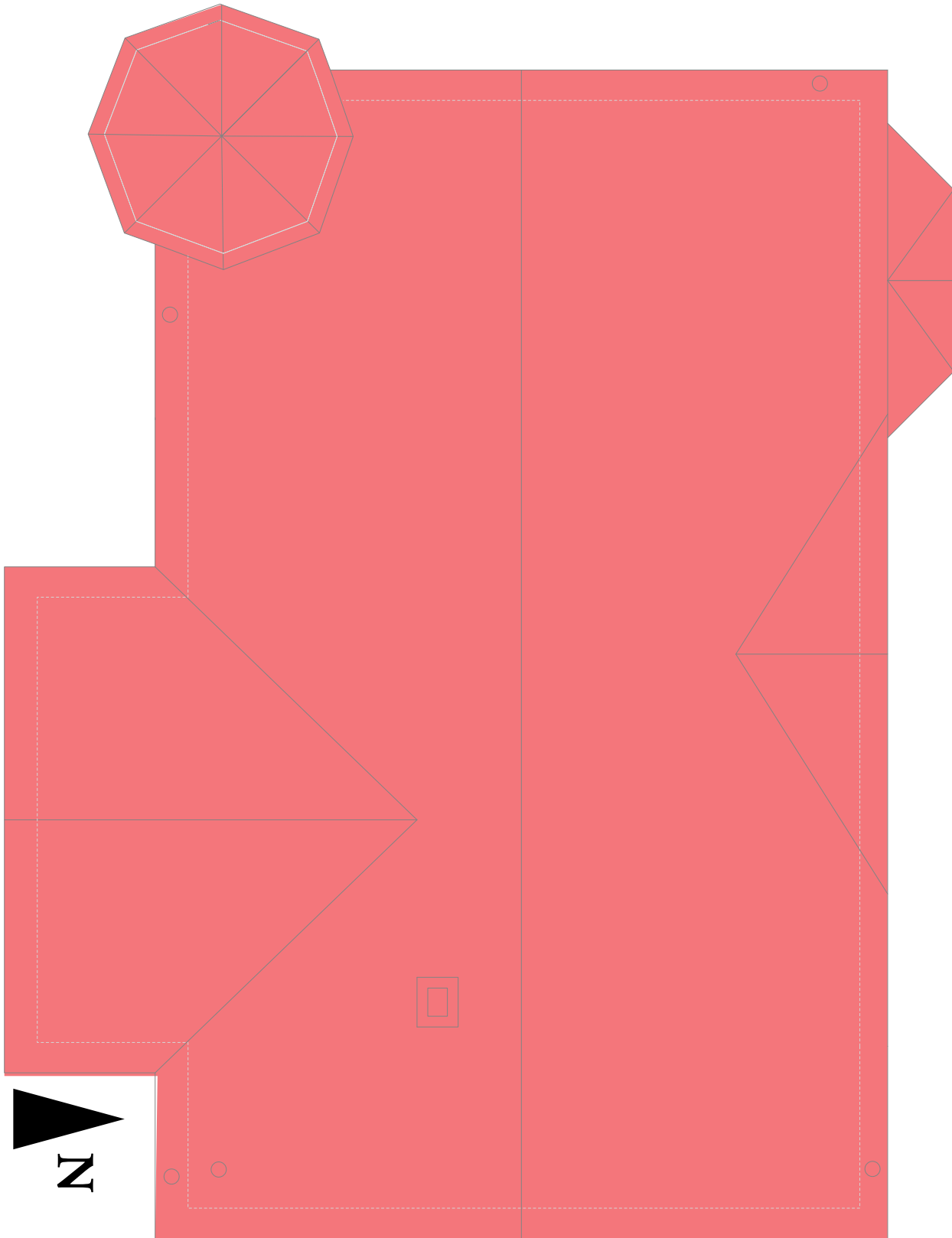


Figure 10. Roof, significance levels.

PUBLIC VISIBILITY LEVELS

Public visibility complements the architectural and historical significance category by identifying the spaces and features that were originally accessible to or visible by the public. Accessibility in this sense does not pertain to the American Disabilities Act (ADA), Architectural Barriers Act (ABA), or International Building Code (IBC) access; rather, it speaks to the user groups originally intended for these features and spaces. Distinguishing between levels of accessibility on the building exterior and interior identifies which features and spaces should receive increased attention to their preservation and interpretation due to their original public nature. There are four categories of public visibility applicable to the building: public, semi-public, semi-private, and private. Public and semi-public spaces typically feature a higher level of architectural detailing and design than private family areas; they also generally have larger square footage, larger windows for natural lighting and view appreciation, and less physical divisions (i.e., walls). Features and spaces that are primary and public are particularly important and deserve special attention due to their role in presenting the architectural style and design intent.

In order to assist in decision-making, the following public accessibility maps show these original levels of public accessibility layered over building floor plans. Matching spaces originally intended as public or private with similar new levels of access and functions preserves the interpretive value of the original function of the space, while facilitating the adaptive reuse of private spaces.

Public Areas: Exterior spaces and features readily visible from the exterior to people on the public right-of-way; spaces to which any visitor originally might view or enter with minimal to no restrictions placed on ability to approach, move through, or occupy. Consequently, the role as a public space was integral to the design process as reflected in the functions and design of the features and finishes, hardware, fixtures, furnishings, sizes, and proportions of interior spaces.

Semi-public Areas: Exterior features and spaces visible to surrounding private properties; spaces that served as the connection between public and private spaces within the building; spaces that were available for dinner guest and short term guests that were not staying the night.

Semi-private Areas: Features and spaces that were available for overnight guest use, but not general visitors. They are not in prominent view from exterior public right-of-ways.

Private Areas: Originally for family members and not in view from public right-of-ways.

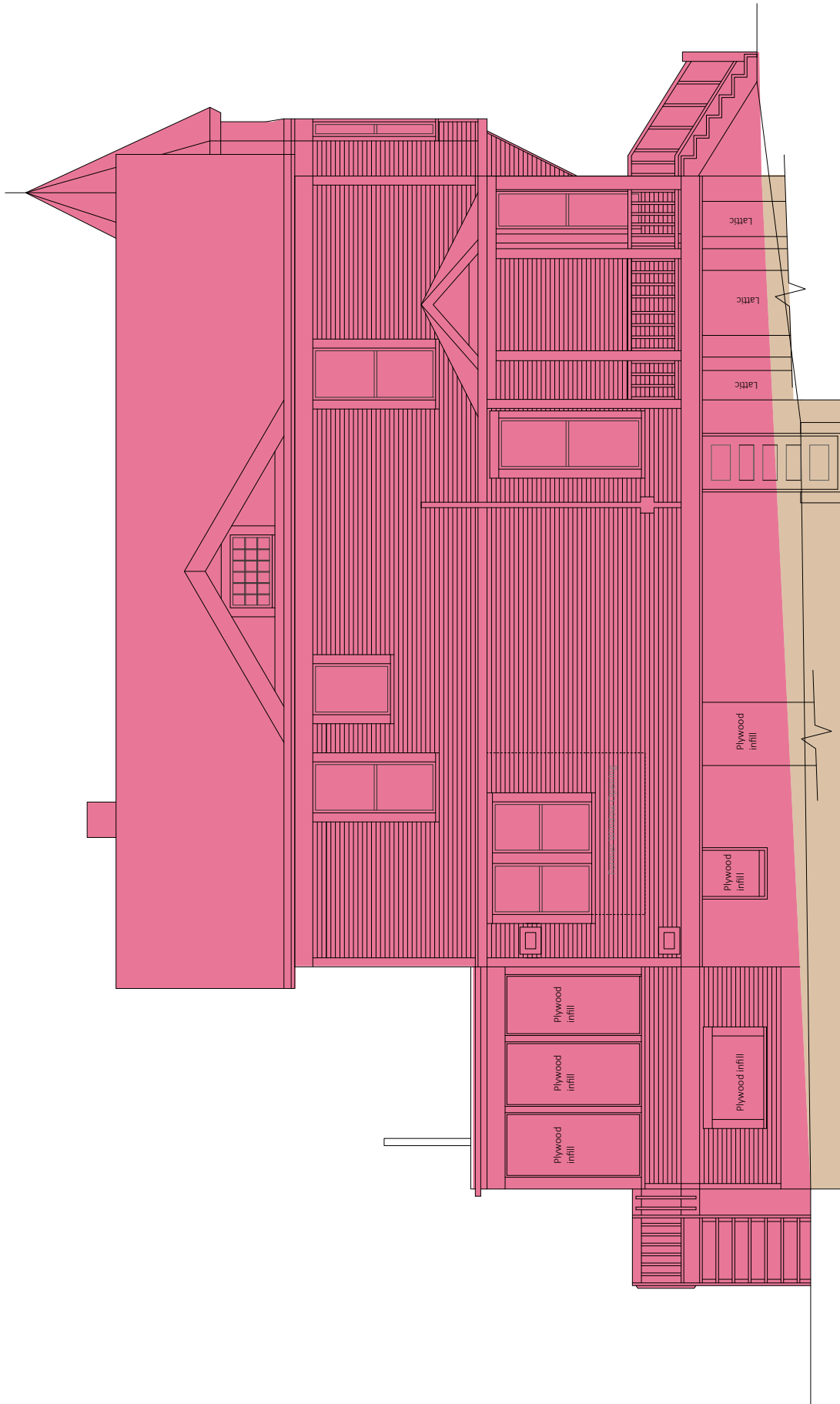


Figure 11. North facade, visibility levels.



Figure 12. West facade, visibility levels.



Figure 13. East facade, visibility levels.

