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OCT 30 2015

United States Department of the Interior  
National Park Service

National Register of Historic Places Nat. Register of Historic Places  
Registration Form National Park Service

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Stoecker, Richard & Lydia, House

other names/site number Stoecker-Gunstone House

2. Location

street & number 1701 4<sup>th</sup> Avenue East  not for publication

city or town Olympia  vicinity

state Washington code WA county Thurston code 067 zip code 98506

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination    request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets    does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

   national    statewide X local

Applicable National Register Criteria

   A    B X C    D

Allyson M 10-26-15  
Signature of certifying official/Title Date

WASHINGTON SHPO  
State or Federal agency/bureau or Tribal Government

In my opinion, the property    meets    does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

X entered in the National Register    determined eligible for the National Register

   determined not eligible for the National Register    removed from the National Register

   other (explain)   

Jon Edson H. Beall 12-15-15  
Signature of the Keeper Date of Action

Stoecker House  
Name of Property

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**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1		<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

Olympia Residential Architecture from Early Settlement to 1944

None

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

**Current Functions**  
(Enter categories from instructions.)

DOMESTIC: Single Dwelling

WORK IN PROGRESS

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

**Materials**  
(Enter categories from instructions.)

LATE 19th & EARLY 20<sup>th</sup> CENTURY AMERICAN

foundation: CONCRETE

MOVEMENTS: Bungalow/Craftsman

walls: WOOD: Clapboard

roof: ASPHALT

other: \_\_\_\_\_

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### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Located on the southeast corner of 4<sup>th</sup> Avenue East and McCormick in Olympia, Washington, the Richard & Lydia Stoecker House is a 1½ story, frame home built in 1925. The dwelling faces 4<sup>th</sup> Avenue to the north and sits above the street on an upward sloping lot formed by a retaining wall of large stone boulders on the north and west sides. At the far northwest corner is a premier landmark tree, a European chestnut planted in the 1920s. Landscaping on the site is mature and consists of a variety of plantings mainly on the edges of the property.

The house rests on a raised, poured concrete foundation and is clad with 4" clapboard siding. The 34' x 30' footprint is sheltered by a cross gable roof covered in asphalt shingles. Each gable end has been clipped, forming a decorative jerkin-head. Exposed purlins on the gable ends highlight flared bargeboards. Exposed rafter tails have been hidden by metal gutters. A large jerkin-head dormer is located at the rear elevation. The interior sloped brick chimney has been parged with a skim coat of concrete.

At the northwest corner is a large inset porch supported by full height tapered columns. The original decking is currently covered with outdoor carpet. Here, the main entry to the home is through a Craftsman style door (model A-6) complete with an upper half light divided into three panes which is then highlighted by a Craftsman style bracket. Windows are original wood sash units typically three-over-one as single units and four-over-one as tri-partite arrangements. The raised basement and sloping site accommodate a basement entry garage on the west façade. A modern garage door and newer concrete retaining walls are found here. At the rear of the home is a newer covered metal patio extension. The east façade has a small shed roof covered entry porch that allows access to the kitchen. Below are exterior concrete steps that lead to the basement level.

The exterior of the house is nearly original with the exception of a modern greenhouse window box in the kitchen, the garage door, the center portion of the living room window, and a Jalousie style window at the rear in the 1<sup>st</sup> floor bathroom area.

Inside the home retains its original layout and a majority of finishes. On the main floor is the living room, two bedrooms, a kitchen/ built in dinette area and full bath. While the kitchen was updated c. 1960, and the bathroom c. 1950, the spaces retain their original trim, doors and wall and ceiling finishes. Floors throughout the first floor are red oak and fir on the second floor. The short hallway boasts a variety of built-in linen closets and cabinetry, and a small telephone nook. The living room has a decorate fireplace surround with paneled cabinetry and adjacent bookcase. The fireplace surround contains ceramic tile which portrays images of Mount Rainier and Northwest forests created by an unknown artist. The daylight basement is unfinished. Here you can see original 6 inch x 6 inch posts supporting large unfinished beams and joists. Open joists are marked with Tumwater Lumber Mills kit numbers, J3, J4, etc.

Original heat was supplied by a kitchen woodstove. Upper kitchen cabinets open to allow heat from the kitchen to travel to other areas of the house. The house is well maintained and well landscaped.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

**Period of Significance**

1925

**Significant Dates**

1925

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

**Architect/Builder**

Tumwater Lumber Mills (Builder)

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

The Richard & Lydia Stoecker House in Olympia, Washington is historically significant under criterion C as an example of a property that embodies the distinctive characteristics of its period and method of construction. Completed in 1925, the home is an intact example of a pre-cut kit designed dwelling, a popular mode of construction during the early and mid 20<sup>th</sup> century. Reportedly over 100,000 kit homes were built in the United States between 1908 and 1940. The nominated home was manufactured by Tumwater Lumber Mills Co., an early prefabricated housing company in the Pacific Northwest. The period of significance begins and ends in 1925, the date of construction.

The house retains a high level of integrity having been owned by members of the original family until 2015. The house is a typical example of Craftsman Bungalow design as defined by the Olympia Residential Architecture from Early Settlement to 1944 MPD property type and meets the registration requirements as defined. The MPD provides some context regarding pre-cut homes. Such properties were defined as eligible for listing if they

1. are located within the city of Olympia,
2. are at least 50 years old,
3. have excellent integrity in features like windows, porches, massing, and roof and porch details,
4. are associated with mid 20<sup>th</sup> century residential development of Olympia,
5. have documented significance when evaluated in the context of residential architecture in Olympia, and
6. are associated with the theme as expressed in the provided context statement.

The original owners of the nominated home were Richard & Lydia Stoecker. Not much is known about this family who resided in the home for over 10 years, from 1925 to 1939. Richard (1874-1953), an electrician, was a Missouri native and served in U.S. Army during WWI, rising to the level of Sargent. He is buried with his wife, Lydia F. (c.1882-1939), at the Fort Rosecrans National Cemetery in San Diego, California. Upon his wife's death, Richard moved to California and sold the home to George & Kathryn Gunstone.

The Gunstones were long-time proprietors of the Central Drug Store in Olympia. George Thomas Gunstone was born in Thurston County on October 14, 1899 but grew up on a farm in the Fife area. After attending college in California, he and his wife Kathryn (1906-2001), moved to Olympia and opened the Central Drug Store. They ran the store for 30+ years. George retired in 1970 and passed away on June 12, 1992. His widow resided in the nominated house until 2001. Ownership was retained by their children, Beverly and James, until 2015.

Based on original floor plans, the Stoecker House has been identified as Tumwater Lumber Mills Co. Plan No. 54. Kit house component numbers are visible on various structural elements of the home such as the basement joists. Here, hand written numbers (J3, J4, etc.) are written with grease pencil, identifying which joists go in which locations. Unfortunately, none of the known company catalogues feature this model number.

### **Tumwater Lumber Mills Co.**

The Tumwater Lumber Mills Company began production of its "kit" or prefabricated homes in 1921. Over the course of a 25 year history, they supplied hundreds of homes to the greater Olympia area and beyond. The company has its origins in Ursviken area of Sweden, home to family patriarchs, Anton & Mitilda Anderson. They along with their six of their seven sons (Sten, Olof, Arthur, Edward, Karl, & Ossian) and two daughters (Amy & Lilly) migrated to the United States in the early part of the 20<sup>th</sup> century. One brother, Dan, remained in Sweden. Anton Anderson had extensive lumber interest in back in Sweden, and it was inevitable that his boys would make their way into the family business.

