



Olympia Heritage Register Application

Attachment - Application

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17-4541

OCT 17 2017

Property Identification and Legal Description:

Historical Property Name (if determined): Osborn House

COMMUNITY PLANNING
AND DEVELOPMENT DEPT.

Street Address: 118 19th Ave SW

City / State / Zip Code:

Olympia WA 98501

Tax Number / Parcel Number: 60500101900

purchased by SS Osborn 2/17/1908 deed record volume 68
350⁰⁰ pg 433

Property Owner(s) (attach additional details as required):

Name: Dana Braswell Doss Spouse - Dudley Doss

Street Address: 121 Olympic Ranch Lane

City / State / Zip Code:

Sequim WA 98382

Phone Number: 360-970-9440

Email Address: dana@dungeness-speech.com

Applicant(s) (if different from property owner):

Name: _____

Street Address: _____

City / State / Zip Code: _____

Phone Number: _____ Email Address: _____

NOTE: The property owner must sign the attached Certification statement to indicate their agreement to place their property on the Olympia Heritage Register should the application be approved.

Updated: July 16, 2015

Type of Property (choose one):

☒ Individual Historic Building or Cluster of Buildings at the Same Address

☒ Historic District*

☐ Historic Cemetery / Burial Site*

☐ Historic Site* (location of an important event)

☐ Historic Structure (e.g., irrigation system, bridge, or other "uninhabitable" functioning built element)

☐ Historic Object (e.g., statue, grave marker, or other non-functioning built element, or vessel)

☐ Archaeological Site*

☐ Traditional Cultural Landscape* (e.g., agricultural, horticultural, industrial, recreational, maritime, or other built landscape)

***Boundary Justification** (for a proposed historic district, historic cemetery/burial site, historic site, archaeological site, or traditional cultural landscape):

For a proposed historic district, describe the proposed boundaries of the district (such as street names and/or topographical features) and provide reasoning for the boundaries proposed:

Significance of Property (check all that apply):

The Olympia Heritage Register recognizes significant properties which are at least 50 years old, or of lesser age if of exceptional importance. This property is important for one or more of the following reasons:

☐ **Historical Importance** – A property which falls under this category is the site of a historic event which has had an effect upon society, is identified with a person or group who had an influence on society, or exemplifies the cultural, social, religious, economic, political, aesthetic, or engineering history of Olympia.

☒ **Architectural Importance** – This property is either an **individual** building that embodies the distinguishing characteristics of an architectural type, person, style or method of design or construction, or is the work of an architect or master builder whose individual work has influenced the development of Olympia, or a **group** of buildings that may lack distinction individually but together are easily distinguished as a unit and characterize an earlier era, way of living, or construction method.

Continued...

- ☐ **Archaeological Importance** – A property of archaeological importance has yielded or is likely to yield information important in prehistory or history.
- ☐ **Birthplace, Grave or Cemetery** – The birthplace or grave of a person of outstanding historical importance or a cemetery significant for its age, distinctive design features, or association with historic events or cultural patterns.

NOTE: Register properties must have material and design “integrity”, which means that they have not undergone changes which substantially affect their historical character. The level of integrity required is determined by the type of significance, e.g., those of architectural importance require higher integrity than archaeological sites.

Statement of Significance:

Please **attach** a brief description of why this property is important to the history and/or prehistory of Olympia. Describe:

1. **Significant historical information** related to the property, such as people and/or events which have had an impact on society.
2. **The property itself**, such as the style(s) of architecture, original features and material, later additions and restoration work, and any other information relevant to the physical appearance of the building(s), structure, object, or space.

Documentation:

1. **Photographs and Maps:** Attach current photographs of the property, showing all elevations (sides) and details that you consider to be important illustrations of the building’s special historical character. If available, include copies of historical maps and photographs.
2. **Historical Information:** Include a bibliography or photocopies of evidence that supports the property’s historical or prehistoric significance. Sources include but are not limited to books, newspaper articles, birth and death records, deeds, census documents, and oral histories.