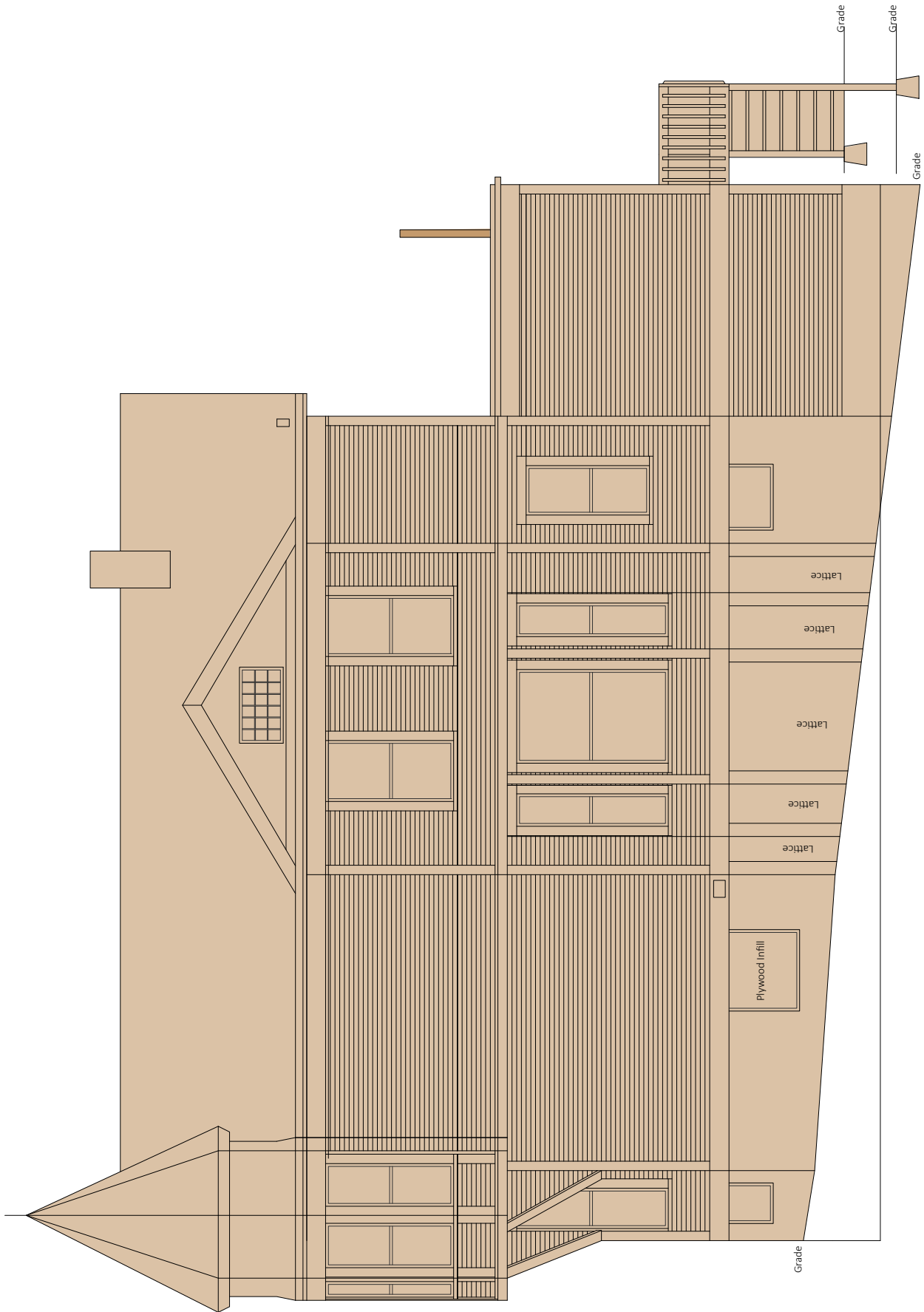


Figure 14. South facade, visibility levels.

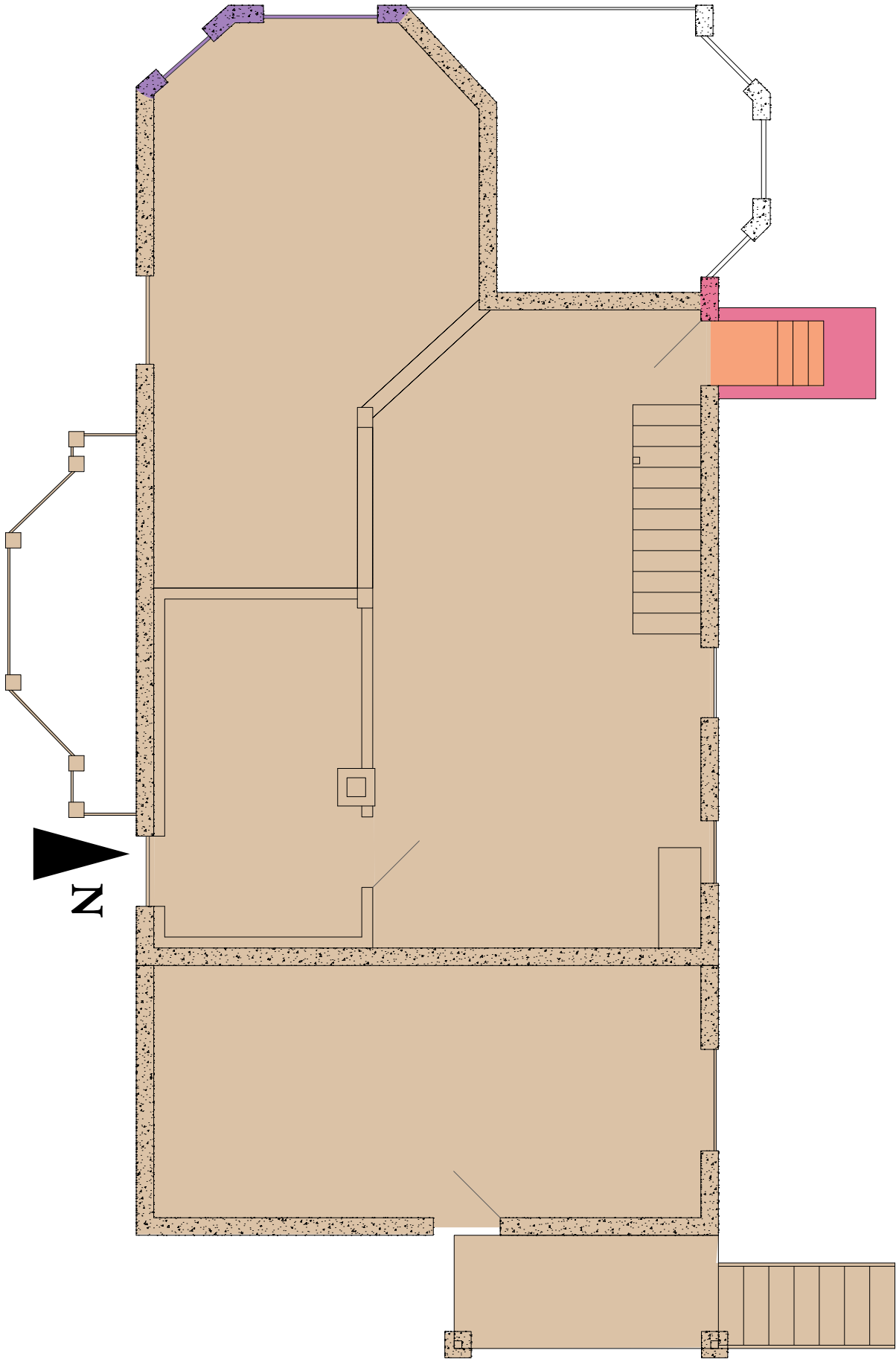


Figure 15. Basement, visibility levels.

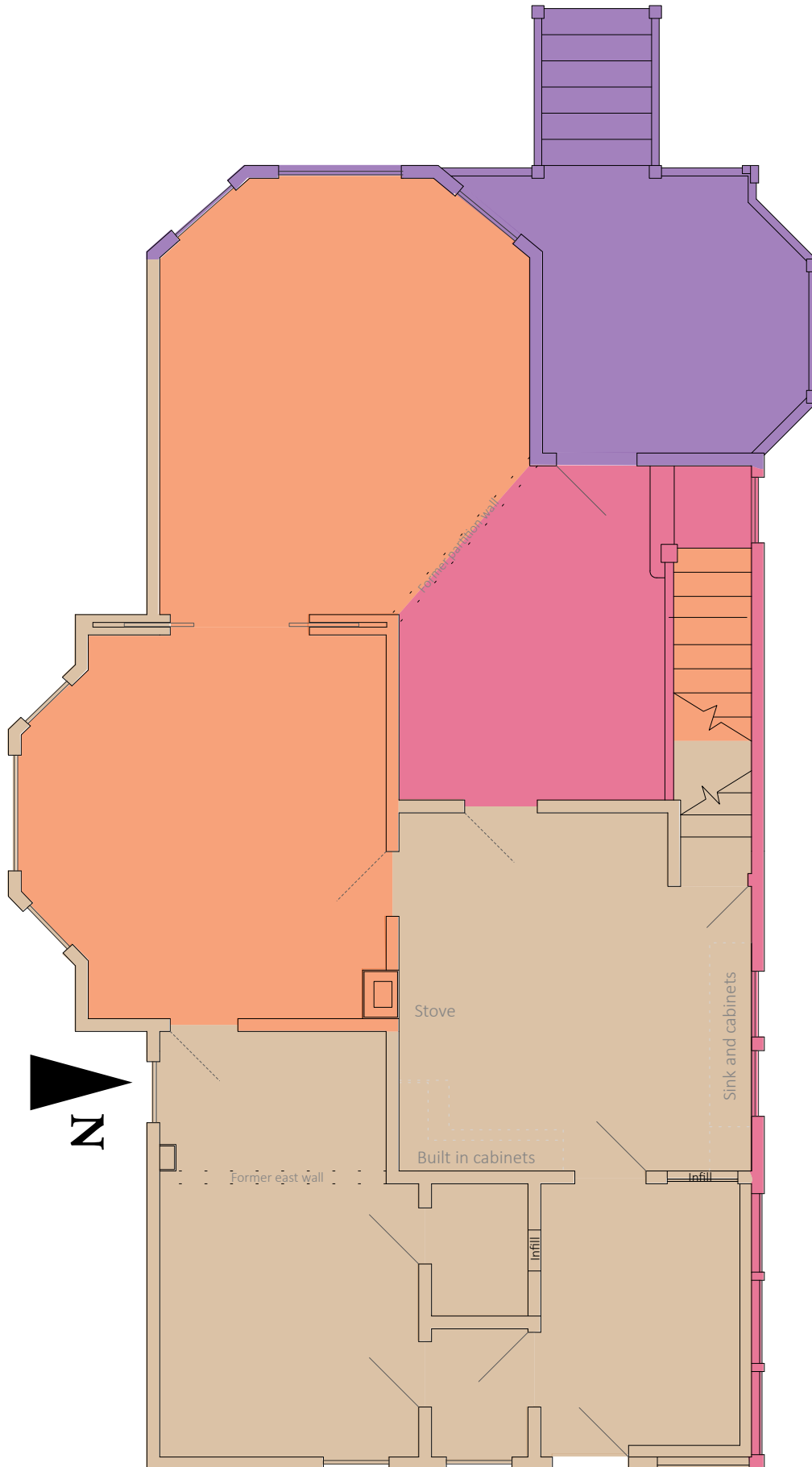


Figure 16. First floor, visibility levels.