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Arthur (1888–1939), the oldest son, was sent to New York in 1906 to complete his education. After returning to Sweden, but not being content there, he returned to the United States in 1912, and made his way to Fort Dodge, Iowa where he was engaged in the contracting businesses. For reasons unknown, in 1917 he came to the Olympia area with his two brothers, Ossian and Edward, and together they joined forces to buy the F.W. Lee Shingle Mill and several timber rights above Tumwater Falls near the site of the Olympia Brewery. Realizing profits to be made, the brothers built a new and larger mill and added additional lumber cutting operations at Mud Bay and Shelton, and in Lewis County, near Mendota. When business grew, they even expanded as far south as Reedsport, Oregon.

Soon they were joined in Olympia by their brothers Sten, Karl and Olof. Arthur would serve as president of the company, and his brother Edward (1893-1961), vice president. Edward was trained as a cabinet maker and eventually took over the presidency of the company when Arthur passed away in 1939. Ossian (1891- 1942) had come to Seattle in 1910 for school. After school he joined his Uncle Nils in the logging business. He moved to Olympia around 1919 to help his brothers, offering his expertise in logging. However, Ossian did not stay long and moved on to Bellingham by 1925 where he became heavily involved in the pulp mill business in Anacortes, Bellingham and Tacoma. In fact, by the mid-1930s Ossian had become one of the leading pulp and paper businessmen in the Pacific Northwest.

Sten (1890-1925) joined the three in Olympia in 1920 and was a mechanical and electrical engineer by trade. As a graduate of Cooper Union College in New York, with experience working for Westinghouse Electric manufacturing in Pittsburg, PA the skills he brought to the family business were invaluable. Reportedly he served as the company in-house architect until his sudden death in 1925 at the age of 35. Karl (1895-?) came to the United States in 1914 and had previously worked with his brothers Edward and Arthur in Fort Dodge, Iowa, but had returned to Sweden. With the expansion of the business, he rejoined his brothers in Olympia in 1920. He eventually became president of the company as well. Olof (1898 – 1946), the youngest of the brothers, received his formal education in Ursviken and came to Olympia directly from Sweden. According to family members, when Sten passed away, Olof took over the architectural department at the mill, newspaper accounts note that he was in charge of the retail department. For reasons unknown, Olof left Olympia and moved to Arizona in 1939. There he started his own construction firm. One of their sisters, Amy, worked in the operations end of the business. Her sister, Lilly, married in 1923 but her husband also worked for the company. The combined experiences and skills of the large family contributed greatly to the long success of the Tumwater Lumber Mills Co. and other logging related businesses owned by the family.

In 1921 the family started the Tumwater Ready Cut Homes business which manufactured pre-fabricated homes and other buildings. Their kits featured pre-cut lumber and materials which could quickly and easily be assembled by a contractor or semi-skilled homeowner. The Ready Cut packages were delivered in bundles to the job site, complete with detailed drawings, material lists and stamped and precut pieces which were coded to the plans. The factory provided finishing lumber for windows, doors, and built-in features such as cabinetry, fireplaces and wainscoting. It did not include masonry, plumbing, heating or lighting. The factory also provided paint, hardware and lath for plasterwork. Catalogues note that owners could make any changes/adjustments in specifications upon request which were provided by their in-house architectural department. Such an arrangement may account for variations of catalogue designs when examining models found on-the-ground today.

The company boasted that anyone could build one of their homes in a matter of days. In fact the Anderson brothers once demonstrated the framing of a five-room bungalow in one day, and built a small bungalow in 20 minutes at the annual banquet of the Seattle Real Estate Association in 1922. They did, according to at least one advertisement, offer a free “expert working foreman for 30 days to assist in construction,” an offer which was not matched by other precut home manufacturers. A typical five-room house from the company with a lot could be built with an investment between \$1,975.00 and \$4,000.00. Financing offered by the company was liberal and advertisements tout that a home from them could be purchased for as little as \$100 down.

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Each year the firm produced a catalogue which featured a variety of home models, many of which were repeated from year to year. Each design featured a photo of the home, floor plans and sometimes an interior view. The firm also produced poster-sized materials which were sent to potential clients. Unlike other manufacturers, Tumwater Lumber Mills did not typically name each of their styles, but instead chose to identify them by numbers (ie. Model No. 215).

Reportedly the company marketed their homes on a local, national and even international level. In fact at least one of their catalogues boasted testimonials from such widely scattered areas as Petaluma, California and Earlville, Illinois. Family members note that the company advertised in several premier builder magazines of the day such as, Mechnix Illustrated. The American Lumberman announced in its January 23, 1923 issue that the Tumwater Lumber Mills had opened a Portland, Oregon sales office which would be staffed by a former Aladdin Company sales representative. Advertisements are also found in the Seattle Times, and Daily Olympian. An office was opened in Seattle in 1922, and several Tumwater Ready Cut Homes had reportedly been built in the Mount Baker, Madrona, Denny-Furman and Interlaken neighborhoods in Seattle by 1924. Reportedly five houses were even shipped as far east as Patterson, New Jersey.

The company found plenty of eager buyers in the company's own backyard. An article in the local newspaper in 1931 reported that more than 500 Ready Cut Homes had been built in and around Olympia since the founding of the business. The homes vary greatly in both style and size and include Craftsman Bungalow, Colonial Revival, English Cottage and Dutch Colonial designs. While in operation for over 20 years, just four catalogues pre 1925 have been discovered; hence limiting the current knowledge of company designs. A few newspaper articles and advertisements post 1925 do provide some insight as to many of the later designs which included English Cottage, Garrison Revival and Minimal Traditional models. One advertisement notes a floor plan for Model No 367 could be finished as a Normandy "Honeymoon Cottage" with turreted entrance, or finished as an English façade with false half-timbering. The company not only sold individual homes for purchase to be built on your own lot, but they often developed building clusters of houses in which they bought the lot and built the house, and then sold as a packaged deal. Such developments were used in company promotional material. Several such clusters are found in Olympia including NW Rogers Street, NW and SW Percival Street, and the 3200 block of Capitol Blvd SE in Tumwater.

Stylistically Tumwater Ready-Cut Homes were very similar to those of other kit house manufacturers of the early 20<sup>th</sup> century. They represent the most popular house style of the era, and as is typical in the Pacific Northwest, some styles remained in favor long after they left fashion in other parts of the country. While family lore and some advertisements note that the company had in-house architects, with Sten Anderson providing designs, research shows that the company may have purchased designs from other area architects. For instance several designs by the Seattle architectural firm of Yoho & Merritt which were featured in the Seattle Times and their own building catalogues, show up in later catalogues of the Tumwater Lumber Mills Co.; complete with the identical floor plans and image/renderings of the home. One example is Tumwater Lumber Mills model No. 337 from the 1922 plan book. This same model and image appears in the 1916 home catalogue of Jud Yoho (it even has the same model number). Tumwater Lumber Mill Catalogue No. 5 was published under the banner of "Homes of Quality" by architect C.A. Costello. Cyril A. Costello had been a draftsman/designer for the Gardner J. Gwinn Co. before opening his own practice in Seattle around 1925. He acquired his architectural license (No. L-123) on December 17, 1930. However, many homes in the Costello catalogue were featured in earlier Tumwater Lumber Mill catalogues.

The company moved their manufacturing from the original Tumwater site to the West side of Budd Inlet in Olympia in 1925. This site had better rail access than the Tumwater location and the company could ship directly via the Port of Olympia which had docks just across Budd Inlet from the manufacturing site. Although the Andersons had closed the Ready-Cut Home business in 1946, they continued to mill logs until in 1958. The company closed their retail yard around 1960.

