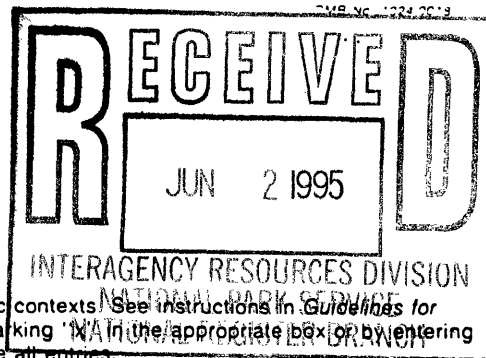


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National Register of Historic Places Multiple Property Documentation Form



This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "X" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

Olympia Residential Architecture from Early Settlement to 1944

B. Associated Historic Contexts

The development of residential architecture in Olympia, Washington from early settlement to 1944.

C. Geographical Data

The area is the historical and present city limits of Olympia.

☐ See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Gray M. Sampson
Signature of certifying official

5/19/95
Date

State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Edson H. Beall
Signature of the Keeper of the National Register

6/30/95
Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

Introduction:

The extant residential architecture of Olympia, Washington spans 140 years and the many influences of owners, location, materials, architects, builders and suppliers over that period. This architectural heritage also expresses the historic, cultural, and physical development of the city. It is an excellent source of information about the life ways, technology, and aesthetics of the people who have lived in the city since settlement. By developing a context for evaluating these important resources and understanding their significance, the opportunities for their protection and preservation are enhanced.

Organization of the Multiple Property Group:

The multiple property documentation form identifies one historic context---Olympia Residential Architecture from Early Settlement to 1944 and several related but discrete property types which are significantly associated with the context. Survey data does not indicate the existence of a district other than the already listed National Register South Capitol Neighborhood District.

HISTORIC CONTEXT

Setting

Olympia is at the southernmost point on Puget Sound. Geologically, it was formed by changes in the earth's crust carved through several glacial periods which down cut the main channels through glacial erosion and glacial deposition. Olympia, at the head of the inlet was the southernmost extent of one of the latest of these glacial periods about 13,000 years ago. The city is located on a peninsula of what was originally tideland flanked by deep tidal sloughs on the east and west sides. Bridges were built over the east and west sloughs to connect the main city to the east and west areas where residences were built. What later became known as Olympia was first known by separate names: Olympia, or Marshville on the west, named for settler Edmund Marsh, and Swantown on the east, named for John Swan. Steep hills rise on the east and west sides of the city which were re-graded in the 19th century to accommodate horse, wagon and street car travel. The Deschutes River flows northward at the southern end of the city. This city district is sited on bluffs overlooking what is now Capitol Lake, previously the estuary of the Deschutes River. The topography of the city has been drastically changed from its original appearance by the dredging of the Olympia Harbor beginning in the 1890s which filled the west side of downtown. The largest dredging took place in 1910-1911 which added some 29 blocks east and north of downtown. The dredging filled the east side slough and connected downtown with that residential area.

Prehistoric Cultural Activities

The main prehistoric ethnographic group of the Olympia area were the Puyallup-Nisqually Indians who are part of the Coastal Salish group. The group principally described by ethnologists as being in the area were called the Stehtsasamish who had a village at the south end of Budd Inlet at the outlet of the Deschutes River. The name of this village group was "st tcas bc". This group may have ranged widely however as various seasons and food gathering activities took place throughout the year. Descendants of the Indians that lived along Budd Inlet are now members of the Squaxin and Nisqually tribes. (Carpenter, Correspondence) The area was known variously as Stu-chus-and, Stitchas, and Stechass with various meanings of "bear's place." Waterman identifies the old village site in the present city of Olympia, B 1 s - t c E' t x u^ d, "frequented by black bears" in the western part of the city. (Waterman)

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Permanent Salish houses were large communal structures for four, six or eight families with each family group having its own section. They were rectangular, built of cedar planks with doors at the ends or on shed houses, or side openings. Houses were built parallel to an adjacent beach or river. Large posts were sunk into the ground and horizontal pieces attached to them. The vertical plank side walls were lashed to horizontal members and corner posts with cedar withes. The end poles which supported the ridge pole were often higher than the main house. Cedar planks, some movable, some fixed, formed the roofline. Storage platforms were built around the interior of the house. Fires were built in fixed locations for each family. Overhead salmon drying racks were permanent fixtures of the houses. Probably most Puget Sound houses had shed roofs. Another house type had a gabled roof. Opinions differ on whether or not Puget Sound houses were built over pits. (Waterman and Grenier)

Temporary Salish housing most often consisted of cedar mats which were arranged against poles at a temporary food gathering locations. From historic accounts the beaches of Olympia continued to be a popular shellfish gathering location even after American settlement and were temporary housing locations.

