

# HISTORIC PROPERTY INVENTORY FORM

State of Washington, Department of Community Development  
Office of Archaeology and Historic Preservation  
111 West 21st Avenue, KL-11  
Olympia, WA 98504 (206) 753-4011

## IDENTIFICATION SECTION

Field Site No. 34-652 OAHF No. \_\_\_\_\_ Date Recorded 10/11/85  
Site Name Historic Allen House Hotel  
Common Jefferson Apartments  
Field Recorder Shanna Stevenson/Tom Costantini  
Owner's Name Ed McCarroll  
Address P.O. Box 917  
City/State/Zip Code Olympia, WA 98507

## LOCATION SECTION

Address 114-118 North Jefferson  
City/Town/County/Zip Code Olympia/Thurston/98501  
Twp. 18N Range 2W Section 14 ¼ Section SW ¼ ¼ Section NW  
Tax No./Parcel No. 785053001 Acreage less than one  
Quadrangle or map name Tumwater Scale: 1:24,000  
UTM References Zone 10 Easting 507960 Northing 5210060  
Plat/Block/Lot Block 53, Lot 1, Sylvester Plat of Olympia;  
Supplemental Map(s) \_\_\_\_\_  
west 48 feet of Sylvester Plat.

### Status

- Survey/Inventory
- National Register
- State Register
- Determined Eligible
- Determined Not Eligible
- Other (HABS, HAER, NHL)
- Local Designation

### PHOTOGRAPHY

Photography Neg. No. 24-35A  
(Roll No. & Frame No.)  
View of NW corner  
Date 10/11/85

Classification  District  Site  Building  Structure  Object Number of contributing resources: 1 building  
District Status  NR  SR  LR  INV noncontributing resources: 0  
Contributing  Non-Contributing   
District/Thematic Nomination Name Downtown Olympia IRA

## DESCRIPTION SECTION

### Materials & Features/Structural Types

Building Type Row houses  
Plan Rectangular  
Structural System Frame  
No. of Stories Two

### Roof Type

- Gable  Hip
- Flat  Pyramidal
- Monitor  Other (specify) \_\_\_\_\_
- Gambrel
- Shed

### Cladding (Exterior Wall Surfaces)

- Log
- Horizontal Wood Siding
  - Rustic/Drop
  - Clapboard
- Wood Shingle
- Board and Batten
- Vertical Board
- Asbestos/Asphalt
- Brick
- Stone
- Stucco
- Terra Cotta
- Concrete/Concrete Block
- Vinyl/Aluminum Siding
- Metal (specify) \_\_\_\_\_
- Other (specify) \_\_\_\_\_

### Roof Material

- Wood Shingle
- Wood Shake
- Composition
- Slate
- Tar/Built-Up
- Tile
- Metal (specify) \_\_\_\_\_
- Other (specify) \_\_\_\_\_
- Not visible

### Foundation

- Log
- Post & Pier
- Stone
- Brick
- Not visible
- Concrete
  - Block
  - Poured
  - Other (specify) \_\_\_\_\_

### High Styles/Forms (check one or more of the following)

- Greek Revival
- Gothic Revival
- Italianate
- Second Empire
- Romanesque Revival
- Stick Style
- Queen Anne
- Shingle Style
- Colonial Revival
- Beaux Arts/Neoclassical
- Chicago/Commercial Style
- American Foursquare
- Mission Revival
- Spanish Colonial Revival/Mediterranean
- Tudor Revival
- Craftsman/Arts & Crafts
- Bungalow
- Prairie Style
- Art Deco/Art Moderne
- Rustic Style
- International Style
- Northwest Style
- Commercial Vernacular
- Residential Vernacular (see below)
- Other (specify) \_\_\_\_\_

### Integrity (Include detailed description in Description of Physical Appearance)

	Intact	Slight	Moderate	Extensive
Changes to plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to original cladding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to interior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Vernacular House Types

- Gable front
- Gable front and wing
- Side gable
- Cross gable
- Pyramidal/Hipped
- Other (specify) \_\_\_\_\_