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### **Kit Houses**

Kit houses, also known as mill-cut houses, pre-cut houses, ready-cut houses, mail order homes, or catalog homes, were a type of housing that was popular in the United States and Canada in the first half of the 20th century. Kit house manufacturers sold houses in many different plans and styles, from simple bungalows to imposing Colonials, and supplied at a fixed price of all materials needed for construction of a house. Such packages typically did not include brick, concrete, or masonry.

Unlike "modular homes", which are built in sections at a factory, in a kit house every separate piece of lumber was shipped already numbered and cut to fit its particular place in the house, thus eliminating the need for measuring and cutting. Manufacturers noted that this saved time (especially in the days before power tools) and materials, and claimed to save the customer as much as 30 to 40 percent over traditional building methods.

Depending on the size and style of the plan, the materials needed to construct a typical house, including perhaps 10,000-30,000 pieces of lumber, would fill one or two railroad boxcars, which would be loaded at the company's factory and sent to the customer's home town, where they would be parked on a siding or in a freight yard for unloading. Once the materials arrived, a customer would arrange for a local carpenter or contractor to assemble the house on a piece of land owned by the customer; or a customer who was handy with tools might assemble all or part of the house himself in several weeks or a few months' time.

The resulting houses were indistinguishable in quality and appearance from those built by traditional methods, if not better, yet were often significantly cheaper to build because of the savings on carpenters' and contractors' wages; and the cost of high-quality lumber bought from a large kit house company often was lower than at the local lumber yard. In addition, some companies offered cash discounts and generous mortgage terms. For most homeowners, the complete cost of building a kit house was about double the catalog price, allowing for the construction of a foundation and labor costs. The price of land or a city lot on which to build would be another expense.

A number of companies offered kit houses, and sometimes also offered rudimentary "industrial" and summer cottages lacking bathrooms, as well as garages, duplexes, apartment buildings, barns and other farm buildings, and even outhouses. Kit house companies included Sears, Montgomery Ward, Gordon-Van Tine, and Harris Brothers. In the Pacific Northwest, besides Tumwater Lumber Mills Co., they included the Ready-Built House Company and J.H. Fenner Manufacturing Company both from Portland, and the Hewitt-Lea-Funck Co., Mars Portable Buildings, Ainslie Bay Co. and the Rice-Penne Co. all from Seattle.

As early as 1931 the local newspaper called Tumwater Lumber Mills the single greatest contributor to residential construction growth in the community. While a systematic survey to identify Tumwater Lumber Mills Homes has not been completed within the City of Olympia, based on the examples that have been located, the Stoecker House serves as a good example of the work of the company as executed in the Craftsman style.



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## 9. Major Bibliographical References

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**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

"1 Building A Day Goes Up In City" The Daily Olympian, March 30, 1922.

"500 Homes Are Erected Here" The Daily Olympian, April 2, 1931.

Americana Illustrated: "Ossian Anderson, Industrial Leader", Vol 35., No 2, April 1941.

"Arthur Anderson Dies Suddenly at Hospital" The Daily Olympian, November 12, 1939.

"Brief Illness Ends in Death: Sten Anderson, Prominent Mill Man Succumbs at Hospital" The Morning Olympian, August 20, 1925.

Dodge, John. "Tumwater Family Sold Kits for Ready-Cut Homes." The Olympian, February 27, 2014.

"Edward Anderson Dies in Home Here" The Daily Olympian, July 12, 1961.

"Home Speaks For Tumwater Lumber Mills" The Daily Olympian, November 8, 1939.

"Lumber Executive Dies" Seattle Daily Times, July 31, 1957.

"Meet the Six Andersons and Their Ready Cut House Plant at Tumwater: In This We Have Something Olympia can Be Proud Of" The Daily Olympian, January 26, 1922.

"New Type Sawmill To Be Running Soon" Seattle Daily Times, January 2, 1929.

"Opens offices in Seattle: Tumwater Lumber Company Enters Local Field" Seattle Daily Times, March 13, 1922.

"Olympia Group to Rebuild Mill" Seattle Daily Times, May 6, 1941.

"Olaf Theodore Anderson" The Sunday Olympian, March 10, 1946.

"Ossian Anderson Taken by Death" The Morning Olympian, September 22, 1942.

Pollard, Landcaster. A History of the State of Washington. Vol III, The American Historical Society, Inc., New York, NY 1937.

Stevenson, Shanna, Associate Planner, Olympia Heritage Commission. National Register of Historic Places Registration Form for South Capitol Neighborhood Historic District. July 1991

Stevenson, Shanna. Senior Planner, Thurston Regional Planning Council. National Register of Historic Places Multiple Property Documentation Form for Olympia Residential Architecture from Early Settlement to 1944. Section E, page 8. July 1994.

Stevenson, Shanna. Character in a Kit – Tumwater Lumber Mills Homes. Research paper and public presentation.

"The Month's Review of Mill Activities: Washington" The Timberman, May 1917.

"Tumwater Lumber Co Ships House to New Jersey" Olympia Daily Recorder, September 15, 1921.

"Tumwater Lumber Co Gets Another Order for Ready Cut House" Olympia Daily Recorder, November 8, 1921.

"Tumwater Mill Burned" Seattle Sunday Times, April 23, 1944.

"Tumwater Mill Ships First Outside Order in Ready Cut Houses" Olympia Daily Recorder, August 29, 1921.

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"Tumwater Lumber Co Sells Another House Patterson, New Jersey" Olympia Daily Recorder, December 23, 1921.

Tumwater Lumber Mills. The Tumwater Lumber Mills Co., Tumwater, Washington: Manufacturers of Ready Cut Homes, Catalogue Number Two, c1922.

Tumwater Lumber Mills. Homes of Quality: C.A. Costello: The Tumwater Lumber Mills Co., Tumwater, Washington: Manufacturers of Ready Cut Homes, Catalogue Number Three, c1923.

Tumwater Lumber Mills. The Tumwater Lumber Mills Co., Tumwater, Washington: Manufacturers of Ready Cut Homes, Catalogue Number Four, 1924.

Tumwater Lumber Mills. The Tumwater Lumber Mills Co., Tumwater, Washington: Manufacturers of Ready Cut Homes, Catalogue Number Five, 1925.

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

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Historic Resources Survey Number (if assigned): \_\_\_\_\_

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### 10. Geographical Data

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**Acreage of Property** Less than one acre  
(Do not include previously listed resource acreage.)

**UTM References**      NAD 1927 or      NAD 1983

(Place additional UTM references on a continuation sheet.)

1                 
Zone Easting Northing

3                 
Zone Easting Northing

2                 
Zone Easting Northing

4                 
Zone Easting Northing

**Or Latitude/Longitude Coordinates**  
(enter coordinates to 6 decimal places)

1 47° 2'44.91"N 122° 52'43.84"W  
Latitude Longitude

3            
Latitude Longitude

2            
Latitude Longitude

4            
Latitude Longitude

**Verbal Boundary Description** (Describe the boundaries of the property.)

The nominated area is located in Section 13 of Township 18, Range 2W in Thurston County, Washington.

It is legally described as Lot 1 of Block 4 & vacated East 10 Feet of McCormick Street of the Talcott Subdivision of Olympia, Washington. It is otherwise known as Tax Parcel No. 78700400100

**Boundary Justification** (Explain why the boundaries were selected.)

The nominated property encompasses the entire urban tax lot that is occupied by the Richard & Lydia Stoecker House.