Submission:

Send all materials to:

Michelle Sadlier, Historic Preservation Officer
Community Planning and Development, City of Olympia, Box 1967, Olympia, WA 98507
msadlier@ci.olympia.wa.us | 360-753-8031

PROPERTY OWNER CERTIFICATION

I/We, as the undersigned owner(s) of the below-named property, do agree to place the property on the Olympia Heritage Register.

I/We understand that the property will be subject to an advisory review process by the City of Olympia's Heritage Commission, the Historic Preservation Officer, or the Joint Design Review Board on any proposed changes to exterior architectural features that require a building permit, new construction on the property, or demolition.

I/We further understand that the result of this advisory review process will result in a recommendation to the City of Olympia Building Official, Site Plan Review Committee, or Hearing Examiner.

I/We also understand that the property will be publicized by the City with its location shown on maps of historic properties and background information published on its historical significance.

I/We understand that the listing on the Olympia Heritage Register will be recorded with the Thurston County Auditor's Office.

I/We further understand that the Olympia Heritage Register listing will be recorded in the chain of title for the property.


Property Address:

118 19th Av SW Olympia WA 98501

Owner(s) (all owners must sign):

Printed Name: Dana Braswell Doss Signature: 

Printed Name: _____ Signature: _____

Printed Name: Dudley Doss Signature: 

Date: 10/14/17

Statement of Significance

This is a 1908 house in the South Capitol neighborhood that shares some similarities, such as the gambrel roofline, with two others on Columbia Street which are believed to be Tumwater Mill kit homes. There is no documentation of this home being a kit home but it may be. I believe it is one of the earliest built homes on the street. When I purchased it in 1994 I was taken by the interior preservation of woodwork, the vintage wavy glass in the living and dining room windows and the lovely fir floor discovered when carpeting and floor paint was removed. I have not and would never paint that original woodwork or replace that liquefied glass.


Shortly after I purchased the house Rae Trullinger, a woman in her 90's who lived across the street at 121 19th Ave, befriended me. She told me stories about the neighborhood. She visited the neighborhood as a child, explaining that she took the ferry from Shelton. She told me about the muddy streets and the trolley that went up Capitol Way. She talked about the grand house on the SW corner of 19th Ave and Capitol Way, which is now an apartment building. As an adult she moved to Olympia and married Truman Trullinger who was mayor from 1942-1947. She told me stories about my house, which she referred to as the "Lee house", and the nice couple who lived there.

After a number of improvements, each trying to recapture original features of the home, I was approached by Sheila and Craig Swalling with the Historical Society to open my home for a holiday tour. The home turned out to be a popular stop on the tour and was featured as "an example of a more modest early home in the South Capitol neighborhood". At that time, through their research, I learned the home was first purchased by the Osborns in February of 1908 for \$300.00. The Osborns also purchased the lot directly across the alley. I regret that I have misplaced the written summary provided by these historians, but I do recall a couple of details. Mr. Osborn was a short haul wagon delivery operator. And Mrs. Osborn published a cookbook, I believe about cooking with salmon.

Through Mrs. Trullinger and others I've heard other odd details here and there. It was a rental for a while. Once, it was rented to a preacher and there was a fire in the upstairs. The fire marshal told Tommy Thompson, the owner at the time, it had been arson and the preacher was suspected of setting the fire for insurance fraud. After the fire the preacher abruptly left town before he could be charged! It was also occupied by Phyllis of Phyl's Furniture, a long time Olympia retailer.

This home is not grand my any means, being just shy of 1500 sq. feet. But the house is a jewel and is painstakingly restored and preserved.

Thank you for considering it for the Olympia Heritage Register.