Exploration and Settlement

Early Euroamerican explorers to the area include the English Vancouver Expedition in 1792. On May 20, 1792, an expedition of sixteen men under the command of Lt. Peter Puget departed the Vancouver Expedition main ship, Discovery, anchored off what is now Bainbridge Island, in two small boats. Puget explored Southern Puget Sound including Budd Inlet in an attempt to locate the Northwest Passage. After the reconnaissance work of Puget, Vancouver named the area south of the Narrows in his honor. (Meany, "Notes and Documents")

The first Euroamerican settlement activity in the vicinity was by the Hudson Bay Company who first established a storehouse near the Nisqually River in 1832. They had considered the falls of the Deschutes at Budd Inlet as a possible post site because of its potential as a mill seat for grist and saw mills. This idea appears to have been abandoned because of the poor quality of the surrounding land for agricultural use. One account of a retired Hudson Bay employee, Thomas Otchin, cited him as the first permanent settler in what is now Olympia, and noted that he spent 1841 there. (Hillsboro Argus)

In July 1841, the U.S. Exploring Expedition under Lt. Commander Charles Wilkes visited Puget Sound. Wilkes, Lt. Thomas Budd and Mr. Henry Eld set out in three boats and reached the head of the inlet on July 9 and described the falls of the "Shutes River." Some members of the party were dispatched on an overland exploration south of Budd Inlet. (Meany, "Diary")

First documented American settlement of the area was in 1845 when the Simmons Party settled near the falls of the Deschutes River. The following year Levi Smith and Edmund Sylvester claimed the site of what is now Olympia. Smith built a cabin near what was then the Olympia waterfront and claimed much of the area of what is now Olympia. Levi Smith described this first non-Native house in Olympia in 1847. "In it you will find one house built of split cedar with a stone fire-place and a stick chimney. It is covered with four-foot shingles put on with

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weight poles. It has three lights and one door, with a rough puncheon floor, made of split cedar, with a closet and bedroom made of the same materials." (Journal of Levi Smith). Levi Smith died shortly thereafter and the title to the town was passed to his partner Edmund Sylvester who after an ill-fated trip to the California Gold Rush, officially platted the town of Olympia in 1850. The site was at the important intersection of the northern branch of the Oregon Trail or the Cowlitz Trail and Puget Sound.

The town was laid out much like a New England village (Sylvester was from Maine and asked fellow New Englander Hugh Goldsborough to plat the town). Set aside from the original plat were a town square, land for a school, capitol building and Masonic lodge. Early on however, most of the homes were built clustered around the waterfront which afforded the easiest means of transportation rather than traveling overland through heavy forests. Early commerce was with other Puget Sound cities including Victoria, B.C.

An entertaining story relates that some of the earliest settlers used the burned out trunks of the huge trees for temporary shelter. However as early as 1847, a saw mill was constructed at Tumwater, which provided sawn lumber for the earliest homes of the area.

A group of French Catholic Missionaries were also early settlers to Olympia. They came to what is now Priest Point Park in 1848 and built what are described as two buildings. One was by one account a "broad cabin" and the other was by some accounts a chapel building. Several Indian huts were also supposedly nearby.

Through a series of political events, the town became an important locale in the tug of war between the Hudson's Bay Company and the American Government. The Hudson's Bay Company had established a post at Fort Nisqually, about fifteen miles north of Olympia in 1833, and an adjacent large farming operation along the Nisqually River. It was at Olympia where an official American presence was established to counter the British Hudson's Bay Company. At Olympia, a U.S. Post Office was established in 1851 and the official Customs Port of Entry of Puget Sound was set at Olympia in 1852 in order to counter the influx of the British goods to the Hudson's Bay Company. These official functions were housed in a building reputedly shipped to Puget Sound and assembled at a location on Olympia's waterfront. (McDonald, Washington's Yesterdays)

The Territorial Period

Because of these government offices and the establishment of a paper The Columbian, in Olympia in September, 1852, Issac Stevens, first Washington Territorial Governor, named Olympia as the temporary capital of the new Washington Territory upon his arrival in the city in 1853. This precipitated the initial growth of the city.

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During this time several substantial homes were built. Governor Stevens and his wife and family stayed in buildings temporarily built on the waterfront by Father Pascal Ricard, of the mission at Priest Point. The Stevens' however built a Greek Revival style residence with a front gable and wide porch supported by square posts in 1856 near the present capitol grounds. The early homes of the period featured the six-over-six lights, with narrow mullions which allowed for maximum light into the interior of the house.

Another early settler, Daniel Bigelow, constructed a Carpenter Gothic home on the East Side of Olympia in 1854. He had earlier built a small cabin on the same site when he located on his Donation Land Claim in 1852. Olympia Founder, Edmund Sylvester, built a very large Italianate Villa complete with a tower on Main Street in 1855-56.

Earliest Olympia homes were constructed with box or vertical plank construction often with cedar sidewalls and rafts of cedar logs for foundation, using the huge virgin growth timber of the area. An interesting observation was that because of the size of the timbers in the northwest, these planks were easier to handle than the huge logs which might otherwise have been used to build log houses. (Ross)

The Bigelow House foundation timbers were evidently passed through a flame similar to the Indian treatment of canoe wood to protect the timbers from insects and rot.

Probably many of these box-style homes were constructed from readily available pattern books which illustrated Italianate and Carpenter Gothic styles. However carpenters are mentioned in several reminiscences of the 1850s. Mary Thompson Beatty recalled that David Beatty and A. J. Linville built her Uncle George Whitworth's house near Priest Point Park in the 1850s by "splitting boards and planing out the weather boarding." There was also speculation that the brig Orbit which brought the pre-fabricated houses to Olympia in 1849 also brought two carpenters, John Swan and William Murray, to build the Sylvester House. (McDonald, "Sylvester House")

The Bigelow House, listed in the National Register, is the lone survivor from this earliest period of residential architecture. Because the house has been little altered, there is a good indication of construction methods and interior finishing.