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### 11. Form Prepared By

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name/title Christina Roose (edited by DAHP Staff)

organization Rainbow Health LLC date September 10, 2015

street & number 1701 4<sup>th</sup> Avenue E telephone     

city or town Olympia state WA zip code 98506

e-mail [roose.tina@gmail.com](mailto:roose.tina@gmail.com)

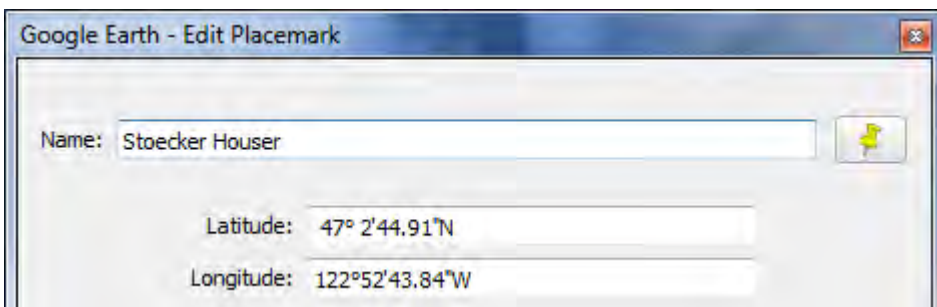
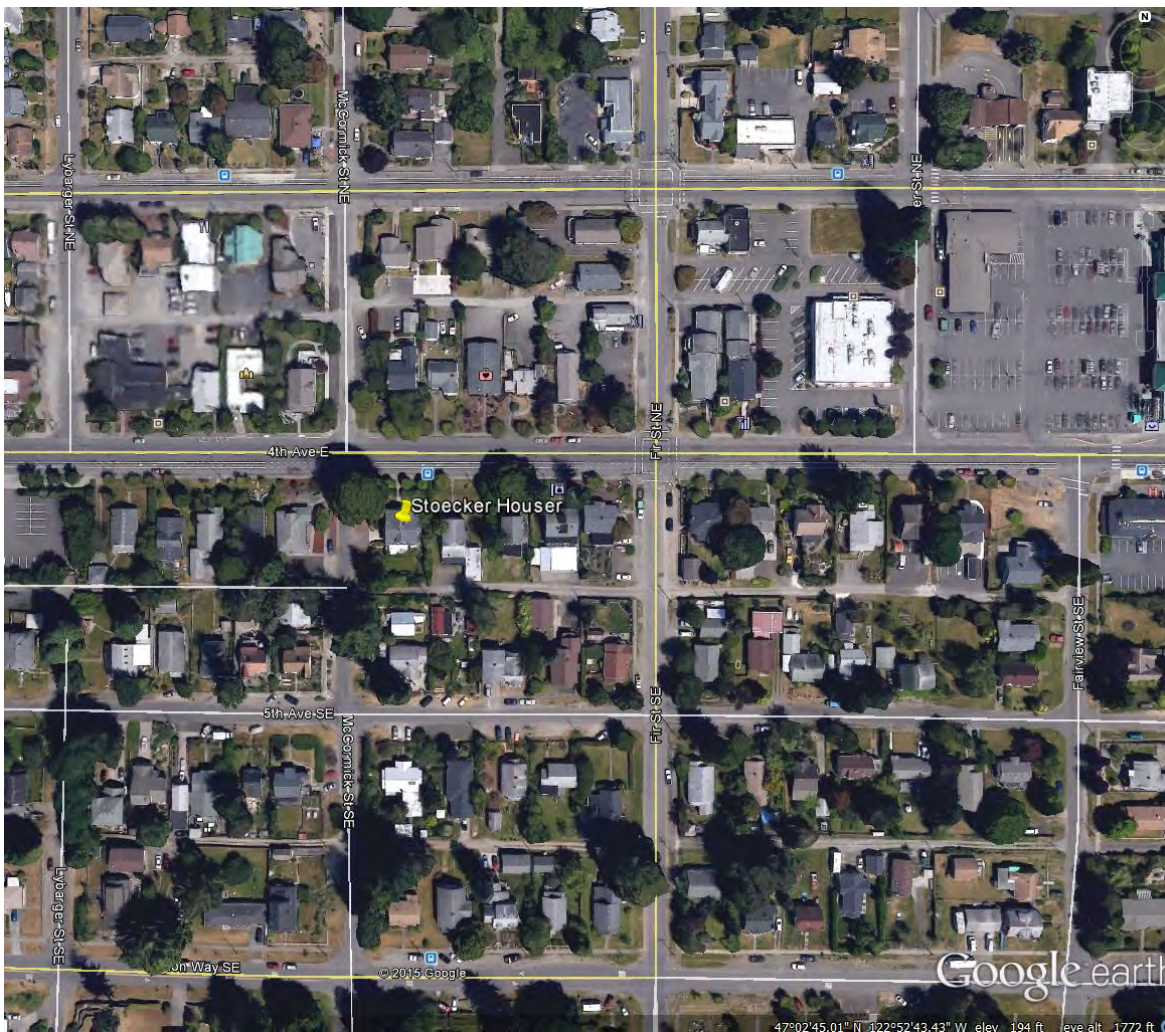
Stoecker House  
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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)



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### Stoecker House Google Earth Map