Dana Braswell Doss

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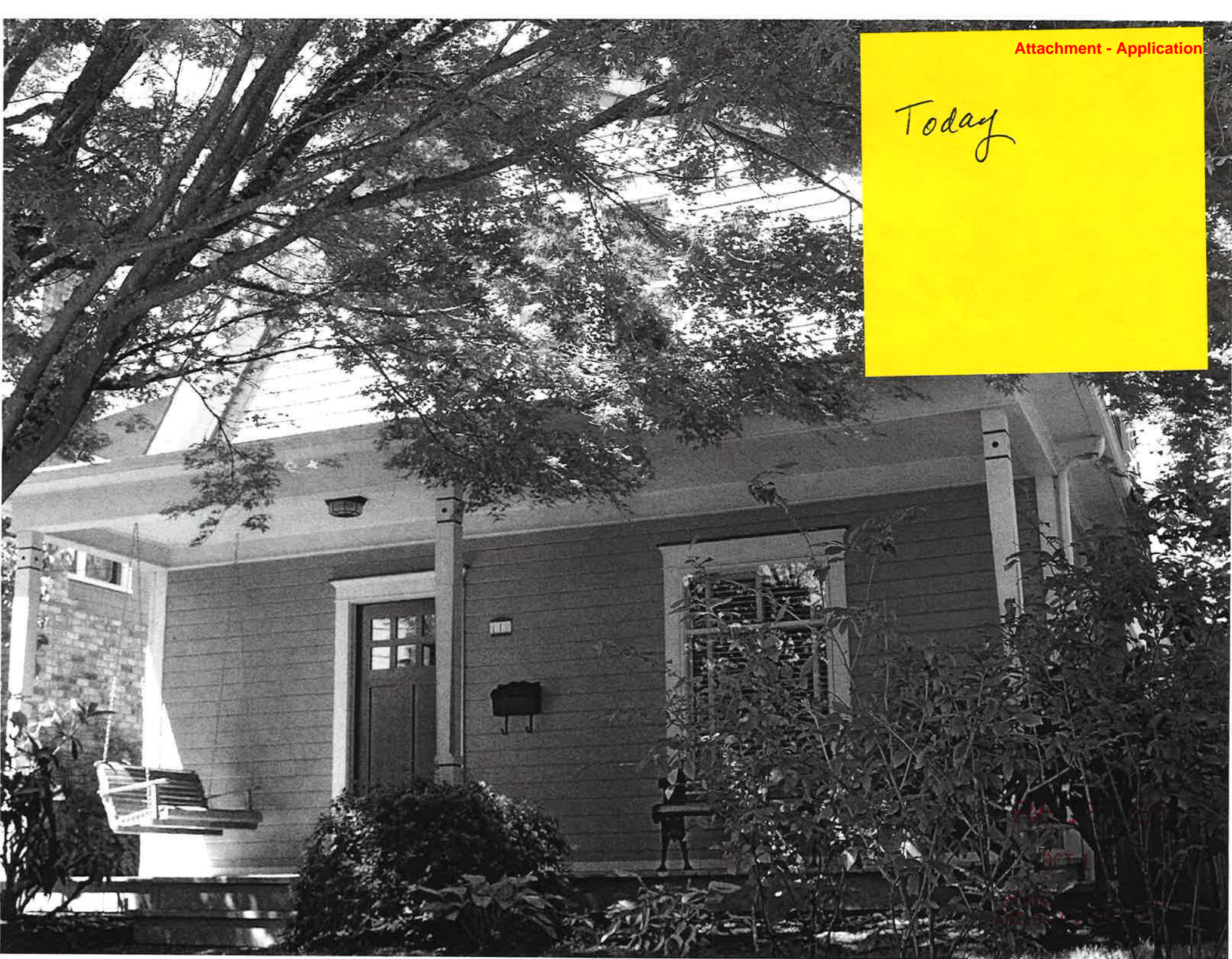
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This is the best early photo we have of our house. Maybe an appraiser is calling. Note the raised wooden porch and simple wooden columns. There are three double hung windows. The house was known in the neighborhood as the "Lee house". The Lees were likely the second owners during the period of the 30's to 50's.