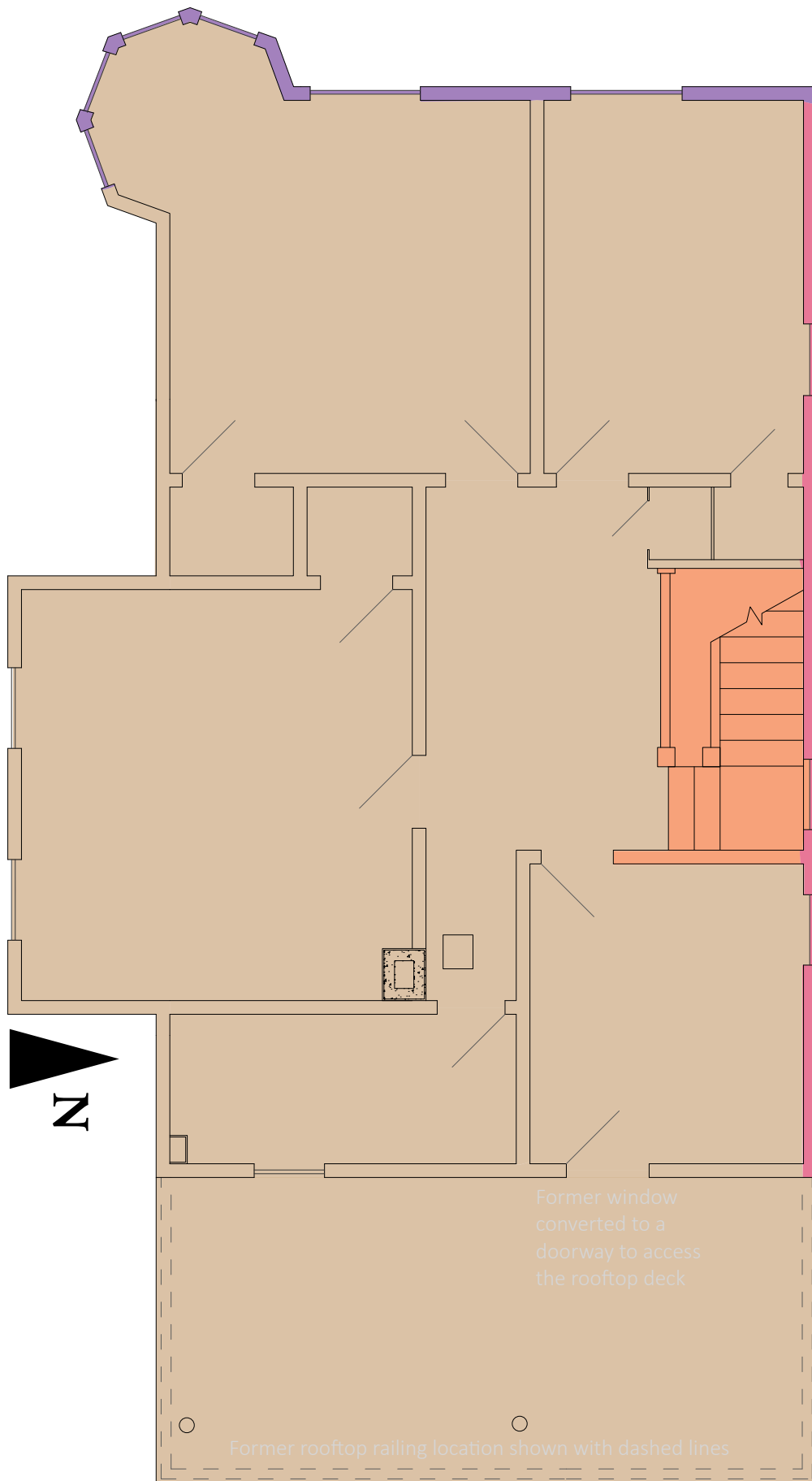


Figure 17. Second floor, visibility levels.

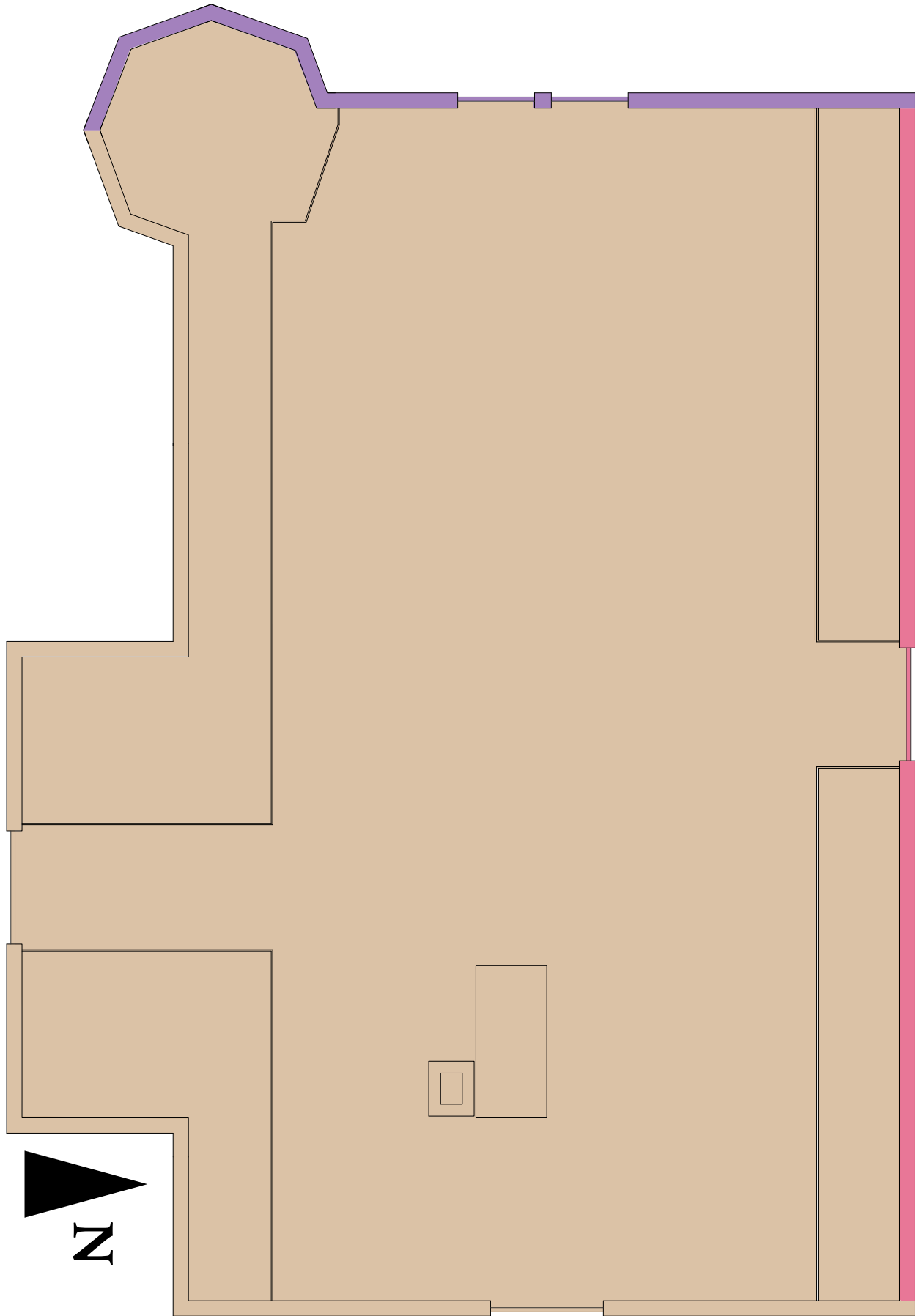


Figure 18. Attic, visibility levels.

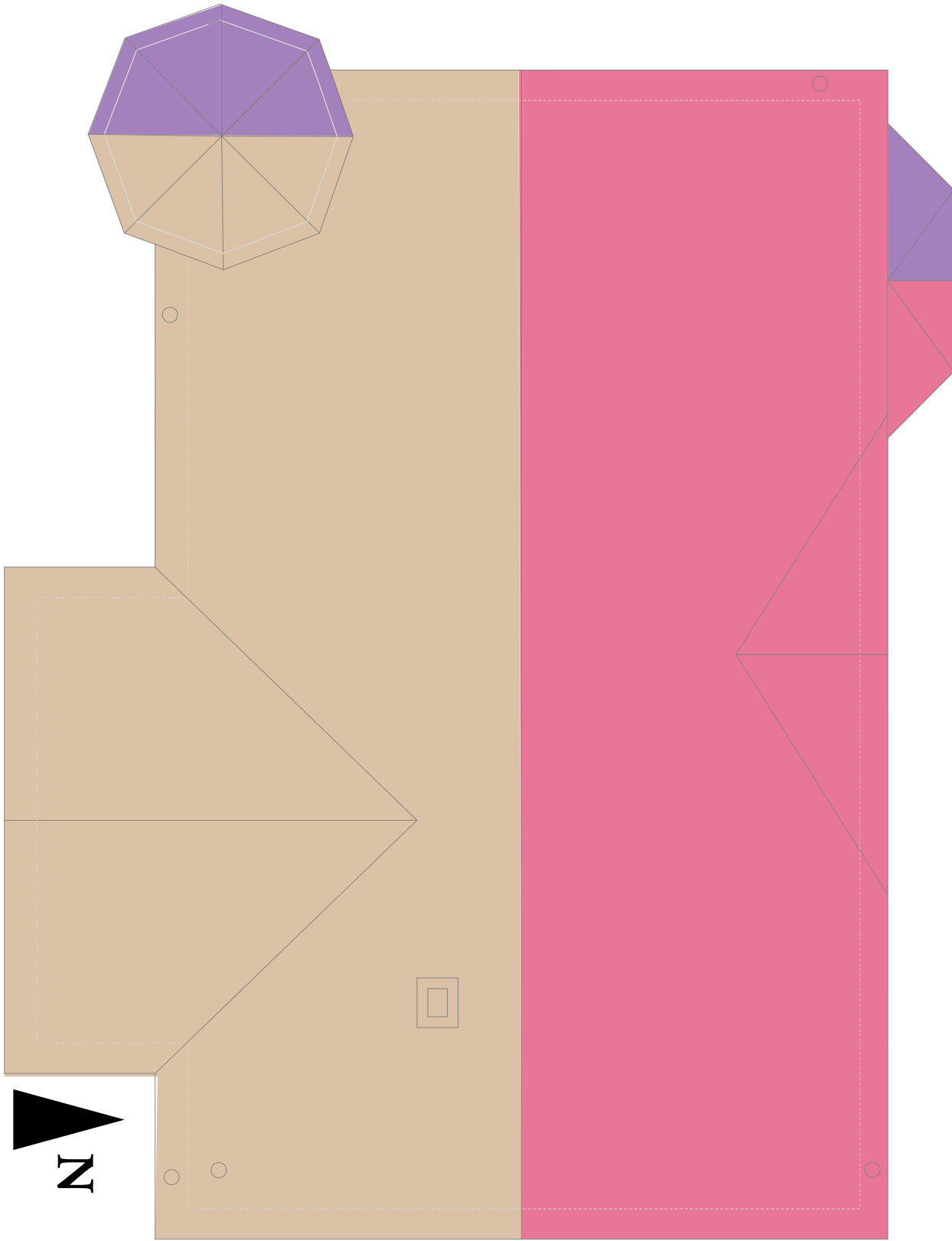


Figure 19. Roof, visibility levels.

DECISION-MAKING MATRIX

The following decision-making matrix merges the elements of architectural and historical significance and current condition within the over-arching treatment recommendation of preservation along a pathway that results in a recommended approach to the future treatment of the individual features, spaces, and the overall appearance of the building and site.

The matrix can guide the organization of a future use program to best match existing spaces with future uses based on corresponding levels of architectural significance and public access. The more important, public, significant, and intact the space or feature, the more careful attention should be paid to its preservation and enhancement. Conversely, the more a space or feature has served a private role or been previously altered in a non-compatible manner, thus removing historic fabric, the more amenable this feature or space is to compatible new work in order to accommodate an adaptive new use. Thus, further changes should be consolidated to features and spaces already altered, thereby reducing the need for and extent of modifications to intact, historically and architecturally significant features and spaces.

Significance Visibility	Public	Semi-public	Semi-private	Private
Primary	Preserve/Restore	Preserve	Preserve	Preserve
Secondary	Preserve	Preserve	Rehabilitate	Rehabilitate
Minimal	Adaptive Reuse	Adaptive Reuse	Adaptive Reuse	Adaptive Reuse
None	Adaptive Reuse	Adaptive Reuse	Adaptive Reuse	Adaptive Reuse

Primary and secondary, public and semi-public features and spaces should be preserved in their existing locations and conditions or restored to their original appearances at a specific pre-determined period in time in order to retain their value.

Primary, semi-private and private features and spaces should be preserved to the extent feasible within the context of adaptive reuse of the space or feature.

Secondary, public and semi-public features and spaces should be preserved to the extent feasible within the context of adaptive reuse of the space or feature.

Secondary semi-private and private features and spaces should be rehabilitated. Rehabilitation of these spaces can balance retention and reuse of existing significant features and spaces while making the space more functional for its occupants.