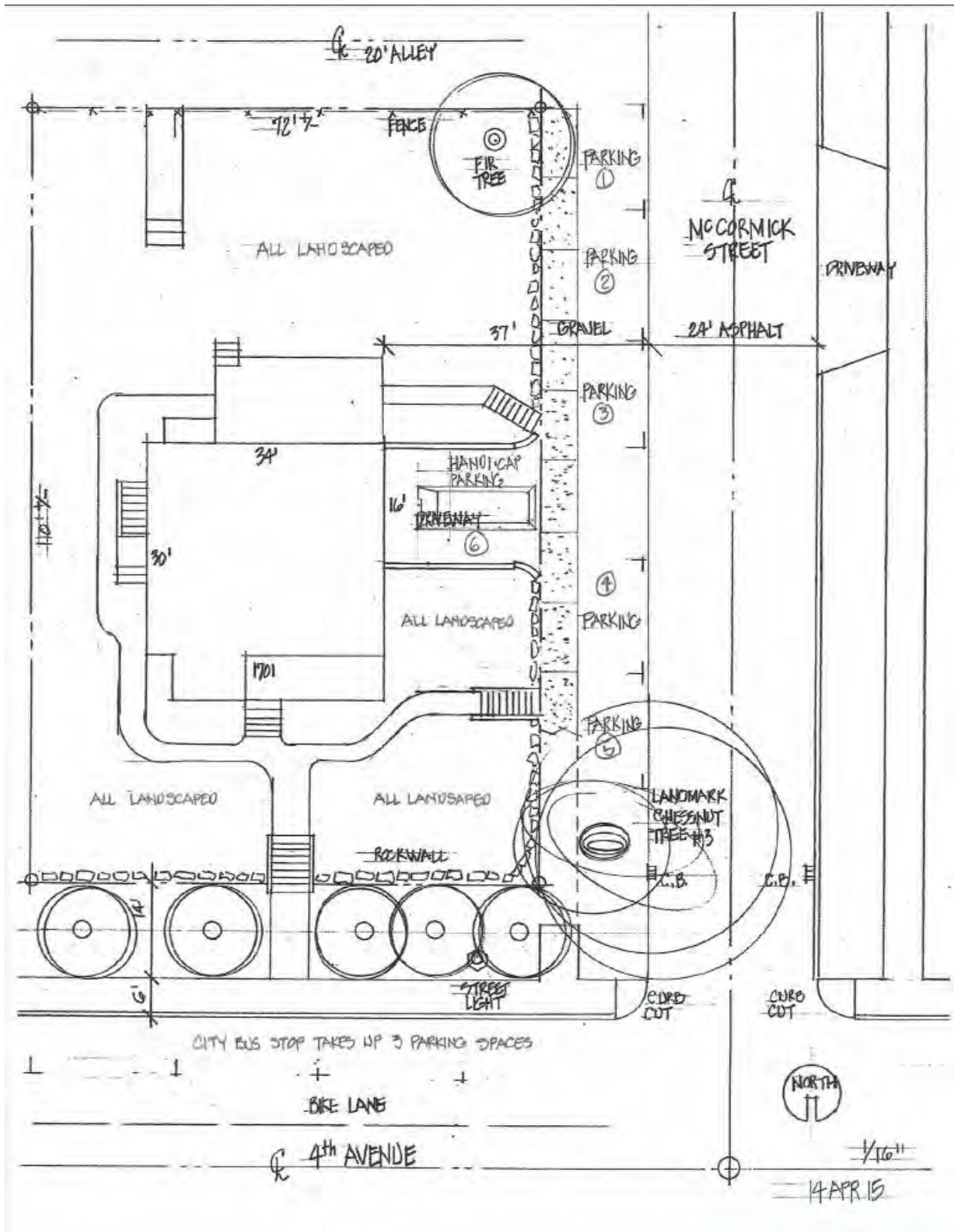


### Stoecker House Thurston County Parcel Map

Nominated Site

Stoecker House  
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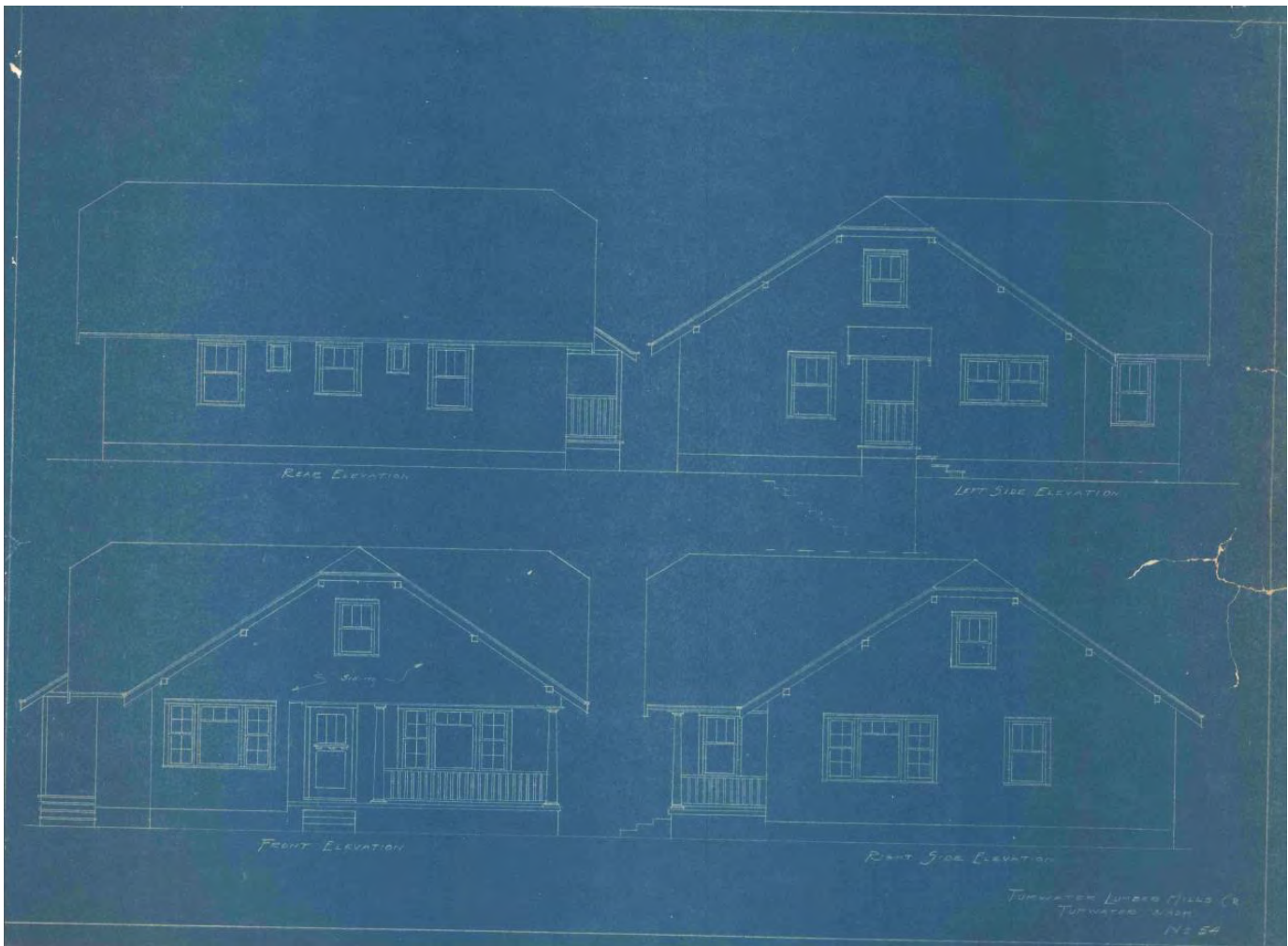
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**Stoecker House**  
Site Plan  
Scale: 1/16" = 1'

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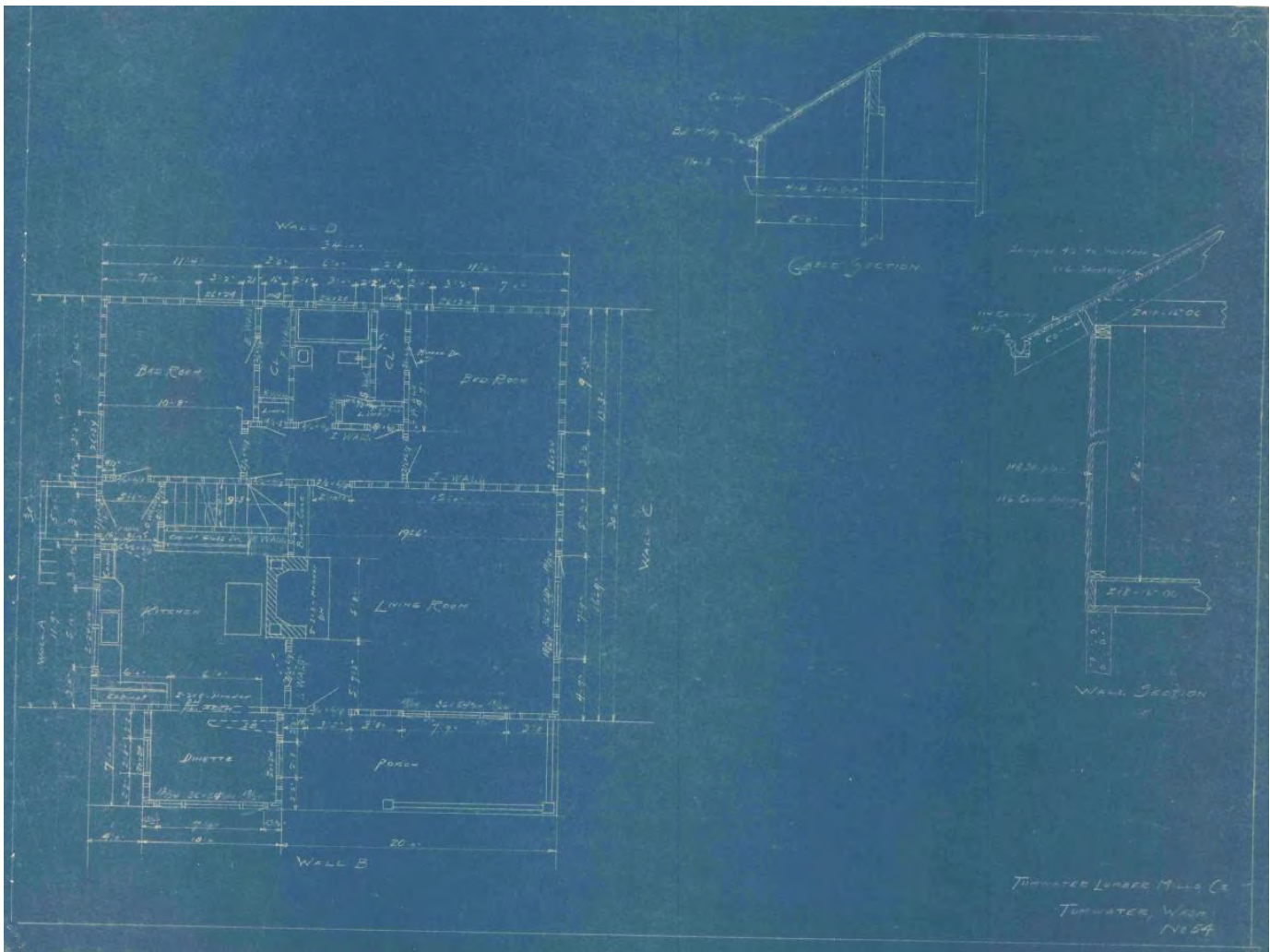
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**Stoecker House**  
Elevations – Tumwater Lumber Mills Co.; Plan No. 54  
Scale: 1/4" – 1'-0