An early example of the Italianate style is the extant Steele House built in 1869, which also exhibits the box style of construction. Another Italianate style home was the brick Billings house which William Billings built from his own brickyard in 1874. This was built adjacent Sylvester Park. Brick was not a popular building material with the wealth of lumber resources and mills which by the 1870s were flourishing in and around Olympia.

Entrepreneur Samuel Percival built a grand home on Olympia's west side which combined a carpenter Gothic roofline with Italianate bracketing and bay windows. Benjamin Harned, a local contractor, built the house.

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Many of Olympia's early settlers came from New England and built homes reminiscent of that area. The prevalent styles were also carried from Oregon, an initial stopping point for settlers traveling came over the Oregon Trail and then venturing north to Olympia and Puget Sound.

These styles were dictated by the technology of the plank style, which afforded little opportunity for complex roof lines but did allow for the fanciful decoration featured on the Sylvester and Percival houses. Other more mundane plank houses were more serviceable and featured only simple Greek Revival detailing. A panoramic view of Main Street (Capital Way) in 1878 shows modest homes with steeply gabled roof lines, primarily one to one-and-one-half stories in height, with some detailing such as a bay or porch. Hipped and gabled roof lines have predominated throughout the city's history in Olympia's wet climate.

During the 1870s Olympia continued as the Capital of Washington being enlivened annually by the visit of the legislature. However, the city suffered a severe blow in 1873 when the terminus of the main line of the Northern Pacific Railroad was set at Tacoma instead of Olympia. The transportation connection which continued to be most important was that of the steamboats which plied Puget Sound and landed at the wharf on the city's waterfront. With the completion of the wooden capitol building on the capitol grounds, slowly the city extended southward away from the water. It was not until the advent of the street car of the 1880s that the southern area of Olympia developed.

As noted, the east side of Olympia was separated from downtown by a long tidal slough which had to be bridged in order for the east side of Olympia or Swantown to develop.

A succession of bridges were also built across the western arm of Budd Inlet, the first in the 1860s. While downtown was developed with smaller homes sites, the east side and west side featured small subsistence type home lots with room for orchards, gardens, animals and outbuildings. Downtown home lots appear from historic photographs to be denser but nevertheless carefully fenced.

A bird'seye view drawing of Olympia done in 1879 shows the town with considerable development downtown, and some homes southward near the capitol grounds and along the east side of the city.

In the 1880s extensive work was done on the infrastructure of the city bringing modern improvements such as electricity, telephones, water mains and street. The east side "Swantown" hill was graded and on the west side, the Woodruff Plat opened the area to more home building. The Olympia Building and Loan Company began in the 1880s, which made loaning for homebuilding more accessible to local residents. This company continues to be the major home lender in Olympia one hundred years later.

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Statehood

This flurry of activity in the 1880s was the precursor to statehood for Washington and the vote to keep the capital city at Olympia. In 1889, Washington became a state and Olympia became the capital. A number of Victorian style homes were built during the late 1880s and early 1890s in Olympia reflecting the prominence of the city and the availability of new building techniques and materials. With the advent of balloon frame construction and the number of lumber mills and suppliers, homes went from the simple box styles constructed with planks to decorative and complex types which represent the Queen Anne and Victorian high styles. Several of these were built on Olympia's east side notably along Olympia Avenue and include several National Register properties including the Byrd House at 1106 East Olympia, the Rudkin House at 1005 East Olympia, and the Funk House at 1202 East Olympia. The White House at 1431 East 11th, listed in the State Register, also on the east side is an excellent representative of the Eastlake influence in decoration. The McIntyre House at 123 North Cushing was built by its long-time owner J.R. McIntyre. Even more modest homes were bedecked with fishscale shingles, brackets and pendants. The Patnude House at 1239 East 8th, a National Register property, was built in 1893 by well-known local carpenter Charles Patnude for his own home. Smaller Victorian cottages were also constructed with scaled back features evident on the larger houses. An excellent example is the National Register Hale House built in 1882 at 903 Northeast Tullis Street on the Eastside.

Homestead Vernacular Farm Houses

During the late 19th and early 20th century in the more remote areas of what is now the city, there were a number of small farming operations. These small farming operations provided milk, fruit and other commodities for the nearby city market. The homestead style vernacular houses from these farms are still extant primarily in southeast Olympia, although on smaller pieces of land. These homestead houses are either front or side gable, vernacular style houses often with T-shaped with a side extension from the gabled section. They are built of wood with simple detailing of front porches and corner boards. These residences are located on land larger than typical city lots reflecting their earlier use as a farmhouse on a dairy or truck farm. They are of wood construction. Examples include the Coulson House, 3637 Pifer, the Carlson House at 2817 Boulevard Road, the Heintzelman House at 2123 West 9th and the Merryman House at 3516 Boulevard Road.

By the 1890s Olympia had its first architectural firm, Hartsuck and White, who designed some residences. While the early 1890s were a time of growth for the city with the naming of Olympia as the capital of the new state, by the mid to late 1890s an economic downturn drastically affected the city. The boom time railroad expansion years of the 1880s fizzled in the 1890s with bank closings, strikes and financial panics. Many of the homes built with optimism and fine materials had to be finished to second rate material such as fir on the upper stories.

In 1887, the first St. Peter Hospital was built in the southern part of the city and several doctors built large homes adjacent to the facility. During the 1890s the capitol was located downtown near the towns quare in what was originally built as the Thurston County Courthouse. Several fine homes were built in the area during this period.

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As the streetcar lines were developed south, east and west of downtown, these areas become more popular residential districts. The grading of both the east and west hills on 4th street, a major thoroughfare, also made these areas more accessible.