We have since learned the original owner was S.S. Osborn

Today





This is the outside appearance of the house when purchased in 1994 by the current owners. Note the wooden porch had been replaced by cement. There were brick columns and a brick face on the front wall. Those changes were made by Tommy Thompson, who owned the house during the 70's and 80's, when it was a rental. The large picture window was installed by Dave and Claire Elliott who owned the house in the early 90's.

*note wooden porch had been replaced with
Cement pad and conventional modern door
had been installed.*

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In about 2001-2002, the front of the house was significantly changed in an effort to recapture the original look. The bricks were removed. Three double hung wood windows, wood deck porch, a new period style wider door and simple wood columns with a little detailing were installed. The old paint was removed down to bare wood. Cedar shingles on the second floor were replaced. The house was repainted.

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3 double hung windows
- wooden
replace plate glass window

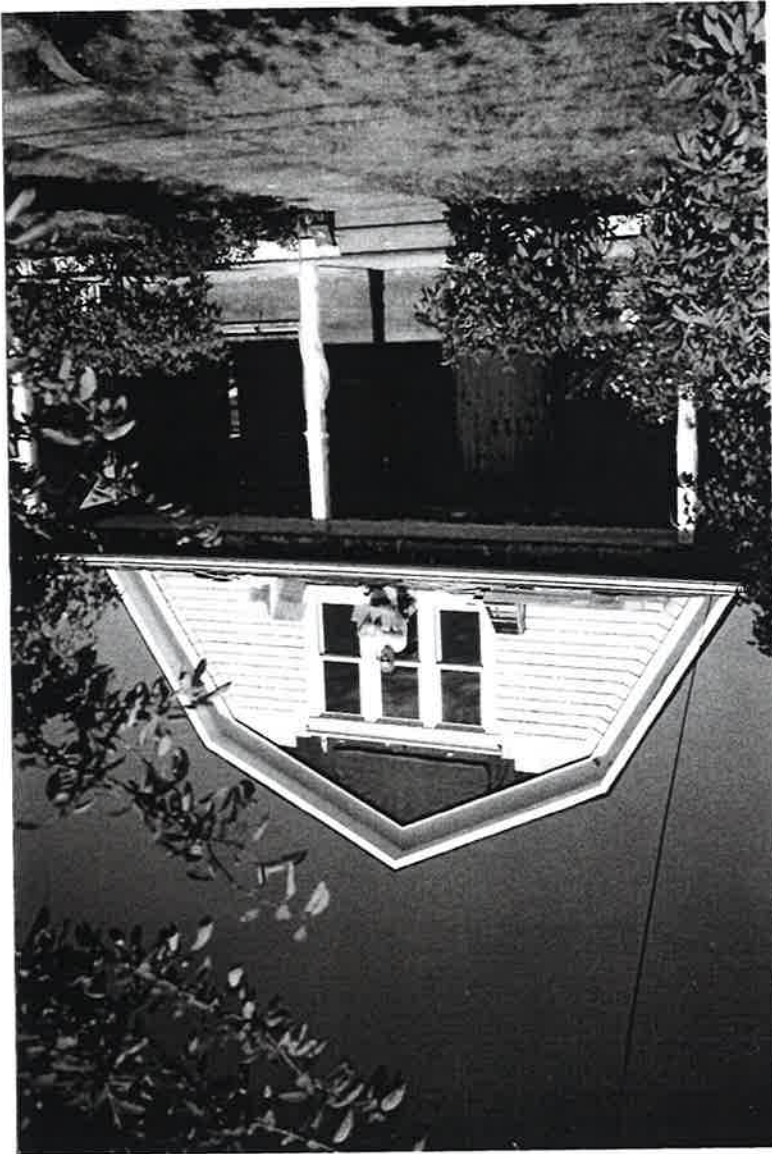


paint stripped down to bare
wood with chemical peel

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Siding stripped
1/3 old part before repainting



East facing



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Compare this photo the old
photo showing the appraiser.