Minimal, and None public, semi-public, semi-private, and private interior spaces and exterior features with less important architectural features and spaces or that are not character-defining would be eligible for adaptive reuse in which modifications to the features or spaces will have less impact on the historic significance of the building.

As a general guide to the approaches and levels of treatment recommended, this Historic Structures Report utilizes the tools and terminology developed for Historic Structures Reports by the federal departments engaged in historic preservation policy and implementation. The historic preservation community in the United States broadly follows guidelines established by the U.S. Secretary of the Interior for treating historic properties. These guidelines delineate four different approaches that are generally accepted as standards for treating architectural spaces and features. They are preservation, rehabilitation, restoration, and

reconstruction or replication. These four standards can be applied to the development of programs for the building and to inform design development for future tenants.

Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. Protection and Stabilization are consolidated under this treatment. Preservation is defined in the Secretary of the Interior's Standards for the Treatment of Historic Properties (1995) as the "act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project."

Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods. Restoration is defined by the Secretary of the Interior's Standards for the Treatment of Historic Properties (1995) as the "act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project."

Rehabilitation (recommended approach) acknowledges the need to alter or add to a historic property in order to meet continuing or changing uses while retaining the property's historic character. Rehabilitation is defined by the Secretary of the Interior's Standards for the Treatment of Historic Properties (1995) as the "act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."

Reconstruction or Replication recreates vanished or non-surviving portions of a property for interpretive purposes. Reconstruction is defined by the Secretary of the Interior's Standards for the Treatment of Historic Properties (1995) as the "act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location."

PRIORITIZED RECOMMENDATIONS

The recommendations in this report cover future work necessary to preserve, maintain and restore the building, and that range in difficulty and expense. Recommendations are tailored toward the long-term goal of preserving the building and interior spaces, as well as management of the site to support the interpretive role of the Henderson House.

The following goals were developed through a work session with the Tumwater Historical Preservation Commission. They are intended to frame the overall long-term vision for the building and site, but are not intended as a proscriptive set of steps.

- 5 years: Information and interpretive center use of the house with exhibit space on the first floor and possible rental of the ground floor and site for small community and private events.
- 10 years: Connection with the larger themes of the Capitol Campus, Deschutes parkway, and the brewery for historical themes for interpretive and passive recreation purposes using the Henderson House and associated site as a center.
- 15 to 20 years: Development of an adjacent building to provide universal access (UA) to the Henderson House first floor, as well as UA compliant toilet rooms. Development of program space for community events, activities, and serve as a community museum and historical center.

Establishing this organized approach is necessary to facilitate fundraising and ensure that work proceeds in a logical sequence of mutually supportive tasks rather than compounding future projects through repetition or reversing previous work. Tasks can be undertaken on an individual basis as funding permits or folded into a larger set of projects. It is also necessary to match specific tasks with the available skills of volunteers and contractors.

Organization of the recommendations prioritizes projects on a short-, mid-, and long-term basis according to the immediacy of maintaining the building.

- Short-term projects are those that need to be done immediately within the next one to two years in order to protect the safety and authenticity of the building and site.
- Mid-term projects are those that generally should be done within the next two to five years to weatherize the building and improve overall conditions, but are not immediately critical to the life safety and function of the building, and that require planning and fundraising to accomplish.
- Long-term projects are those that should be implemented within the next five to 10 years as substantial capital improvements, rehabilitation or restoration projects and may be delayed that long to allow for thorough planning and fundraising.

Conceptualization of projects within the short-, mid-, and long-term time frames organizes the tasks under the categories of Planning, Minor, and Major building projects. These groupings are based on the skill types and resources necessary to implement the tasks.

- The first category in the process of working with the building is **Planning**. This involves identifying available local resources, developing schedules, cultivating funding, assigning tasks, and implementing necessary studies.
- To facilitate this process, projects that could be undertaken by skilled local volunteers, staff or maintenance persons and that require minimal resources and funding are in the category of **Minor** building projects.
- Those projects requiring specialized services, substantial funding and the intense time and resource commitment of a contractor are in the category of **Major** building projects.

The importance cannot be overstated of taking the necessary time to review the full scope of work involved in the short-, mid-, and long-term recommendations to gain familiarity with the broad pattern of work to be

done. This will enable development of a long-range plan for the preservation of the building, so that immediate needs are taken care of in a timely manner and long-term projects are planned, funded and implemented.

Most funding agencies will require such a preservation plan from their recipients to ensure that priorities are well understood and part of the overall scheme. To this end, this report was written with the concept in mind that certain expensive and complicated items could be put off for several years to allow time to determine the best solution, find the money to do the projects and hire competent and sensitive craft persons to perform the work. The following planning and project recommendations stem from archival research and site visits conducted in January of 2014. No destructive investigation was conducted. No access was available to the rooftop. All exterior upper story conditions were observed from grade and from windows where accessible.

Short Term (2015 to 2017)

Planning

- Collections management planning. Work with stakeholders to transfer collections unrelated to the house to other institutions.
- Develop an interpretive plan that ties the house in with Tumwater Historical Park and broader interpretive themes.
- Programming and building use plan development. Key to the long-term viability of the house is an ongoing use. This use in turn will affect subsequent mid- and long-term task development.

Minor

- Clean out gutters along the south side.
- Repair deteriorated lattice below the porch and south bay window projection.

Major

- Repair wood deterioration at base of front porch posts.
- Repaint the house to address deteriorated paint conditions, particularly along the north facade.
- Implement the interpretive plan.

Mid-term (2018 to 2021)

Planning

- Evaluate potential to thin tree east and northeast of the house to open view connections with the former Olympic Brewery Company site. Identify if this would have any adverse impact on slope stability below the house. Assess public input on tree thinning effects on the overall park character and public use.

Minor

- None

Major

- Removal of all trees and shrubs around the site having a significance level of None.

Long Term (2022 to 2031)

Planning

- None

Minor

- None

Major

- Implement tree thinning if this is a viable option.

A faded, sepia-toned photograph of a coastal town. In the foreground, there are several houses with gabled roofs. In the middle ground, a large, multi-story building with a tower-like structure stands near a waterfront. The background shows more houses and a hazy sky.

*S*UPPLEMENTAL

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The following pages provide supplemental information, including Historic Photographs, As-Built Drawings, Condition Photographs, Maps, and the Bibliography.

HISTORIC PHOTOGRAPHS

The following are a selection of historic photographs collected for the project.

HP 1. 1939 view of house, from the Thurston County Assessor files.
Source: Henderson House Museum.



HP 2. Ca.1950s view of house, reproduced from the Washington State Archives. Source: Henderson House Museum.



HP 3. Ca.1974 view of the house. Source: Henderson House Museum.



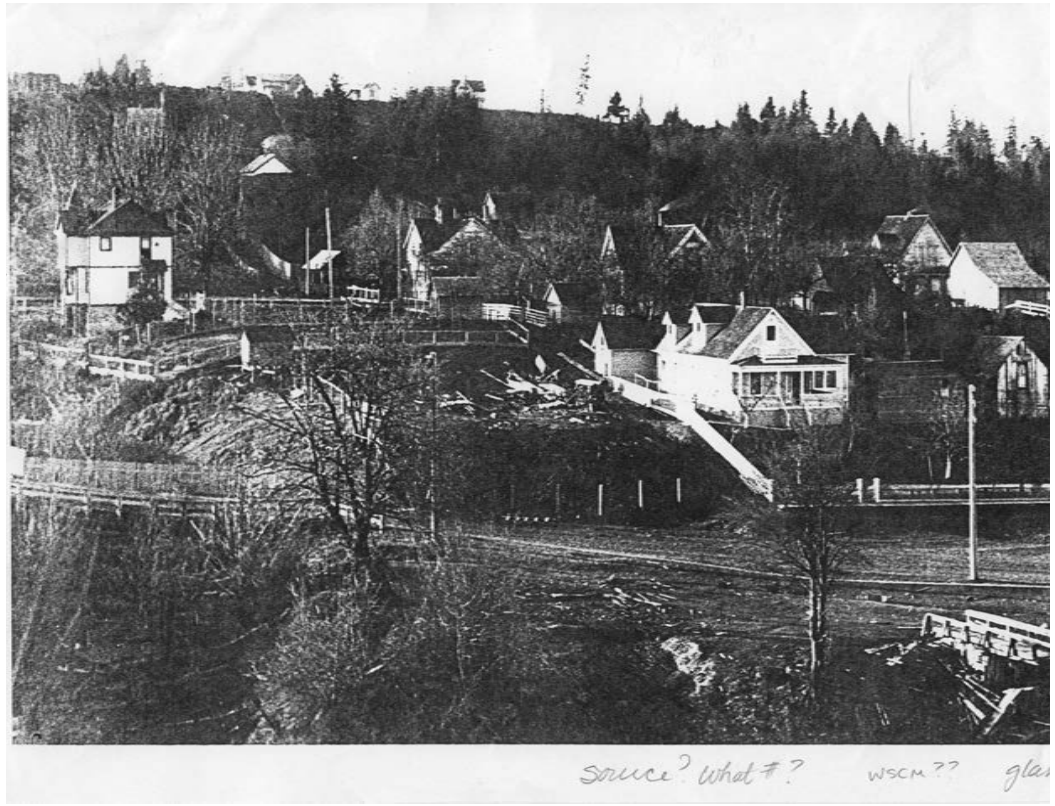
HP 4. Ca.1910 view of the house; note different balustrade at front porch. Source: Henderson House Museum.



HP 6. Historic view of rear (east) and south sides of house, taken between 1905 and ca.1920. Source: Henderson House Museum.



HP 5. Undated view of Tumwater, showing rear of Henderson House and neighboring residences. Source: Henderson House Museum.



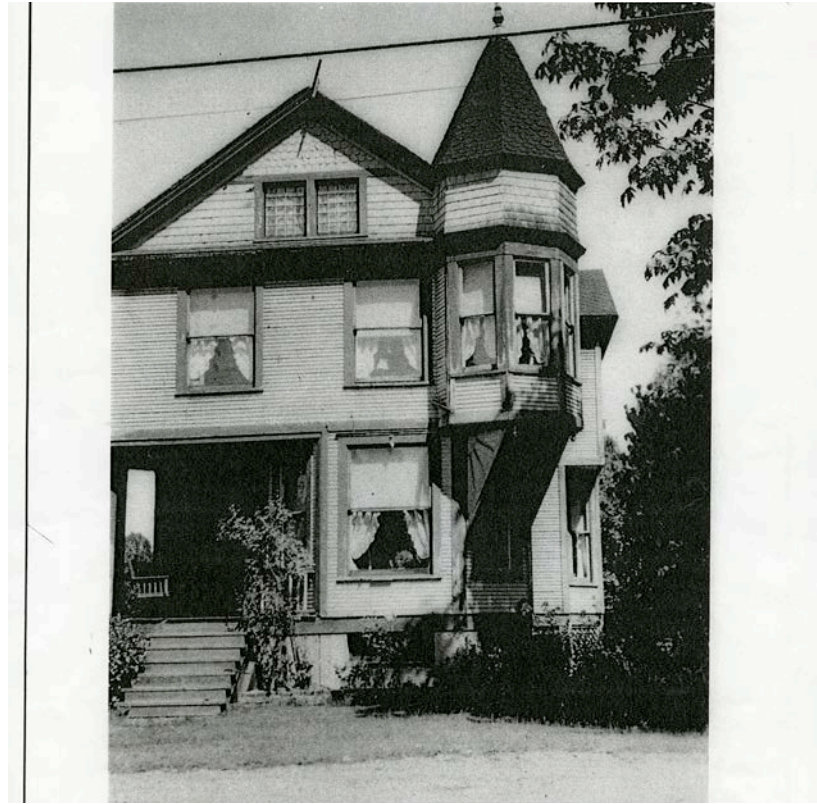
HP 8. Family portrait of the Naumanns, original residents of the house (l-r Louise, Freya, William, Martha). Source: Henderson House Museum.