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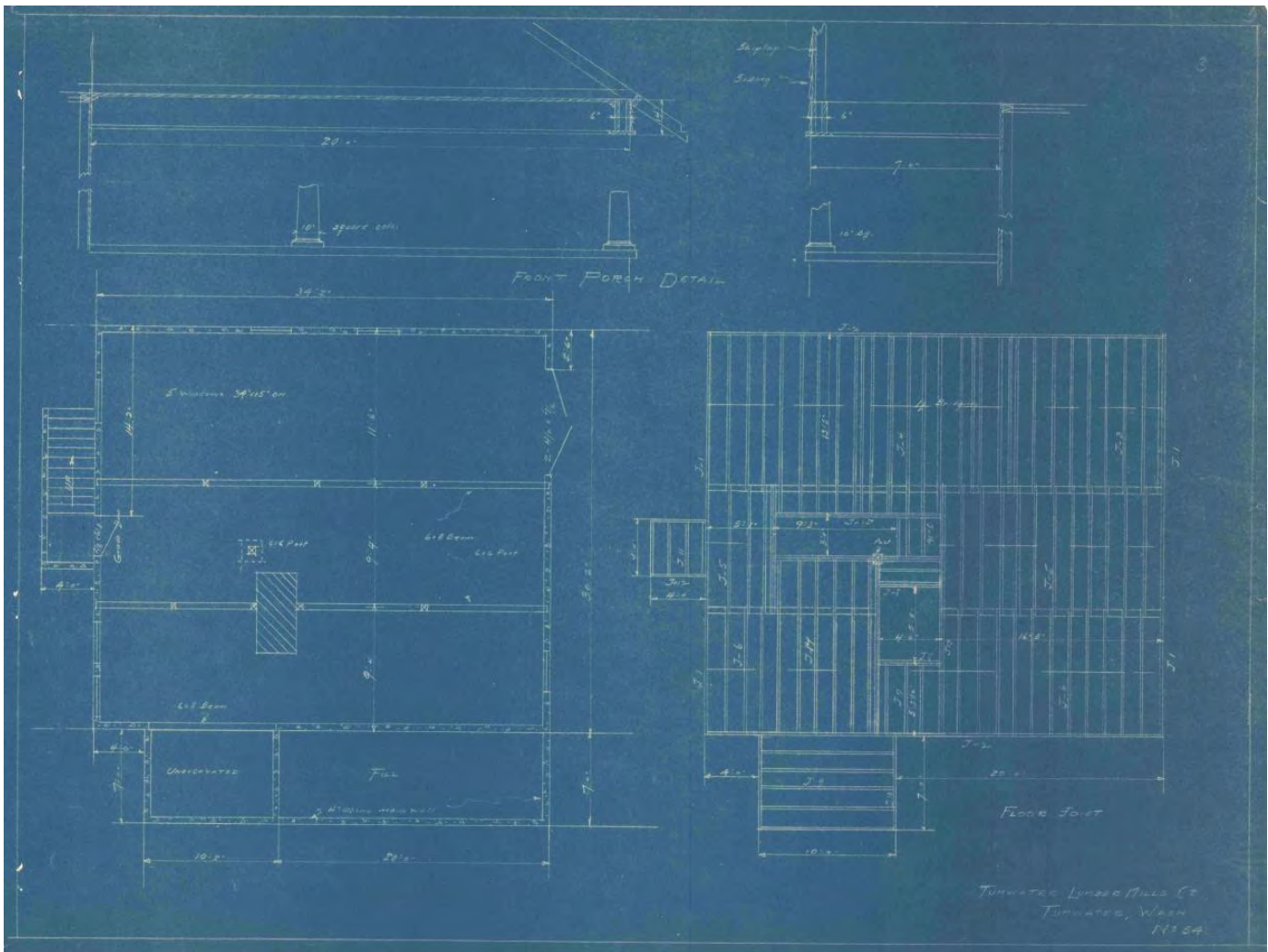
### Stoecker House

Floor Plan: 1<sup>st</sup> Floor & Wall Framing Detail – Tumwater Lumber Mills Co.; Plan No. 54  
Scale: 1/4" – 1'-0