Details of the new porch,
restored to original features
plus a slightly stylized but
simple wood column.

Dave Caudill did most of this work.

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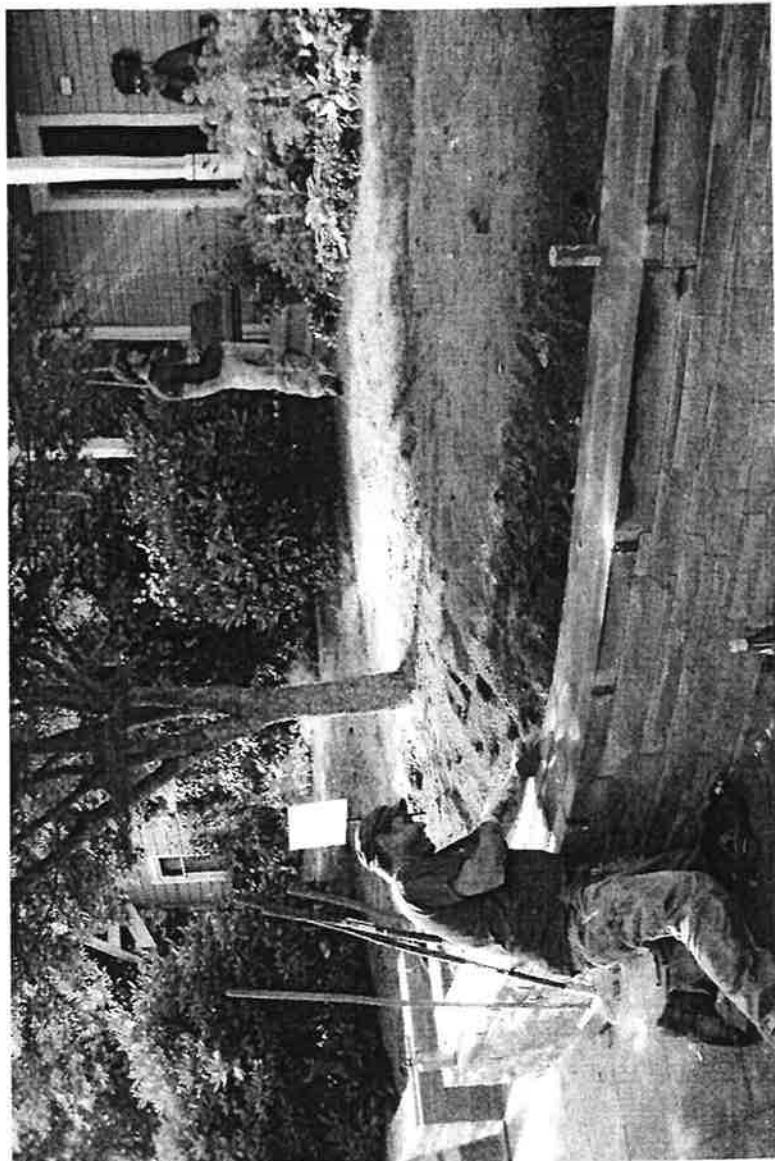