HP 7. 1939 view of house, from the Thurston County Assessor files. Source: Henderson House Museum.



HP 10. Ca.1920s view of the house. Source: Henderson House Museum, Image 477.



HP 9. Undated view of the house, possibly showing the Jenkins family (ca. 1920s). Source: Henderson House Museum, Image 476.



HP 12. 1939 view of house, from the Thurston County Assessor files. Source: Washington State Archives.



HP 11. Ca.1905 view of south and east sides of house. Source: Henderson House Museum.



HP 14. Undated view of Tumwater Brewery, before railroad spur was installed. Source: Washington State Archives.



HP 13. Undated view of Tumwater Brewery and vicinity, showing Henderson house to left of tower. Source: Washington State Archives.



HP 16. Undated view of Tumwater, looking south with brewery at left. Source: Washington State Archives.



HP 15. Undated view of the Simmons Road area of Tumwater, looking west from brewhouse; Henderson House is obscured by the dense clump of trees near center. Source: Washington State Archives.



HP 17. Ca. 1906 view of Tumwater Brewery. Source: Washington State Archives.



HP 18. Undated view of Tumwater Brewery. Source: Washington State Archives.



AS-BUILT DRAWINGS

The following as-built drawings were created by Artifacts as part of this project.

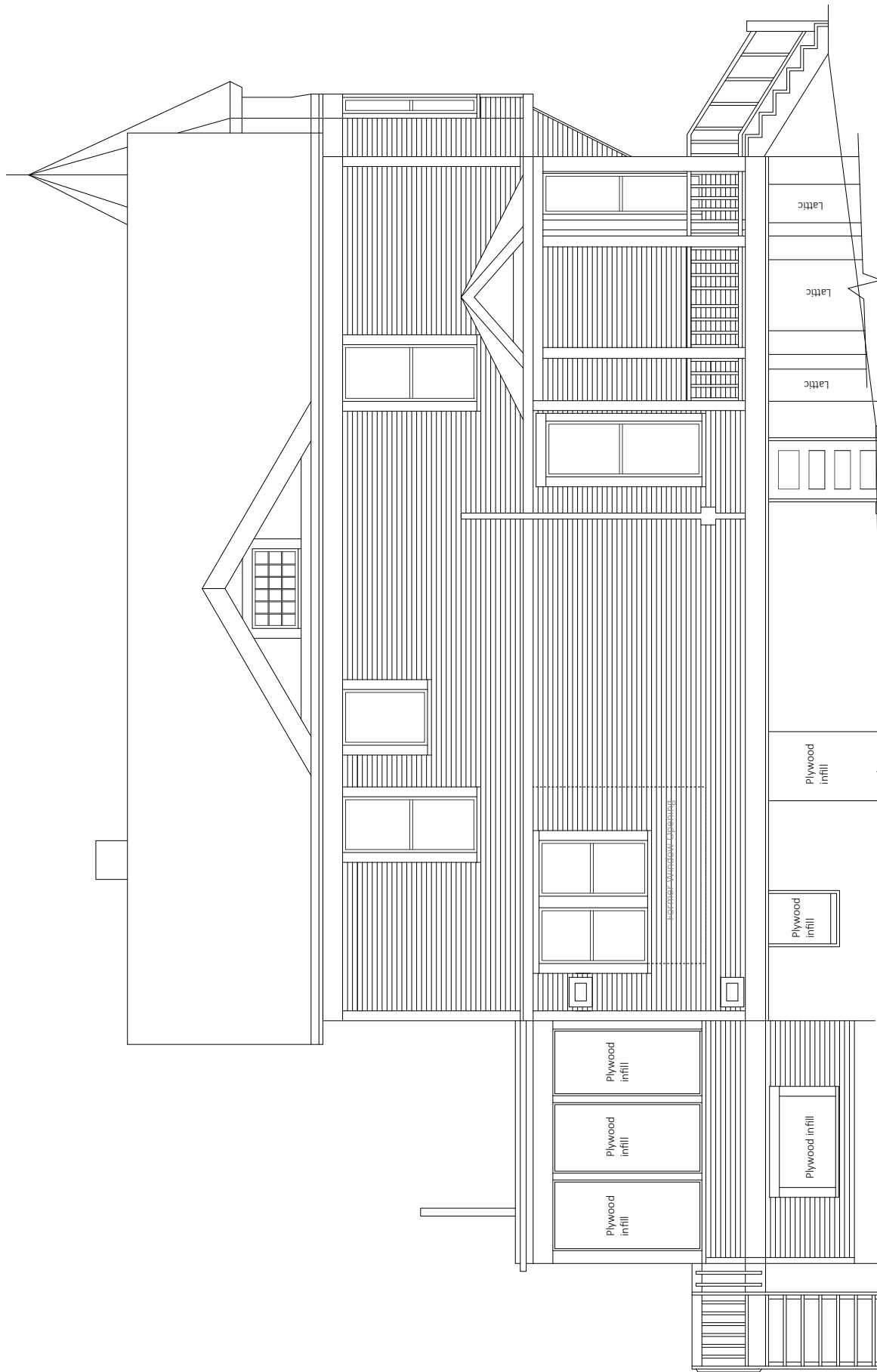


Figure 20. North facade.

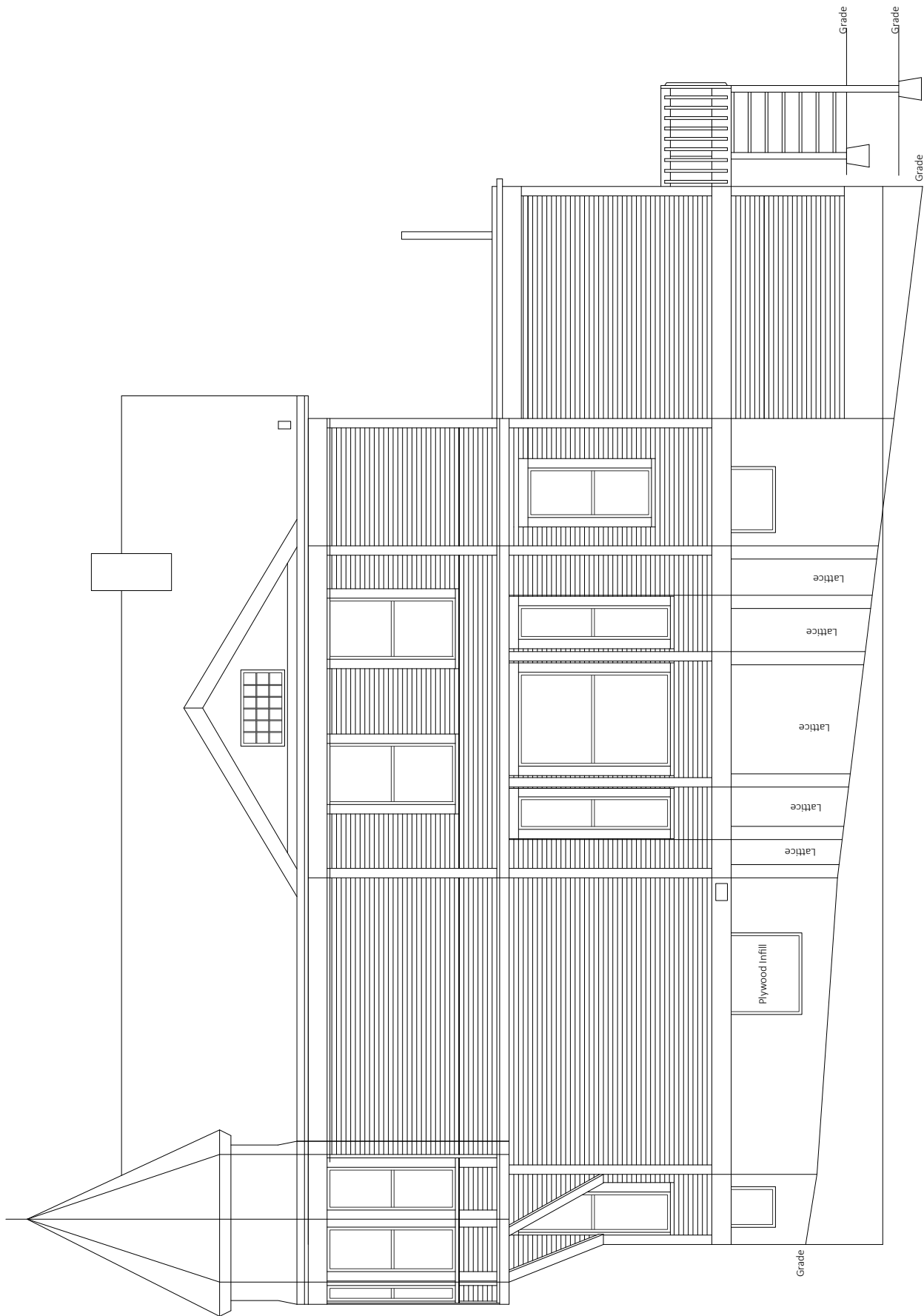


Figure 21. South facade.



Figure 22. West facade.



Figure 23. East facade.