The housing construction material of choice for Olympia residences was wood because it was the most plentiful and cheapest material available. With the many lumber mills in Olympia which not only produced dimensional lumber but specialties such as doors, siding, shingles and trim, Olympians had a ready source of wood building products. The Funk House, the Byrd House, the Patnude House and the White House are excellent examples of the type of wooden materials used in Olympia during the Victorian period.

Capitol Construction

After the turn of the century, it was determined to built a larger and more permanent capitol group south of the city on the lands originally set aside by Edmund Sylvester. Although foundations had been dug in the 1890s, the deep financial depression of that decade stopped the work. However, in 1908, a large brick Georgian style governor's mansion was built on the capitol grounds, by Russell and Babcock of Tacoma. In 1910, a new firm of architects was engaged and parts of the capitol group began to rise, spurring residential activity in the South Capitol Neighborhood through the 1930s.

Around the turn of the century, the more ornate Victorian styles gave way to plainer styles such as the Foursquare, built in balloon frame construction often with dormers and broad porches. This type is well represented in the South Capitol Neighborhood and the lower east side.

Joseph Wohleb and the Early 20th Century

Joseph Wohleb, a young California boat builder and carpenter came to the city in 1913, and as his first residential commission built Cloverfields, a Dutch Colonial Revival house as the centerpiece for the model dairy farm of Hazard Stevens, son of the first Territorial Governor. This residence is listed in the National Register. Wohleb, who officially received his architect's license in 1919, went on to be the primary architect in Olympia during the early and mid-twentieth century and until his death in 1958.

Wohleb designed dozens of homes, but his most significant are the two mansions which he designed side by side in the South Capitol Neighborhood: an English Renaissance style brick home for Henry McCleary, a local lumberman and a Spanish Colonial Style villa for C. J. Lord, the city's most prominent banker, both in the 1920s. The story is that Lord had commissioned his new home in 1923. Sometime before that date, McCleary had approached Lord for a loan and was turned down. McCleary commissioned Wohleb to build a home to outshine Lord's adjacent to the Lord house, and fittingly, Wohleb built his own home directly across the street from these two mansions.

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Wohleb built a number of Mission style residences as well as a variety of other styles including Craftsman/Bungalow, Colonial Revival and English Revival, all in Olympia neighborhoods. After the senior Wohleb's death he was succeeded by his son Robert Wohleb, who also designed a number of homes, including his own in southeast Olympia.

The prominence of the lumber industry in the area produced a housing type which can be described as "lumber baron". Several homes in Olympia were built by owners of logging and/or lumber mill operations. Outstanding examples are the Springer House at 313 West 17th owned by Charles Springer and designed by Joseph Wohleb, featured only the finest woods: the Young House 2002 South Capitol Way; the Ogden House 301 Maple Park; the McCleary Mansion; at 111 West 21st; built by the owner of a company town and door factory just west of Olympia; the Giles House at 727 West Bay Drive, owned by mill operator, Charles Giles; the homes owned by the Anderson brothers of the Tumwater Lumber Mills Company (the Ossian Anderson House at 205 West 25th, the Karl Anderson House at 2319 South Water, the Olof Anderson House at 410 North Sherman, and the Edward Anderson House at 417 Olympic Way); the O'Leary House at 2422 Southeast Washington; and the Ward House at 137 North Sherman.

Pre-cut Homes:

The Anderson Brothers provided one of Olympia's largest residential legacies As the owners of the Tumwater Lumber Mills Company, providers of pre-cut homes. The company was begun and operated by six Anderson brothers and their two sisters, all immigrants from Sweden. The Andersons first began their logging operations at Mud Bay and in Lewis County. In 1922, they started "Tumwater Ready-Cut Homes," prefabricated houses which could be quickly and easily framed. Sten Anderson, one of the brothers and a professionally trained engineer, designed the houses with input from family members. By 1925, their promotional materials boasted an "architectural department" to assist prospective buyers. The first operation of its kind in the west, the pre-cut houses were sold nationally and internationally with great success. Materials provided included instructions, drawings, specially marked lumber which indicated the section of the house, finishing lumber and frames for doors, windows as well as crated built-in features, including cabinetry, fireplaces and wainscoting. Interior materials included both flooring and hardware. Their catalogs advertises shades, tile, light fixtures, and furnaces. "We Furnish Everything in Wood, Pain and Hardware,:" boasted the company's promotional material.

The firm's first location was in Tumwater, although it later moved to the west bay area of Olympia. Literature from the company claimed that anyone could build the houses in a matter of days. The firm once demonstrated the framing of a five-room bungalow in one day. The company also produced pre-cut barns and outbuildings.

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The hometown company found a good market in Olympia, with over five hundred homes constructed in the city from the 1920s to the 1940s. A series of catalogs issued by the company makes the identification of their possible. Many are in the South Capital Neighborhood area; a row of five are found along Columbia Street, others are along Rogers and Percival streets on the west side. The styles ranged from Craftsman/Bungalow to English Revival Picturesque to an Art Moderne influence in later years.

A variety of local builders were active in the early twentieth century. A listing from the Olympia Recorder of 1914 lists the builders of homes during that year, including H. L. Ellsworth, A. W. Clark, R. H. Guhlke and J. B. Goodrich.