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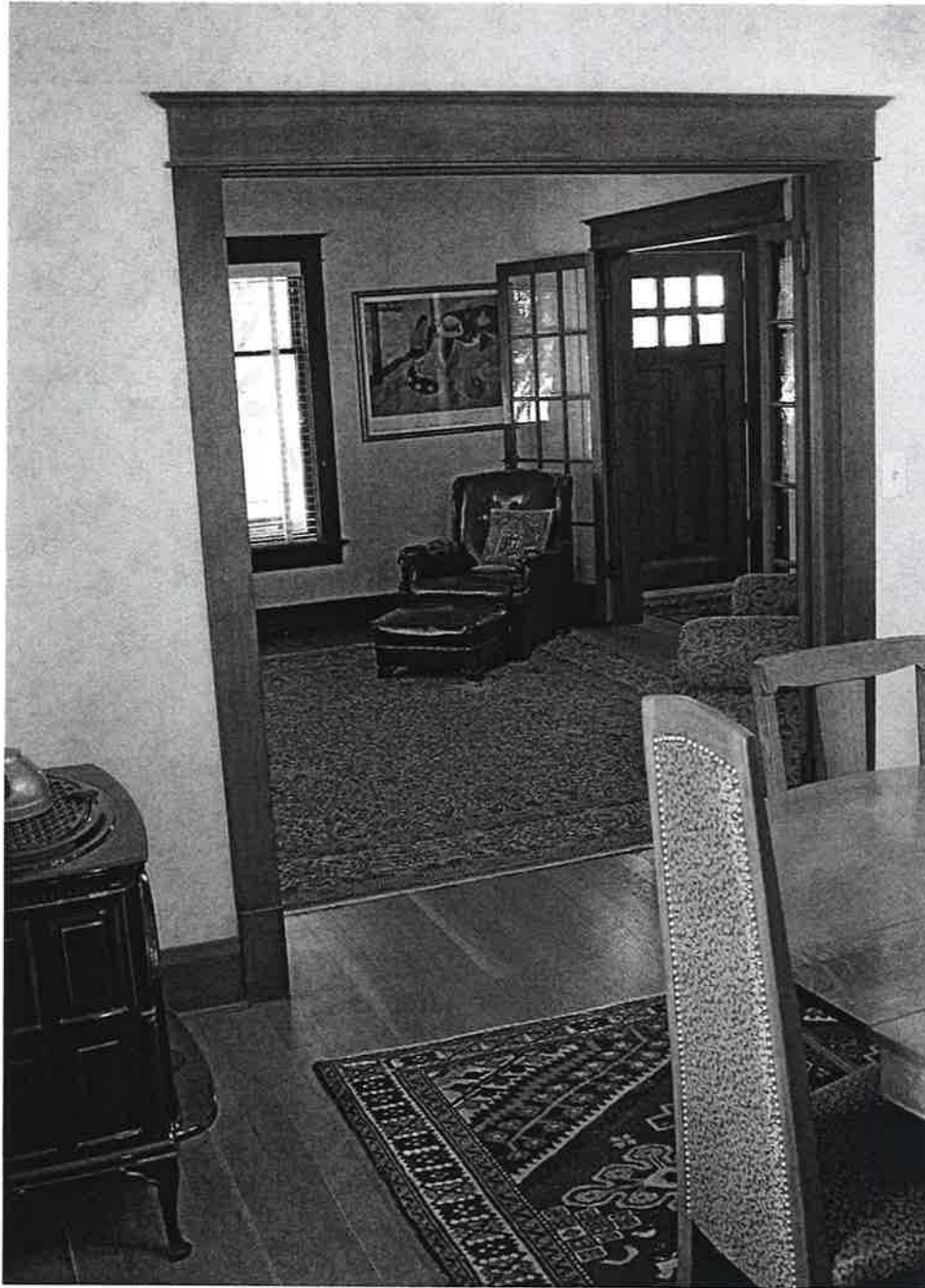
The latest project was in summer of 2010 with addition of a stone wall in front. Bill Lenker of **Lenkerbrook Services** designed and installed the hand chiseled Kentucky bluestone wall and community shared space in front.