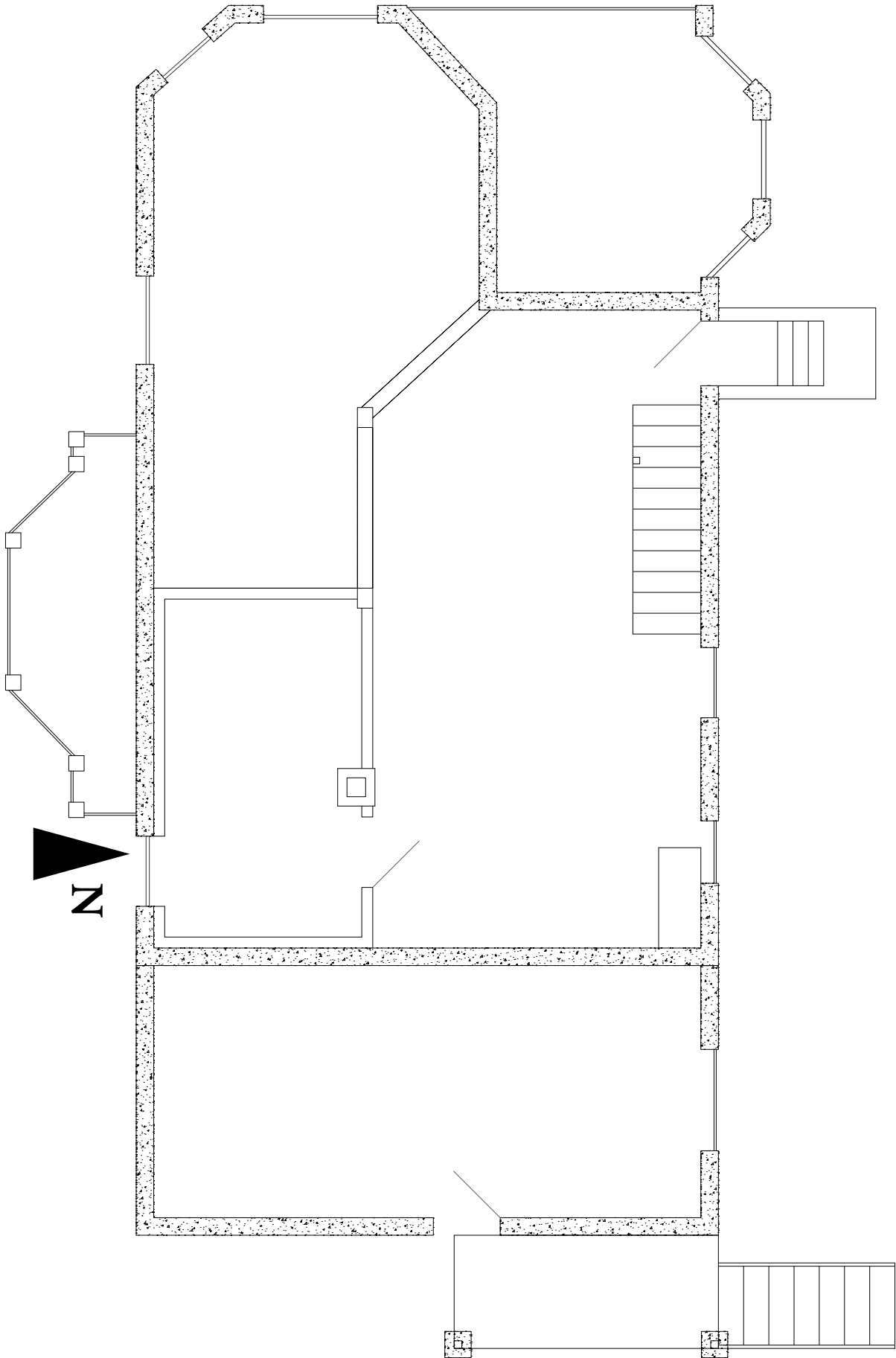


Figure 24. Basement.

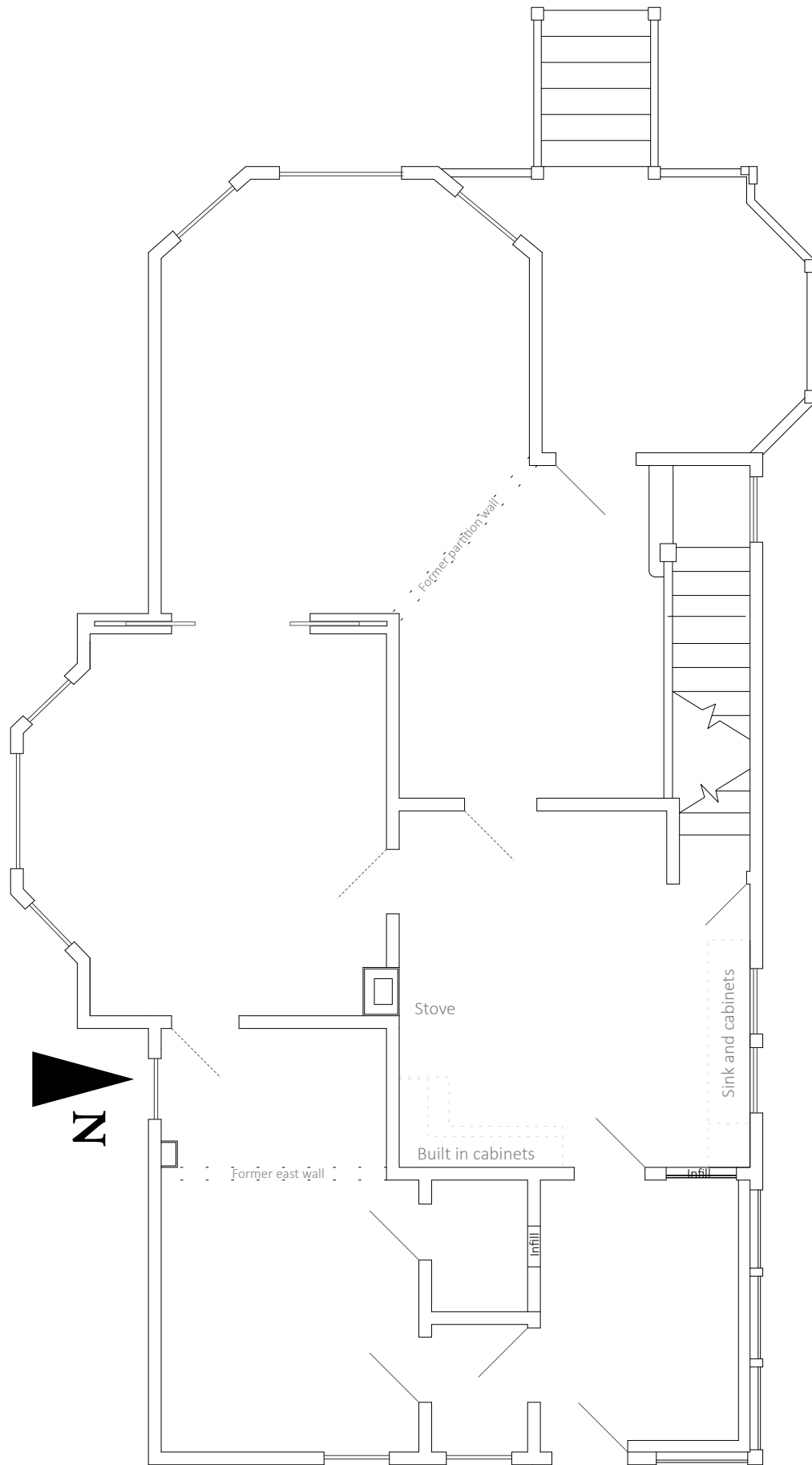


Figure 25. First floor.

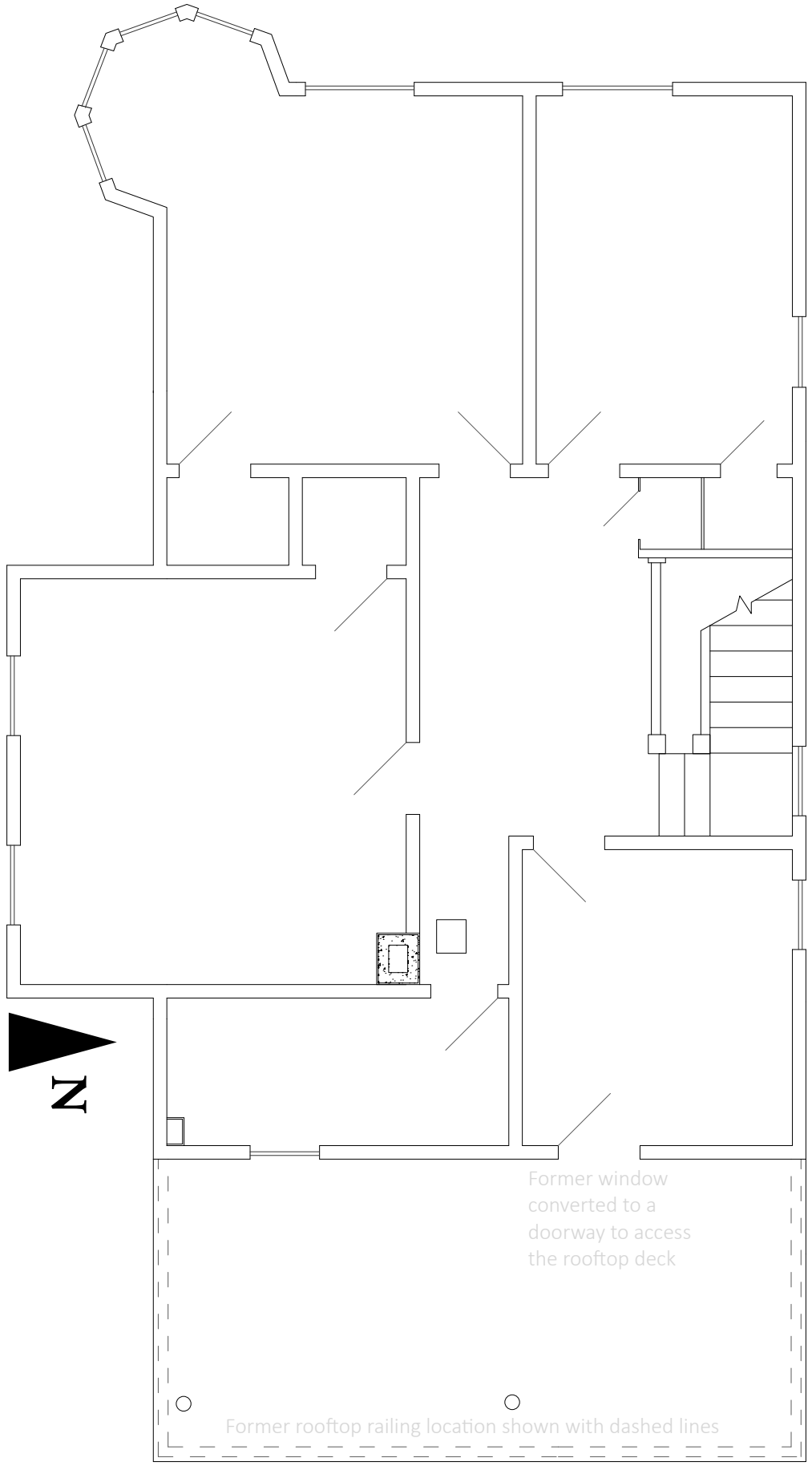


Figure 26. Second floor.

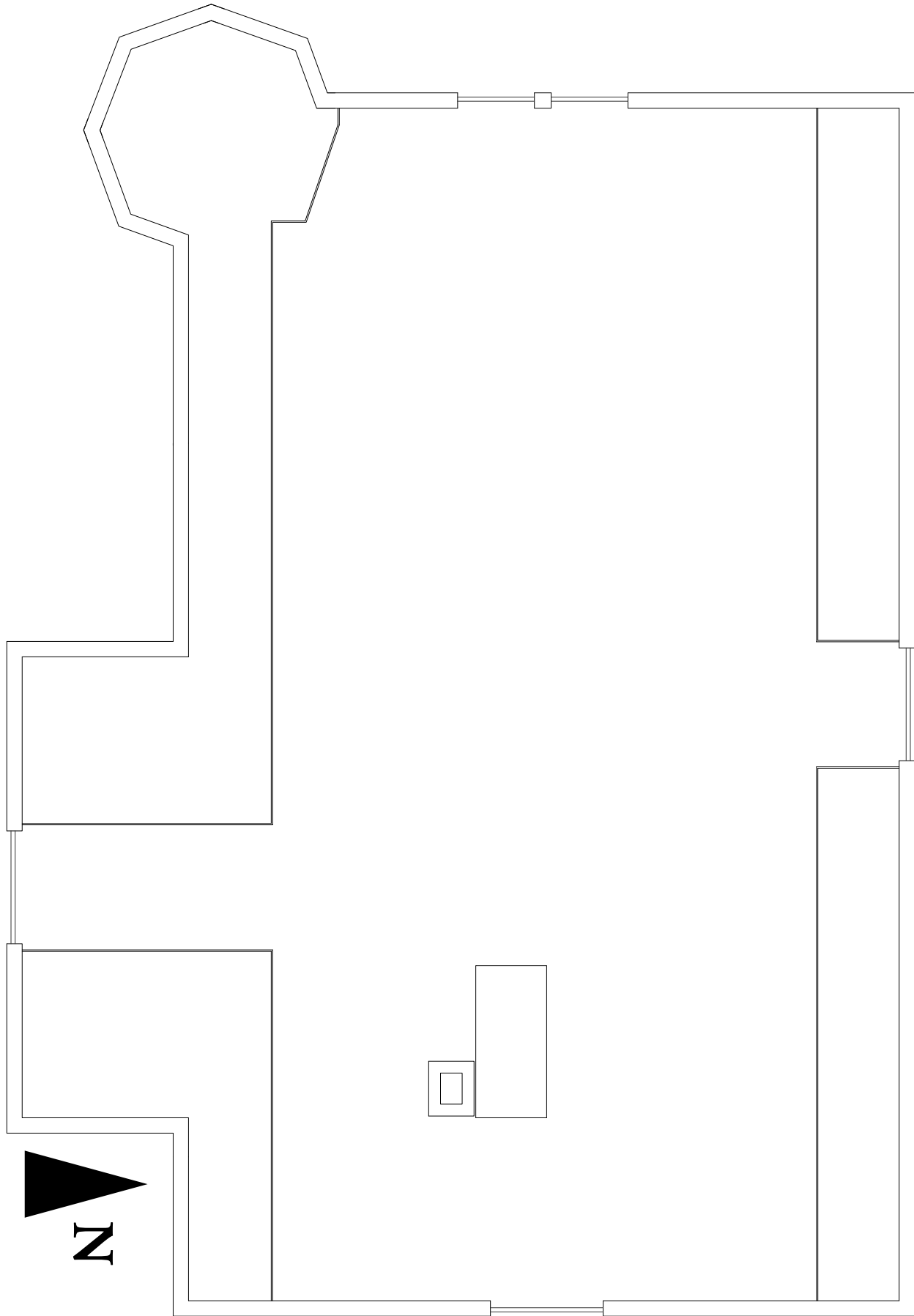


Figure 27. Attic.