From the 1910s until the 1930s it was the Craftsman/Bungalow style which predominated in Olympia. The style was interpreted in grand and modest versions. Stylistically, most of the homes from the historic period fall under the category of the Craftsman/Bungalow style. The growth of Olympia during the 1910s to 1930s, the affordability of this style, and the influence of the pre-cut houses designed in the Craftsman/Bungalow style contributed to this pattern.

Also popular from the 1910s until the 1940s were revival styles including Mission Revival, Colonial Revival, English Revival, and Dutch Colonial Revival.

The English Revival style was mastered by Elizabeth Ayer and her partner Edwin Ivey. Elizabeth Ayer was a native of Olympia and was the first woman graduate (1918) of the University of Washington School of Architecture. Among her most important works in Olympia are the Bridges House at 301 West 21st, the Muench House (Lo Ma Villa) at 2621 South Capitol Way and the Allen Beals House at 726 South Percival. Less grand English builder style houses dating from the 1920s and finished with shingle clapboards and stucco are well represented in all areas of the city.

Miss Ayer was not the only woman architect to leave her mark on Olympia. Phyllis Dohm Mueller, a licensed architect, designed the Kormesser House at 407 Olympic Way in the 1940s.

Although Trena Worthington was not a professionally trained architect, she too leaves an architectural legacy in Olympia from the 1930s and 1940s. A retired attorney, Mrs. Worthington has long had an interest in architecture. She began designing homes from an Architectural Digest magazine of the period. She incorporated used brick and locally made Chehalis brick and slightly modified the decorative motifs of each house. A row of five houses on Hillside Drive in Olympia are all versions of a single plan, with touches added by Mrs. Worthington. She also designed another home on 28th Avenue in southeast Olympia.

Several architects from other areas are represented in Olympia homes, including J. Lister Holmes, who built the McDonald House at 2215 South Water; and the Overton House at 2217 South Columbia, designed by W. H. Whitely. Hill, Mock & Griffin of Chehalis designed the Titus House, a French eclectic style at 1601 South Sylvester; and Thomas and Totty of Seattle designed the Mills House at 2061 East Bay Drive.

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Other individual builders include John Van Etten who with his wife Rosamund built and designed several homes on the west side. L. E. Dawley, who built a number of homes on the west side and the South Capitol Neighborhood, as well as his own home in southeast Olympia.

Architect Virgil Westbrook designed two fine homes across the street from one another on the west side: the Dohm House, 803 West 5th, a Dutch Colonial Revival style; and his own home at 820 West 5th, a picturesque English Revival style. Westbrook was an associate of Joseph Wohleb as was Frank Stanton, who designed the O'Leary House at 2422 Southeast Washington Street.

Into the twentieth century, wood continued to be the primary residential building material. There are a few homes extant from the historic period which are built of brick including the Governor's Mansion, the Titus House at 1601 South Sylvester, the Bowman/Smith House at 2317 South Columbia, the McCleary House at 111 West 21st, the Zabel House at 1912 East State, the Bigelow Apartments at 727 East 4th, the Brick Apartments at 1500 South Columbia, and the brick half-timbered Partlow House at 3303 Fairfield Road. Trena Worthington also favored the brick for her homes.

An interesting departure from the use of wood as a building material is the Meyer House on East Bay Drive which was built in 1912 using ornamental concrete block. This house, listed in the National Register, is the lone representative of this material in Olympia and also features wooden balconies and wooden dormers.

The Meeker House in West Olympia probably features the most unique exterior materials with a combination of bottle glass, petrified wood, stones and other found materials. With Joseph Wohleb's Mission influence, stucco was also a popular exterior finish. Excellent examples include the C. J. Lord House at 211 West 21st, the Kevin House at 203 West 20th, and the Brenner House at 122 North Sherman. Tumwater Lumber Mills also utilized stucco in its English Revival style pre-cut homes found in west Olympia.

A few farmhouses are extant from the early part of the century in and around Olympia. The Moore House, a Olympia Heritage Register property in southeast Olympia is a 1920s-era stucco bungalow which was originally located on a small subsistence farm. Also in the southeast Olympia area is the McDonald House which is a 1920's foursquare style house which was the centerpiece of a strawberry growing operation. The house is currently just inside the Tumwater city limits. The Kaiser House in northwest Olympia area is another 1920s era wooden bungalow which was the farmhouse for a dairy operation. This property which is listed in the Thurston County Historic Register is in Olympia's growth area. The original farm settings for these properties have been altered and they are now on individual size city lots.

Stone, primarily Tenino sandstone from quarries just south of Olympia, was used for foundations, chimneys and fireplaces on several homes located in the South Capitol Neighborhood.

Many fine waterfront homes were built in the early twentieth century as roads reached the bay side and it became prestigious to build there. These include the Stanton House at 2139 East Bay Drive, the Jeffers House at 2109 East Bay Drive, the Mills House at 2061 East Bay Drive and the Chandler House at 2053 East Bay Drive. Many of the more modest waterfront homes have been lost due to the increasing value of that property and the redevelopment of those sites.

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Contrasting with these fine waterfront homes were the float houses which were built around the tide lands that were to become Capitol Lake. These makeshift wooden houses were inhabited primarily by the economic underclass of the depression years. They were burned in 1938. Capitol Lake was formed in the 1950s. Several of these float houses were re-located along Old Highway 99 in Tumwater for a number of years but have now been razed.

Much of Olympia's architecture can be classified as "vernacular" with few examples of individually designed houses. The pre-cut houses were designed by a draftsman and there is some evidence that Joseph Wohleb or his firm assisted with the designs. A good example of a vernacular house which has been well-documented is the Howell House at 413 Quince, which dates from 1890. Relatively few of the vernacular houses have good integrity.