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*original fir floors
wood trim and French doors
never painted.*



COLUMBIA ST SE

19TH AVE SE

Address 118 19th Av SW

→ error

CAPITOL WAY SE

18TH AVE SE

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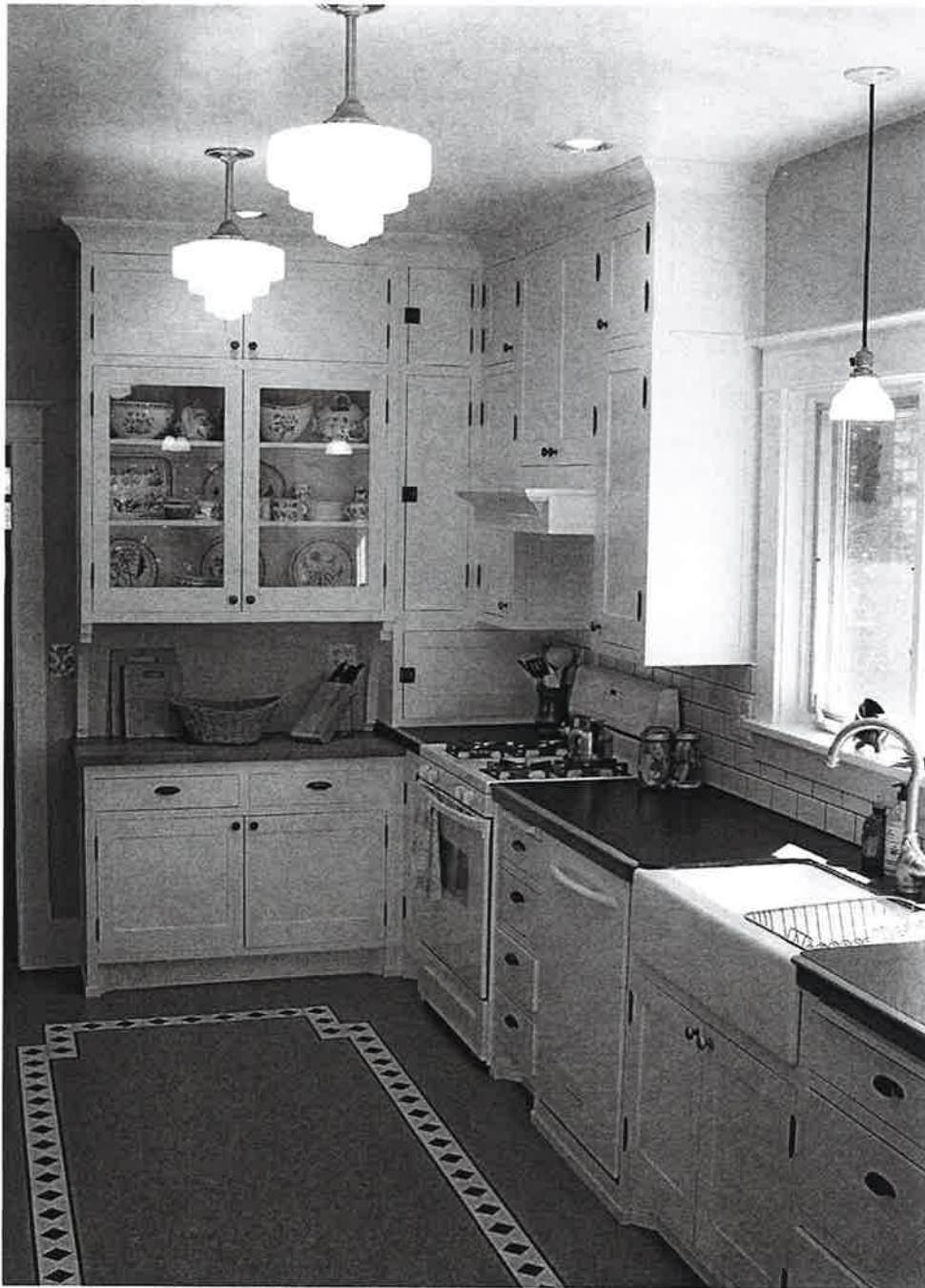
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*original banister
never painted*