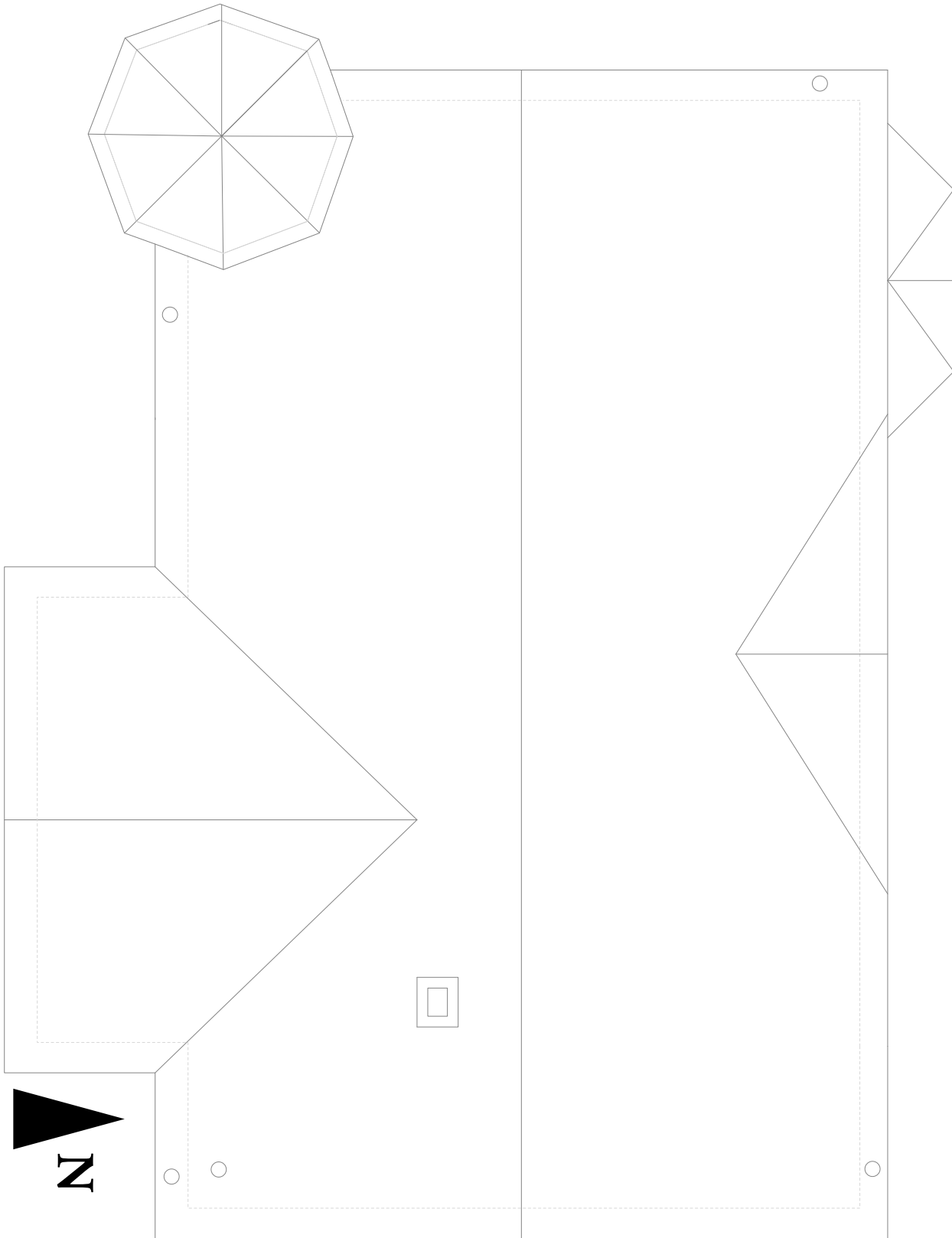


Figure 28. Roof.

CONDITION PHOTOGRAPHS

The following condition photographs were taken by Artifacts Consulting, Inc. during field work from August through December of 2013. Additional photographs available through the digital project archive, with the caption information written into the metadata. The following are selected examples to illustrate condition issues described in the **“Catalog of Spaces” on page 27.**

CP 34. View of basement door, north facade. Leaf debris collecting at landing. Source: Artifacts Consulting, Inc.



CP 33. Rear porch detail. Paint deterioration along the rear facade. Source: Artifacts Consulting, Inc.



CP 36. Detail of front porch condition issues. Source: Artifacts Consulting, Inc.



CP 37. Deteriorated paint. Source: Artifacts Consulting, Inc.



CP 38. Leaf debris collecting in gutter. Source: Artifacts Consulting, Inc.



CP 40. Missing end piece on stair newel. Source: Artifacts Consulting, Inc. CP 39. Baseboard detail, missing corner piece. Source: Artifacts Consulting, Inc.



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WINDOW TYPE KEY

There are numerous window types present throughout the Henderson House. The following elevations indicate which windows are what type.

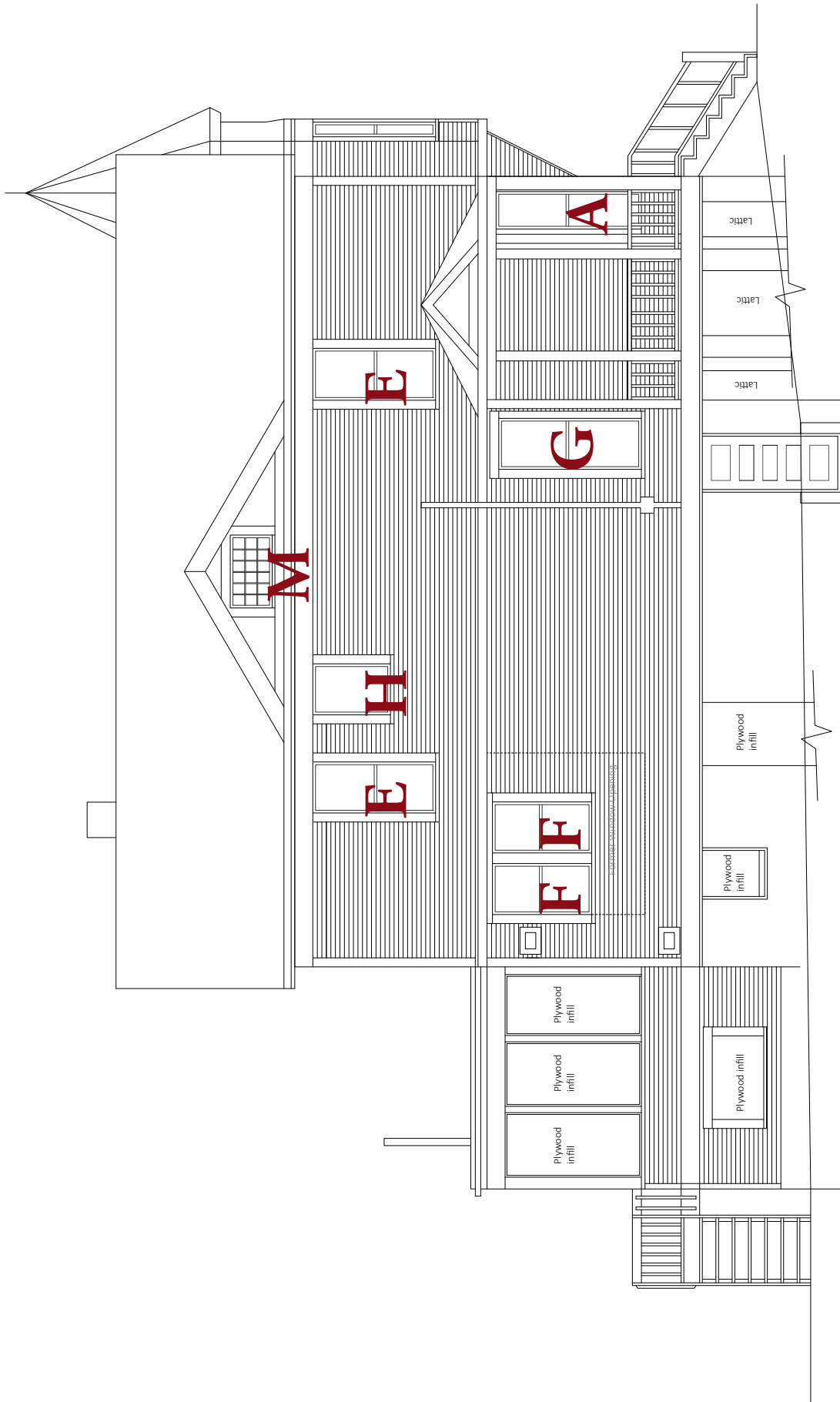


Figure 29. North facade, window key.