There is little multi-family housing from the historic period. The exceptions are located in the downtown area built to accommodate the lumber trade. The Jefferson Apartments on Jefferson Avenue is an 1890s Italianate style apartment house located near the mill waterfront and listed in the National Register. The Angelus Hotel, located downtown at 204 West 4th also served the waterfront workers. Other small apartments are found in downtown Olympia at 714 and 914 Franklin and in the Bigelow Apartments at 727 East 4th. Others are along Capitol Way at 1609 and 1611 South Capitol Way, 2314 and 2316 South Capitol Way, 2406 and 2408 South Capitol Way (with Art Moderne styling), and duplexes on East 23rd Street. The Gibbons House at 1017 South Capitol Way was originally built as a boarding house for legislators and other capitol employees and continues that use. It is locally designated.

Some duplexes are also evident in the South Capitol Neighborhood: the Glidden Duplex at 1601-1603 South Capitol Way, the Ellsworth Duplex at 209-211 West 19th Avenue and the Yeager Duplex at 1517-1519 South Columbia and the Lackey Duplex at 2720 South Adams.

Many of the early working class homes were in the downtown area, an area since redeveloped. Other large downtown residences have now been converted to other uses. They include the Bettman House, 216 East 9th (converted to apartments), Kearney House (now the YWCA), the Steele House (converted to apartments), the Mowell House, 200 East Union (now offices), and the Hollocraft House 314 East Legion Way (now offices). Several of the downtown commercial buildings historically had residences on the second story, including the Reed Block at 520-524 South Washington, the Rex Building at 303 East 4th, the Columbia Building at 202-212 East 4th, the Cunningham Building at 325 East 4th and the Martin Building at 113-119 East 5th. Currently, the Elks Building at 607 South Capitol Way and the Olympian Hotel Building at 519 South Washington have been renovated for residential use.

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During the late 1930s and early 1940s when wood was at a premium because of the war effort, F. A. Schmidt introduced concrete block homes in southeast Olympia. Joseph Wohleb provided the designs. The houses feature concrete block construction erected on a concrete pad. The pad was placed on top of a subfloor of gravel and ash to deter drawing moisture. The concrete block was also extended to the interior of the houses some of which have interior concrete walls while others have some frame construction. Some houses along O'Farrell Street were constructed with concrete roof members. Concrete block came from the Greystone Concrete Company in Olympia. Frank Hallmeyer did the concrete work and B. B. Jensvold also assisted in the project. Excellent examples are the Frank Schmidt House, 1315 Eskridge; the Marvin Hosking Jr. House, 1404 East 28th and the Fox House, 2804 Orange Street, as well as several others along Eskridge and O'Farrell streets in southeast Olympia.

During the late 1930s and early 1940s, the area of what was historically Cloverfields Farm in southeast Olympia was developed for housing by the descendants of first territorial Governor Isaac Stevens. The houses of this area are small box, builder houses exhibiting Cape Cod or Art Moderne details. They are primarily small, often with wide clapboard siding or asphalt shingle cladding and prominent central chimneys with hipped or gabled roofs. They often have large multi-paned windows and were the first house type to have attached garages. Another large concentration of these early 1940s builder houses is on the west side.

Olympia neighborhoods vary in their layout and landscape features. Because of the initial type of subsistence development on Olympia's northeast, lower eastside and northwest areas, platting and landscaping differs widely, with lots of varying sizes and remnants of earlier orchards or larger scale woodlands. Setbacks are not uniform and in general, no sidewalks or parking strips are evident. The southwest part of Olympia, which was developed later, has more regular platting, landscaping and setbacks. The South Capitol Neighborhood and Southeast Olympia Neighborhood both have more regular platting, setbacks, landscaping and sidewalks. Large trees, shrubs, foundation plantings as well as low hedges are evident here. Maple Park planted originally in the 1870s and replanted a hundred years later delineates the northeast boundary of the South Capitol Neighborhood National Historic District. One outstanding use of trees in a residential area is along Legion Way on the east side, where sweet gum and oak memorial trees were planted in 1928 in memory of Olympia's Civil War, Spanish American War, and World War I dead. They form an impressive canopy over the street.

Current Conditions

The City of Olympia is currently committed to historic preservation having enacted a preservation ordinance in 1983. In 1986, a special property tax valuation program was instituted by the city to encourage the renovation of historic structures. Neighborhood identity in the city is strong particularly in the Bigelow, South Capitol and west side neighborhoods. Over one hundred residences have been listed in the Olympia Heritage Register. National Register properties include the Jefferson Apartments, 1114-18 North Jefferson; the Daniel R. Bigelow House, 918 East

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Glass; Cloverfields, 1100 Carlyon Avenue; the Funk House, 1202 East Olympia; the Hale House, 902 Northeast Tullis Street; the C. J. Lord Mansion, 211 West 21st; the Henry McCleary House, 111 East 21st Avenue; the Meyer House, 1136 East Bay Drive; the Charles Patnude House, 1239 Eighth Avenue; the Byrd House, 1106 East Olympia Avenue; the Frank Rudkin House, 1005 East Olympia Avenue; and the Steele House, 1010 South Franklin. The South Capitol Neighborhood, listed in the National Register, is primarily a residential area. Listed in the Washington State Register are the Charles Giles House, 727 West Bay Drive and the White House, 1431 11th Avenue East.