Stoecker House  
Name of Property

Thurston Co, WA  
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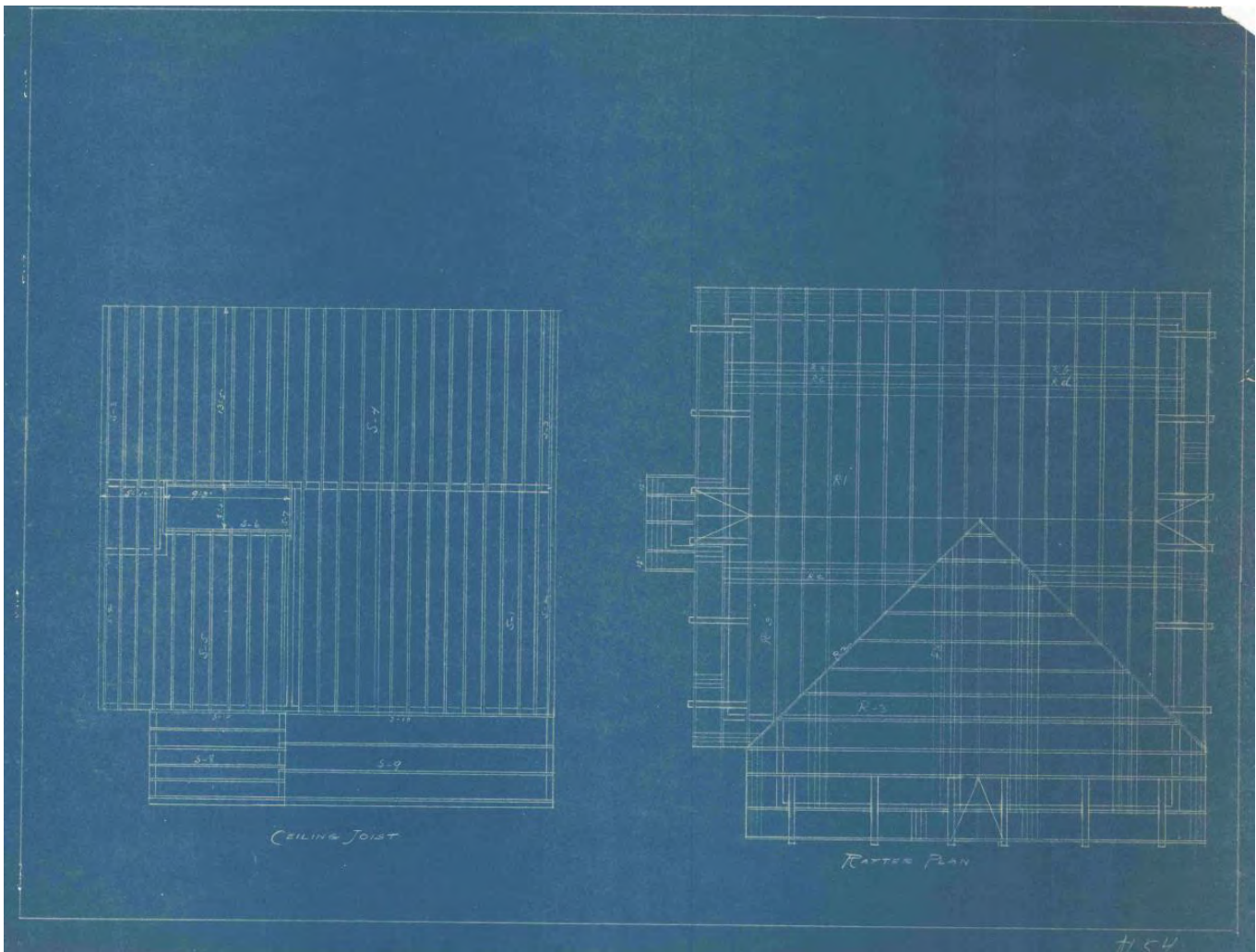


**Stoecker House**

Floor Plan: Basement, Porch Detail & Floor Joist Detail – Tumwater Lumber Mills Co.; Plan No. 54  
Scale: 1/4" – 1'-0

Stoecker House  
Name of Property

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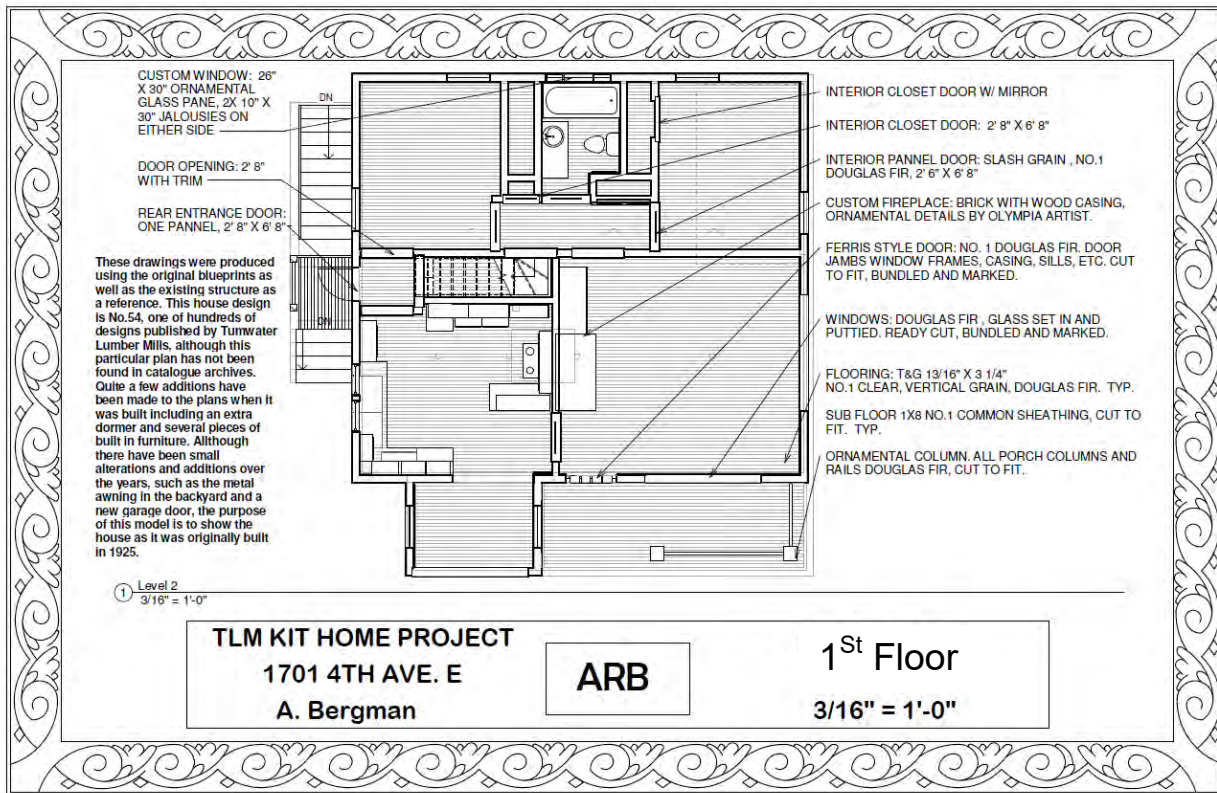