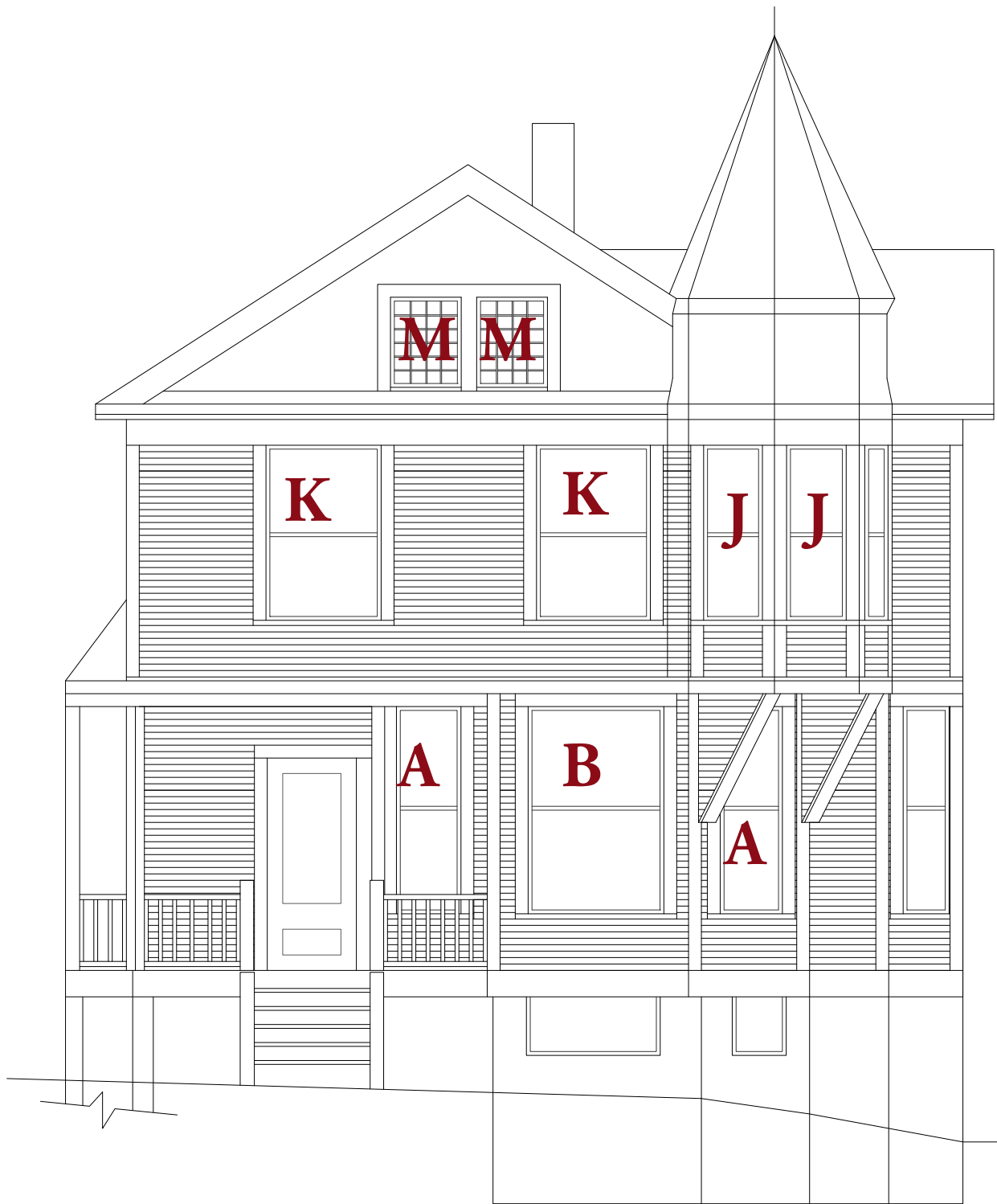


Figure 30. West facade, window key.



Figure 31. East facade, window key.

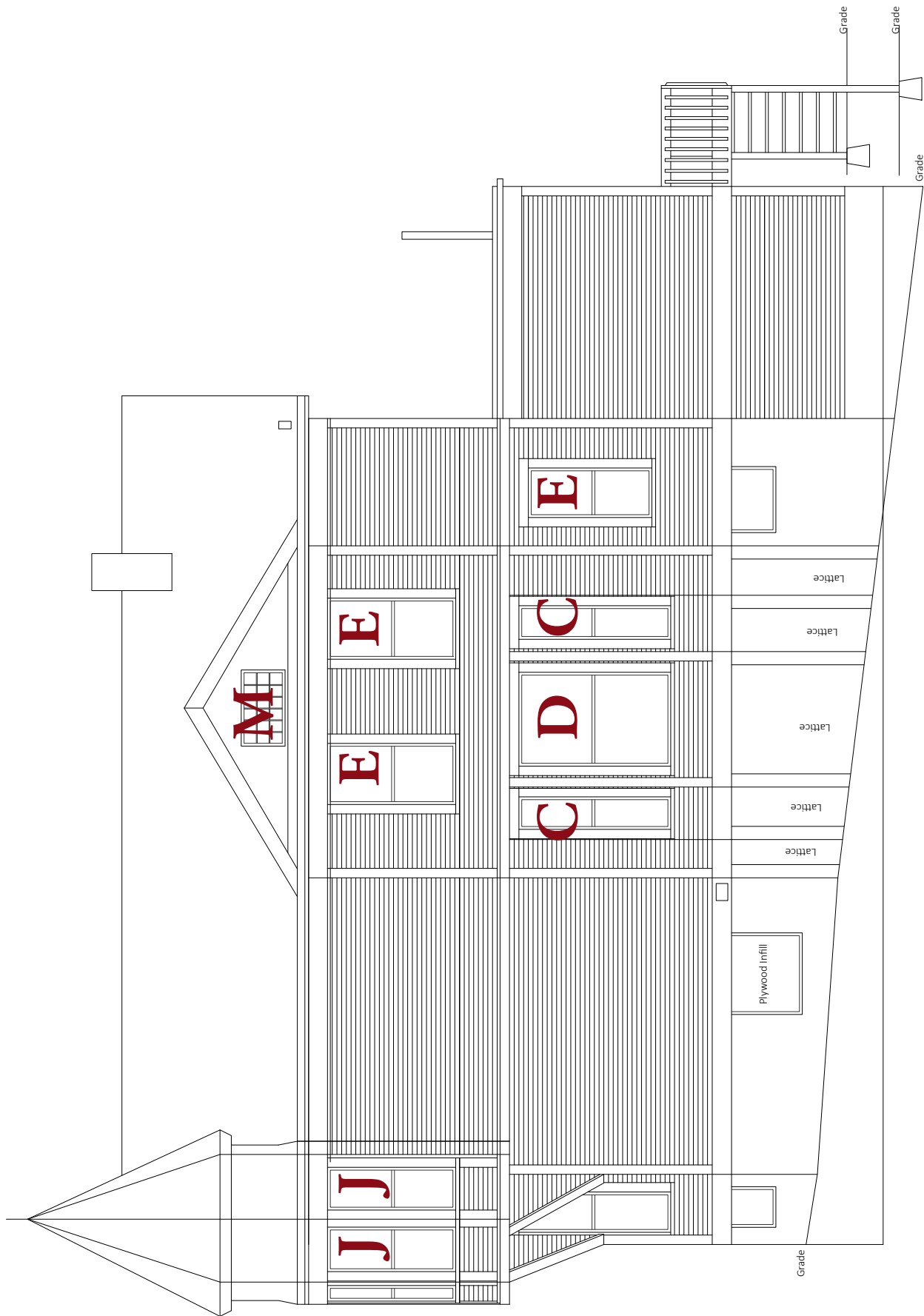


Figure 32. South facade, window key.

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Assessor, Thurston County. Historic property card pages (field books).

Final Report: The Henderson House Museum Project. Prepared by Results Incorporated (Olympia, WA) for the Tumwater Historic Preservation Commission. April 1998.

Historic Property Inventory Form: Henderson House Museum. Prepared by Shanna Stevenson, April 1998. Accessible through Washington Information System for Architectural and Archaeological Data (WISAARD), Department of Archaeology and Historic Preservation. Olympia, WA.

Interpretive material developed by Heather Lockman for the Henderson House Museum's Centennial, 2005, regarding the history of the house's five families.

Interview with Carla Wulfsberg, former Henderson House Museum Coordinator. January 23, 2014.

Interview with Jim Brown, Tumwater Landmarks Commission and former supervisor of Henderson House restoration and maintenance (1977-1986) projects. April 15, 2014.

Lockman, Heather and Carla Wulfsberg. *Tumwater*. San Francisco, CA: Arcadia Publishing, 2010.

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Palmer, Gayle L. *The River Remembers: A History of Tumwater 1845-1995*. Virginia Beach, VA: Donning Company/Publishers, 1995.

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Recorder, Thurston County. Book of Deeds, various. Courtesy of Washington State Archives (Olympia).

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Stevenson, Shanna B. *Lacey, Olympia, and Tumwater: A Pictorial History*. Norfolk, VA: Donning Company/Publishers, 1985.

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TIMELINE

The timeline on the following page graphically illustrates the occupancy history of the Henderson House and places it within a regional context.

HENDERSON HOUSE

Timeline



Ca.1905 view of south and east sides of house
Source:Henderson House Museum.

1853 TERRITORY OF WASHINGTON

Territory of Washington established from portion of Oregon Territory

1889 STATE OF WASHINGTON

The State of Washington was admitted as the 42nd state in the Union on November 11, 1889

1845 NEWMARKET

First American settlement on Puget Sound. Newmarket or New Market became known as Tumwater by 1863

1896 OLYMPIA BREWERY ESTABLISHED

Began operations as Capital Brewing Company (1896-1902); became Olympia Brewing Company in 1902

1905 HOUSE BUILT

Built in 1905, the Henderson House originally belonged to the Naumann Family

Rohrbeck Family 1909 - 1921

Rohrbeck family purchased and moved into the house in 1909; John Rohrbeck worked for Olympia Brewing Co. in various capacities, such as accountant. The brewery closed in 1921, after switching to bottling non-alcoholic beverages for a few years after Prohibition began.

Paddy & Viola Sloan 1928 - 1935

Jenkins family sold to the Sloans, who rented rooms to boarders but had trouble paying their house loan, especially after 1929 and the start of the Great Depression. Sloans were the only known residents without children at the time they lived here.

1935 HOUSE FORECLOSED

Olympia Federal Savings and Loan foreclosed on the house, evicting the Sloans

VACANT 1935 - 1939

1928 LEGISLATIVE BUILDING

Legislative Building completed on the State Capitol Campus in Olympia

1916 PROHIBITION

Prohibition enacted by voters in Washington State; went into effect nationally in 1920

Jenkins Family 1921 - 1928

Rohrbecks sold to the Jenkins family. Edwin Jenkins was a wagon maker.

1920s REAR ADDITION

Early in the 1920s, the Jenkins Family added a rear ten foot addition including a back porch (off the kitchen), toilet, storage closet, and present office. Previously, there was a simple portico/stoop entry to the kitchen in the rear elevation, with a pent roof hood.

Ca.1930 view of west (front) facade with paper mill in background
Source:Henderson House Museum.



City of Tumwater 1974 - present

The City purchased the house from Agnes Henderson, with the idea of establishing a Tumwater Historic District. By 1977, a restoration effort was underway. Work included returning the front entrance to the northwest corner, removing shingle veneer and revealing original cladding, reestablishing the front porch (living room and returned to historic configuration), and recreating new in-kind cladding for front porch (based on historic sample).



Ca.1950's view of house, reproduced from the Washington State Archives
Source:Henderson House Museum.

1950s MAIN ENTRY RELOCATED

Hendersons relocated main entry to the southwest corner under the turret and enclosed the original front porch

1978 RESTORATION COMPLETE

City's restoration efforts are completed and the Henderson House opens as a museum; house is listed on the National Register of Historic Places as part of the Tumwater Historic District



1939 view of house, from the Thurston County Assessor files
Source:Henderson House Museum.

2003 OLYMPIA BREWERY CLOSED

Olympia Brewery closed their post-Prohibition buildings in 2003. Pabst purchased the label and rights to produce Olympia Beer and it is currently produced in California.

Henderson Family 1939 - 1974

Henderson family moved into the house in 1939 – the last family to reside here before it belonged to the City of Tumwater. The family repaired several previously broken windowpanes soon after moving in, according to daughter Margaret (Henderson) Lee. Damaged windows attributed to the building's vacant status.



2014 view of south and west facades of the Henderson House.
Source:Artifacts Consulting, Inc.