Encroachment on the lower eastside has been made through office structures, and for many years the state of Washington continued to encroach on the historic neighborhoods to the south and east. Many houses were razed to make way for the newer east campus of the Capitol Campus.

Current state growth management mandates require increased density, and as the city promotes infill, accessory housing and other densifying programs, the historic residential neighborhoods are endangered by changes in their character and use.

Changing uses on 4th Street on both the east and west sides of town, and on State Street on the east side affect the historic character, as residences are converted for commercial use. Because of the historic district designation in the South Capitol Neighborhood, residences on South Capitol Way, also a main thoroughfare, appear to be more secure.

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Section number F Page 2

I. Name of Property Type Homestead Vernacular Farmhouses

II. Description

Eligible properties are associated with the outlying development of Olympia which often included farming activities. They are often still located on larger parcels of land, although they are now incorporated into the city of Olympia. They are vernacular front and cross gable styles, constructed of wood with simple detailing including porches, corner boards and window heads. Alterations to historic features should be minimal. Additions on the rear of the buildings would be permitted. They date from the late nineteenth and early twentieth centuries. The setting of the houses should be on a larger piece of land than an ordinary city lot to reflect the historic setting. Plantings such as historic orchards, outbuildings and other features reflecting the historic period should be evident. Three of these properties are in southeast Olympia and one on the west side.

III. Significance

These properties are significant under Criterion A in that they are associated with the pattern of events in the settlement and development of Olympia and they are also significant under Criterion C in that they embody the distinctive characteristics of the vernacular farmstead type period, and method of construction. These houses were often built from wood of adjacent sawmills. These houses were associated with farms located close enough to the early population centers to provide them with milk, fruit or other commodities and were located often on main roads leading to the town. They are also significant because they are still sited on a larger piece of property which adds to their integrity.

IV. Registration Requirements

A. PHYSICAL

Eligible properties are either front or side gable homestead, vernacular style houses often T-shaped, with a side extension from the gabled section. They are built of wood with simple detailing of front porches and corner boards. These residences are located on larger than city lot properties reflecting their earlier use as a farmhouse on a dairy or truck farm. They are of wood construction. The eligible properties have good integrity of form, windows, porches and siting.

2. ASSOCIATIVE

Eligible properties are at least fifty years old and represent the outlying development of Olympia of small farms and dairies which produced commodities for city dwellers. They are associated with the growth and development of Olympia. They should have documented significance when evaluated in the context of residential architecture in Olympia and be associated with the themes expressed in the Olympia Residential Architecture context statement.

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Section number F Page 3

I. Name of Property Type Concrete Block Houses

II. Description

Eligible properties are associated with the development of the City of Olympia in the late 1930s and early 1940s in the southeast area. These properties were built in an alternate technology from the typical wood frame construction prevalent in earlier periods. They are built of concrete block on a concrete pad and were constructed during a time of wood shortage around World War II. They are primarily one to one-and-one-half stories with gabled or hipped roof lines. Some have wood detailing in the gables.

III. Significance

These properties are significant under criterion A because they are part of the residential history of the area and reflect the development of an area of southeast Olympia prior to and during World War II. They are also significant under criterion C because they reflect distinctive characteristics of a type, period and method of construction using concrete and concrete block as the primary building material.

IV. Registration Requirements

A. PHYSICAL

Eligible properties are sited in southeast Olympia and exhibit the distinctive method of construction of using concrete block on a concrete pad foundation. They are at least 50 years old and exhibit good integrity of the windows and overall form. Changes to the house should be minimal.

B. ASSOCIATIVE

Eligible properties are associated with the growth and development of Olympia. They should have documented significance when evaluated in the context of residential architecture in Olympia and be associated with the themes expressed in the Olympia Residential Architecture context statement.

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Section number F Page 4

I. Name of Property Type Architect Designed Period Revival Houses

II. Description

Eligible significant residences are designed by a professional architect and reflect a distinctive interpretation of the Period Revival styles such as English Revival, Colonial Revival or Mission Revival. Architects represented include Joseph Wohleb, Elizabeth Ayer, and Thomas and Totty. These are primarily large houses with well-defined architectural features which distinguish their styles. They are located in the established neighborhoods of Olympia and range from the 1910 to 1940 time period.

III. Significance

These properties are significant under Criterion C because they reflect distinctive characteristics of a type, period and method of construction. They are also significant under Criterion C because they represent a master's work in residential architecture.

IV. Registration Requirements

A. PHYSICAL

Eligible properties are primarily large homes located in the established neighborhoods of Olympia. They exhibit good integrity and the distinctive characteristics of the Period Revival styles as interpreted by a trained architect. They are at least fifty years old.

B. ASSOCIATIVE

Eligible properties are associated with trained architects who practiced in Olympia in the neighborhoods developing in the early to mid-twentieth century. They should have documented significance when evaluated in the context of residential architecture in Olympia and be associated with the themes expressed in the Olympia Residential Architecture context statement.

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Section number F Page 5

I. Name of Property Type Multifamily Residential

II. Description

Eligible significant residences are located in established neighborhoods and reflect a variety of styles including English Builder, Art Moderne, Colonial Revival and vernacular. They are primarily small multifamily residences, one and one-half to two stories and are located in areas of single family residences or downtown. They are built of a variety of materials including brick, stucco, clapboard and shingles. They are fifty years old and exhibit good integrity.

