

## STAFF REPORT

### Campbell House

Public Hearing: November 2009

The Smith Building  
837 7<sup>th</sup> Ave SE  
Olympia, WA 98502

Staff Report Prepared by: Jennifer Kenny

Application Number: OHR-09-02  
Name of Property: Campbell House  
Location of Property: 404 17<sup>th</sup> Ave SE  
Olympia, WA 98501  
Owner: Aimee Baldoz and Mark Rentfrow  
404 17<sup>th</sup> Ave SE  
Olympia, WA 98501  
Date Built: Built ca. 1922

#### I. **STEPS TO DETERMINING QUALIFICATION FOR DESIGNATION TO THE OLYMPIA HERITAGE REGISTER**

##### A. Determine the Significance

*Properties are significant within the context of prehistory or history. Historic context is information about historic trends and properties grouped by an important theme in the prehistory or history of a community, State, or the nation during a particular period of time.*

*Because historic contexts are organized by theme, place, and time, they link historic properties to important historic trends. In this way they provide a framework for determining the significance of a property and its eligibility for National Register listing. A knowledge of historic contexts allows applicants to understand a historic property as a product of its time and as an illustration of aspects of heritage that may be unique, representative, or pivotal.*

*Themes often relate to the historic development of a community, such as commercial or industrial activities. They may relate to the occupation of a prehistoric group, the rise of an architectural movement, the work of a master architect, specific events or activities, or a pattern of physical development that influenced the character of a place at a particular time in history. It is within the larger picture of a community's history that local significance become apparent.*

*Similarly State and national significance become clear only when the property is seen in relationship to trends and patterns of prehistory or history statewide or nationally.*

*Source: Washington State Archives and University of Washington Special Collections*

### ***PROPERTIES OF LOCAL SIGNIFICANCE***

*Identify the local events and activities relating to the property and discuss their importance to local history.*

### ***PROPERTIES OF STATE SIGNIFICANCE***

*Discuss how the property reflects the history of the State and the ways in which the property is one of the best of similarly associated properties in the State to represent the theme.*

### ***PROPERTIES OF NATIONAL SIGNIFICANCE***

*Discuss how the property reflects an important aspect of the history of the Nation as a whole or has contributed in an exceptional way to the diverse geographical and cultural character of the Nation. Also explain how the property relates to other properties nationwide having similar associations.*

### **THE CAMPBELL HOUSE**

Located in the South Capitol Historic District, the Campbell House was built for Roy T. Campbell, whose mother was among the pioneer families that came to the Oregon Territory by covered wagon in the 1850s. It has been continuously occupied by the Campbell family until 2007, when friends of the Campbells purchased it.

#### **B. Determine the Age of the Property**

*Properties must be at least 50 years old. However an exception can be made for properties which have extraordinary significance.*

### **THE CAMPBELL HOUSE**

The house is 87 years old and so meets the 50 year age criterion.

#### **C. Determine the Integrity of the Property**

*To qualify for the Olympia Heritage Register properties must possess at least two elements of integrity of the following list:*

*Location, design, setting, materials, workmanship, feeling, and association.*

*Historic integrity is the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period.*

*Historic integrity is the composite of seven qualities: location, design, setting, materials, workmanship, feeling, and association*

*Historic integrity enables a property to illustrate significant aspects of its past. For this reason, it is an important qualification for the Olympia Register listing. Not only must a property resemble its historic appearance, but it must also retain physical materials, design features, and aspects of construction dating from the period when it attained significance. The integrity of archeological resources is generally based on the degree to which remaining evidence can provide important information. All seven qualities do not need to be present for eligibility as long as the overall sense of past time and place is evident.*

### **THE CAMPBELL HOUSE**

There have been no structural remodels to the exterior or the interior. The current owners made several upgrades to the house, but most notably to the exterior. Several decades ago cedar shingle siding was placed over the original lap siding, and the front window had been replaced. The current owners removed the cedar siding and had the original siding meticulously rehabilitated. Additionally, they had a custom-built wood window made to match the original front window. The owners also kept 1950s era interior materials such as wall paper and kitchen cabinets that had taken on their own historic importance. The house is in its original location. The chimney remains intact.

D. *Determine the Quality of Maintenance of the Property*

*This is a relatively undefined criterion. It was included to in effect make sure that the markers were not placed on undesirable looking properties even though they may be historically or architecturally significant.*

### **THE CAMPBELL HOUSE**

The house is well-maintained.

E. *Determine if the Property Meets at Least One of the Criteria for Designation (Section 5.A. of Ordinance #4438)*

*Any building, structure, object, site or district may be designated for inclusion in the City Heritage Register if it has significant character, interest or value as part of the development, heritage or cultural characteristics of the city, state or nation and if it falls into at least one of the following categories:*

- 1. Is associated with events that have made a significant contribution to the broad patterns of national, state or local history.*

2. *Embodies the distinctive architectural characteristics of a type, period, style or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction.*
3. *Is an outstanding work of a designer, builder or architect who has made a substantial contribution to the art.*
4. *Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering or architectural history.*
5. *Is associated with the lives of persons significant in national, state or local history.*
6. *Has yielded or may be likely to yield archaeological information important in pre-history or history.*
7. *Is a religious property deriving primary significance from architectural or artistic distinction or historical importance.*
8. *Is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event.*
9. *Is a birthplace or grave of a historical figure of outstanding importance.*
10. *Is a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events, or cultural patterns.*
11. *Is a reconstructed building that has been executed in a historically accurate manner, within a suitable environment and which is congruent with the City's history.*
12. *Is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.*

### **THE CAMPBELL HOUSE**

The house is a good example of a Colonial Revival style home.

- F. *Determine in Findings Form How a Particular Property Relates to the Established Criteria*

Findings will be determined at the meeting.

## II. **SIGNIFICANT HISTORICAL CHARACTERISTICS**

*These are the features that contribute to the property's historical significance and which should be preserved and maintained as it is kept up over the years. Important lost features may also be listed, because owners are encouraged to consider restoring these features when rehabilitation work is planned. Replacement either by exact restoration of the original or a modern, compatible design is acceptable. Non-historic additions may also be listed. The Heritage Commission may make some recommendations regarding these additions.*

- A. Significant Historic Features:  
Original doors, wood windows (plus replacement wood window in front), lap siding, and chimney.

Non-historic additions:

None

### **III. STAFF RECOMMENDATION**

The property appears to meet criteria 2:

*2. Embodies the distinctive architectural characteristics of a type, period, style or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction.*

Staff recommends placement of this property on the Olympia Heritage Register.

*Enclosures*

Photographs and supporting documents provided by the applicants.