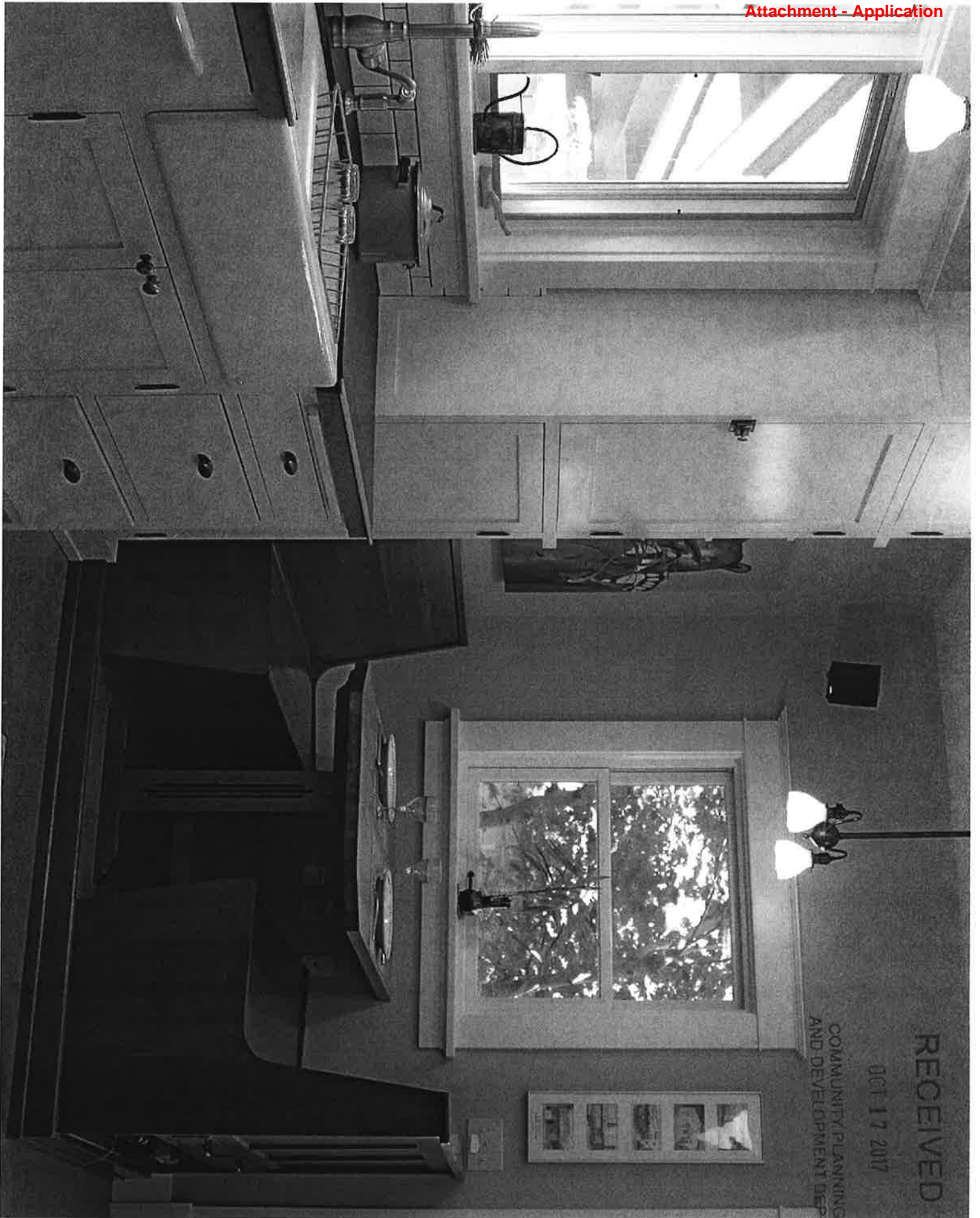
*Vintage inspired modern
Kitchen.
Remodel in 2004.*

*Steve Carras of Carras Cabinets
used traditional joinery
woodwork.
Slate counters made of old
school chalk boards.*

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