III. Significance

These properties are significant under criterion A because they are part of residential history of the city of Olympia and represent a pattern of events of housing associated with the context.

IV. Registration Requirements

A. PHYSICAL

Eligible properties are located within the city of Olympia. They should be at least fifty years old and have excellent integrity especially in the windows, porches, massing and roof and decorative details.

B. ASSOCIATIVE

These residences are associated with the residential development of Olympia of housing other than single family dwellings. They should have documented significance when evaluated in the context of residential architecture in Olympia and be associated with the themes expressed in the Olympia Residential Architecture context statement.

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Section number F Page 6

F. Associated Property Types

I. Name of Property Type Craftsman/Bungalow

II. Description

These properties exhibit the characteristics of the Craftsman/Bungalow style including wide overhanging eaves with exposed rafters and beams, spacious porches and double hung or casement windows, often with decorative mullions in groups of two, three or four. These residences should have excellent integrity with little evidence that historic features have been altered. Especially important are the windows, porches, massing and roof and porch details. They are located throughout the neighborhoods of Olympia and were built during the 1910 to 1940 period. The properties are at least fifty years old.

III. Significance

These properties are significant under Criterion C in that they embody the distinctive characteristics of a method of design and construction. That includes wood framing with construction methods evident on the exterior. Exterior finishing can include incorporation of stone or other natural material with stucco or wood cladding.

IV. Registration Requirements

A. PHYSICAL

Eligible properties are located within the city of Olympia. They should be at least fifty years old and have excellent integrity especially in features the windows, porches, massing and roof and porch details. Rear additions on non-public facades would be permissible.

B. ASSOCIATIVE

These residences are associated with the early to mid-twentieth century residential development of Olympia. They should have documented significance when evaluated in the context of residential architecture in Olympia and be associated with the themes expressed in the Olympia Residential Architecture context statement.

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Section number F Page 7

F. Associated Property Types

I. Name of Property Type Late Victorian

II. Description

These properties exhibit the characteristics of the Late Victorian styles including Queen Anne, Victorian and Victorian cottage styles. They are typified by asymmetrical roof lines which combine gabled and hipped sections, irregular floor plans and massing, including turrets, bay windows and overhanging second stories. They often have varied wall materials including various shaped shingles. They exhibit liberal use of decorative details including leaded and bevelled glass, and exterior woodwork elements. These residences should have excellent integrity with little evidence that historic features have been altered. Especially important are the windows, massing and decorative details. They are located throughout the neighborhoods of Olympia and were built during the nineteenth and earliest years of the twentieth century. The properties are at least fifty years old.

III. Significance

These properties are significant under Criterion C in that they embody the distinctive characteristics of a method of design and construction. That includes wood framing with complex roof lines and decorative elements which showcased the products of the wood manufacturing concerns of the area.

IV. Registration Requirements

A. PHYSICAL

Eligible properties are located within the city of Olympia. They should be at least fifty years old and have excellent integrity especially in features the windows, porches, massing and decorative details. Rear additions on non-public facades would be permissible.

B. ASSOCIATIVE

These residences are associated with the nineteenth and early twentieth century residential development of Olympia. They should have documented significance when evaluated in the context of residential architecture in Olympia and be associated with the themes expressed in the Olympia Residential Architecture context statement.

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

The Olympia Residential Architecture from Early Settlement to 1944 Historic Context is based upon a comprehensive survey of the city of Olympia by Shanna Stevenson and Tom Costantini and subsequent historical research by Shanna Stevenson. The property types referenced in this document were identified as a result of that work.

The historic context and property type statements were based on a review of survey data and relevant literature. The period of significance dates from early settlement to 1944 and the geographic limits are the city limits of Olympia.

The typology of property types was based on the historical evolution of residential building types in Olympia.

The context statement is designed to provide an evaluation framework for dwellings in Olympia. It is based, in addition to the review of survey data, on a review of literature relevant to developments in Olympia.

The standards of integrity for listing of representative properties were based on the National Register standards. Information from research literature and survey information was used to arrive at specific standards of integrity. National Register Bulletin 16B was consulted in the development of the document.

Certain property types were not considered in the listing of representative properties. They include builder's guide/pattern book houses such as Sears and Alladin because the Tumwater Lumber Mills houses were the pre-cut houses of choice in this area. Most of the vernacular workers homes have been demolished because they were adjacent to the mill areas in downtown Olympia which have been re-developed. The property types which have been identified represent the most important and unique of the historic resources in Olympia.

The South Capitol Neighborhood is the best candidate in the city for a residential historic district. It has already been listed in the National Register of Historic Places. A small district could be established on Olympia Avenue which is the city's largest concentration of Victorian era homes with good integrity. The Bigelow Neighborhood which surrounds the National Register Bigelow House has many good examples of the nineteenth century homes of the city but because it was an area of larger, subsistence-type land holdings, newer development now makes up a large part of that area. The west side of Olympia is a candidate for a historic district since it exhibits many excellent examples of the property types identified in this document. However more extensive survey work is necessary to establish the boundaries of such a district. The southeast area of Olympia could also qualify as a district within the next ten years as many of the pre and post war homes of that area reach fifty years in age. Additional survey work would help establish the significance of other homes in that district besides the concrete block property types which have been noted in this document. None of these potential districts however exhibit the cohesiveness and architectural and historic significance of the already designated South Capitol Neighborhood Historic District.

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☐ See continuation sheet

Primary location of additional documentation:

- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency

- ☐ Local government
- ☐ University
- ☐ Other

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