## NARRATIVE SECTION

### Study Unit Themes (check one or more of the following)

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Agriculture                                      | <input type="checkbox"/> Conservation                    | <input type="checkbox"/> Politics / Government / Law             |
| <input checked="" type="checkbox"/> Architecture / Landscape Architecture | <input type="checkbox"/> Education                       | <input type="checkbox"/> Religion                                |
| <input type="checkbox"/> Arts   | <input type="checkbox"/> Entertainment / Recreation      | <input type="checkbox"/> Science & Engineering                   |
| <input type="checkbox"/> Commerce   | <input type="checkbox"/> Ethnic Heritage (specify) _____ | <input type="checkbox"/> Social Movements / Organizations        |
| <input type="checkbox"/> Communications                                   | <input type="checkbox"/> Health / Medicine               | <input type="checkbox"/> Transportation                          |
| <input type="checkbox"/> Community Planning / Development                 | <input type="checkbox"/> Manufacturing / Industry        | <input type="checkbox"/> Other (specify) _____                   |
|   | <input type="checkbox"/> Military                        | <input type="checkbox"/> Study Unit Sub-Theme(s) (specify) _____ |

### Statement of Significance

Date of Construction 1891-1892 Architect/Engineer/Builder Unknown Period of Significance: 1891 - 1892

In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places

Level of Significance: local

In the opinion of the surveyor, this property is located in a potential historic district (National and/or local).

The Allen House Hotel (a.k.a. Jefferson Apartments) is an architecturally significant example of late 19th century row houses in Olympia. The wood frame structure is among the oldest residential buildings in the downtown and is a late Italianate Style structure distinguished by box bay windows, bracketed cornices, and stick work detail. The building is the only one of its type and period known to exist in the city and among the few Victorian row houses identified in the Puget Sound region.

Built in 1891-82, the apartments were constructed by Pamela Hale who was the first woman school superintendent in Thurston County. She also owned and platted a number of other properties in town. The apartments were near the Richardson (later Springer) lumber mill and were known around the turn of the century as the Allen House Hotel. The property was owned from 1908 to 1920 by Home Bateman who with C.D. Hillman promoted the Boston Harbor development north of Olympia.

The Allen House Hotel is a unique example of multi-unit housing from the period in the city. The building served workers from the extensive mill and manufacturing industries that developed at the Port of Olympia around the turn of the century. Like other row houses from the period in West Coast cities, the structure reflects elements of both the late Victorian Italianate Style and a vernacular Stick Style applied to a unique urban housing type. Almost no Italianate Style structures survive in Olympia. The only example of a late Victorian Italianate Style row house in Seattle is at 425 Eastlake Avenue East.

### Description of Physical Appearance

Facing Jefferson Street and the edge of the city's former waterfront along 4th Avenue, the Allen House Hotel (later known as the Jefferson Apartments) is an elongated two story wood frame structure with late Italianate detailing. The structure rests on a later concrete block foundation. The flat roof is bordered in the west (front) facade and north side by a low mansard-style parapet, below which is a molded cornice supported by ornate brackets with pendants. Walls are clad in drop siding and cornerboards, with horizontal stick-like banding above and below the windows on both stories. Between the floors is a wide band of vertical beaded boards; below the cornice is a frieze with panels of diagonal beaded boards between the brackets. The south wall is clad with unadorned clapboards.

The symmetrical front facade has a pair of two story rectangular bays at the center flanked by double entry doors with transoms sheltered by canopies with oversized rectangular brackets. Beyond the doors at either side end of the facade are similar two story bays. The four box bays have flat roofs with molded, bracketed cornices. Fenestration is composed of tall double-hung sash with one-over-one lights and ornate bull's-eye surrounds. The bays have paired windows on the front and narrow sides. The rear features recessed two story porches (that correspond to the bays on the front facade) with low railings and stairways to the second floor; doors lead from the porches to each apartment. The building's exterior architectural features remain largely intact. The interior spaces of the apartments retain the original configuration. The walls have been covered with paneling but the bull's-eye moldings and other woodwork as well as some original flooring are evident in some of the apartments.

### Major Bibliographic References

Pioneer Title Company Records.  
Polk City Directory.  
1900 Federal Census.