**Stoecker House**  
Ceiling Joist & Rafter Plan – Tumwater Lumber Mills Co.; Plan No. 54  
Scale: 1/4" – 1'-0

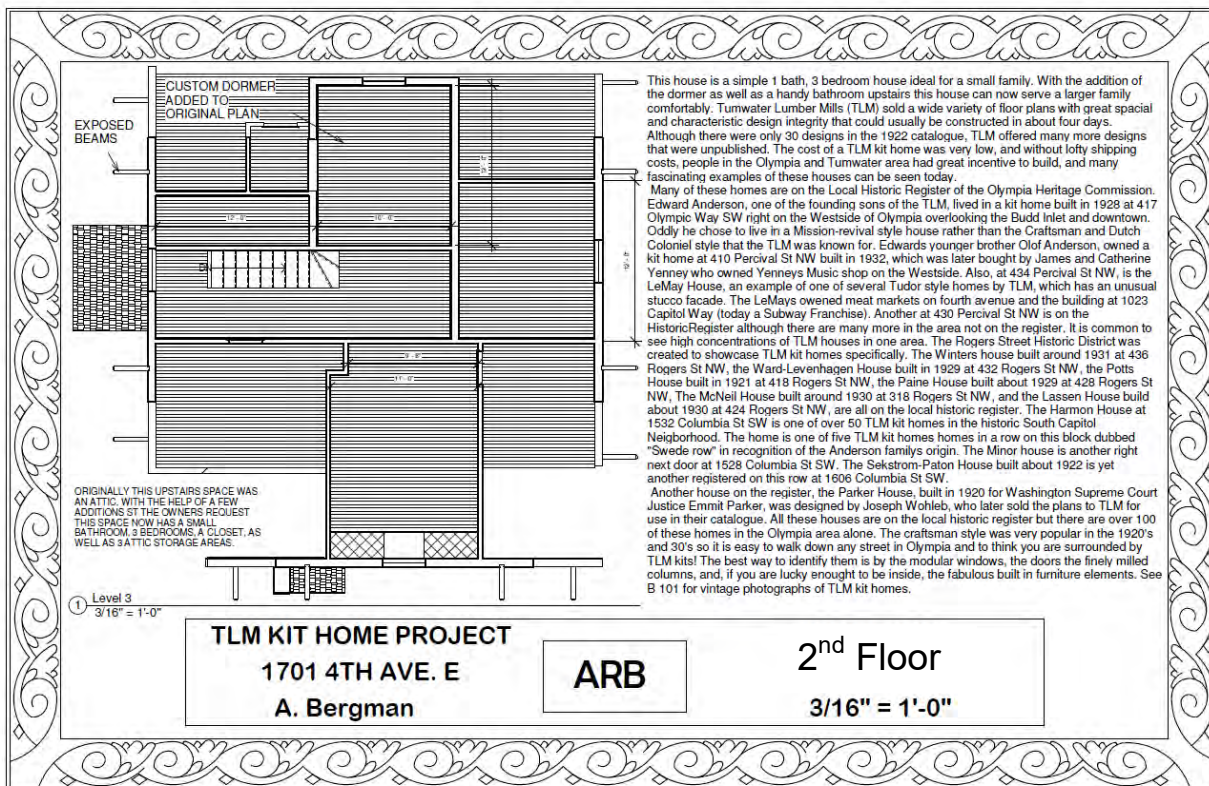
Stoecker House

Thurston Co, WA  
 County and State

Name of Property



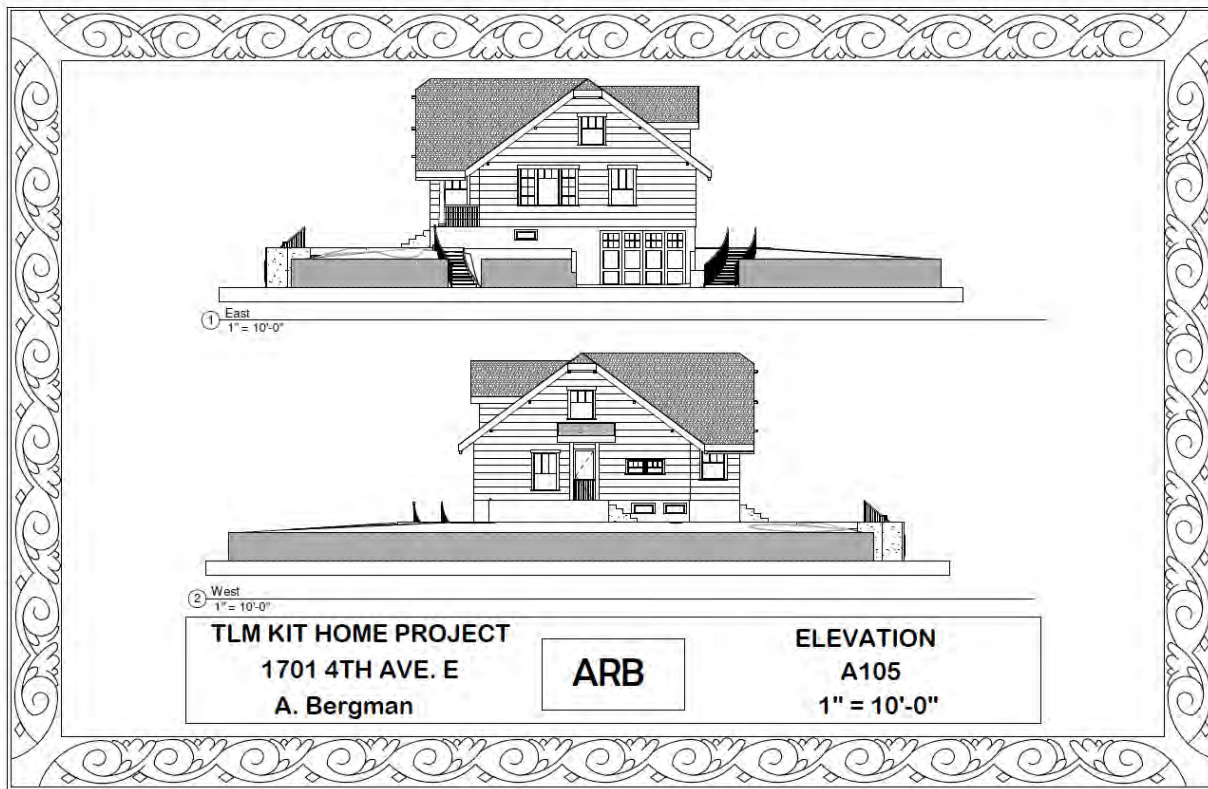
Student Project - Alex Bergman, 1<sup>st</sup> Floor Plan



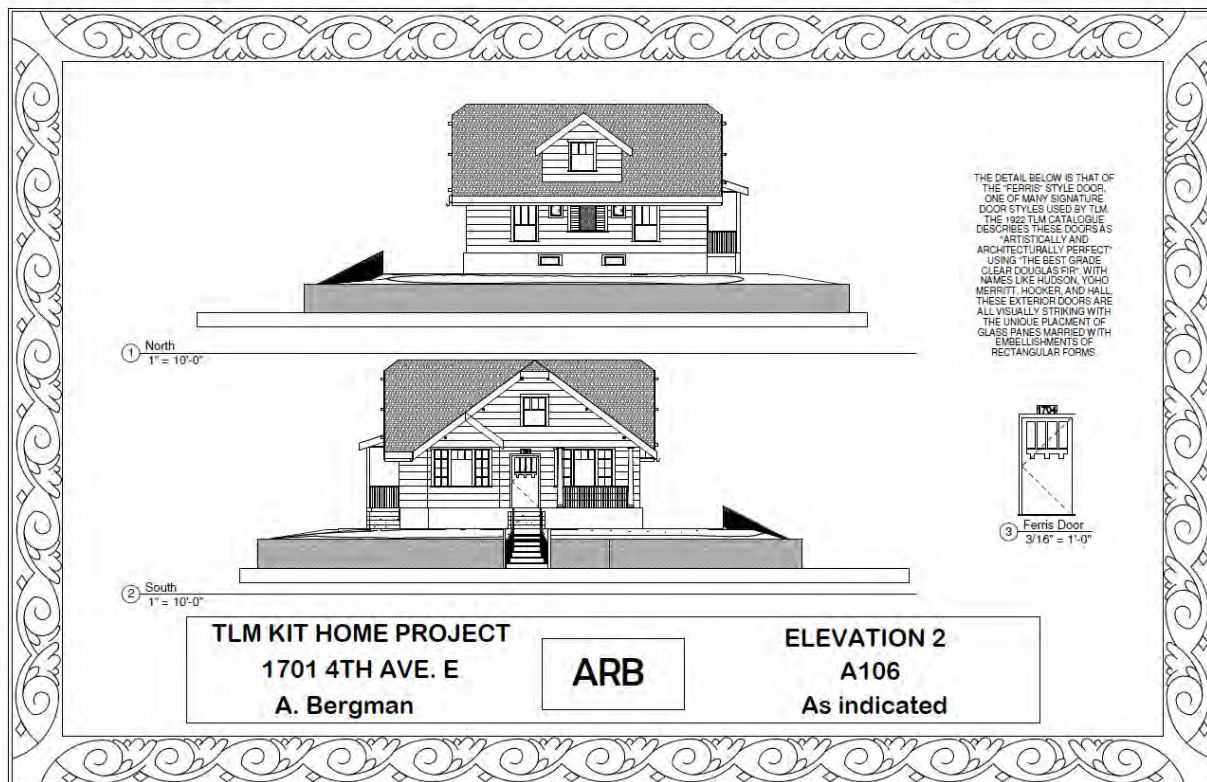
Student Project - Alex Bergman, 2<sup>nd</sup> Floor Plan

**Stoecker House**  
Name of Property

**Thurston Co, WA**  
County and State



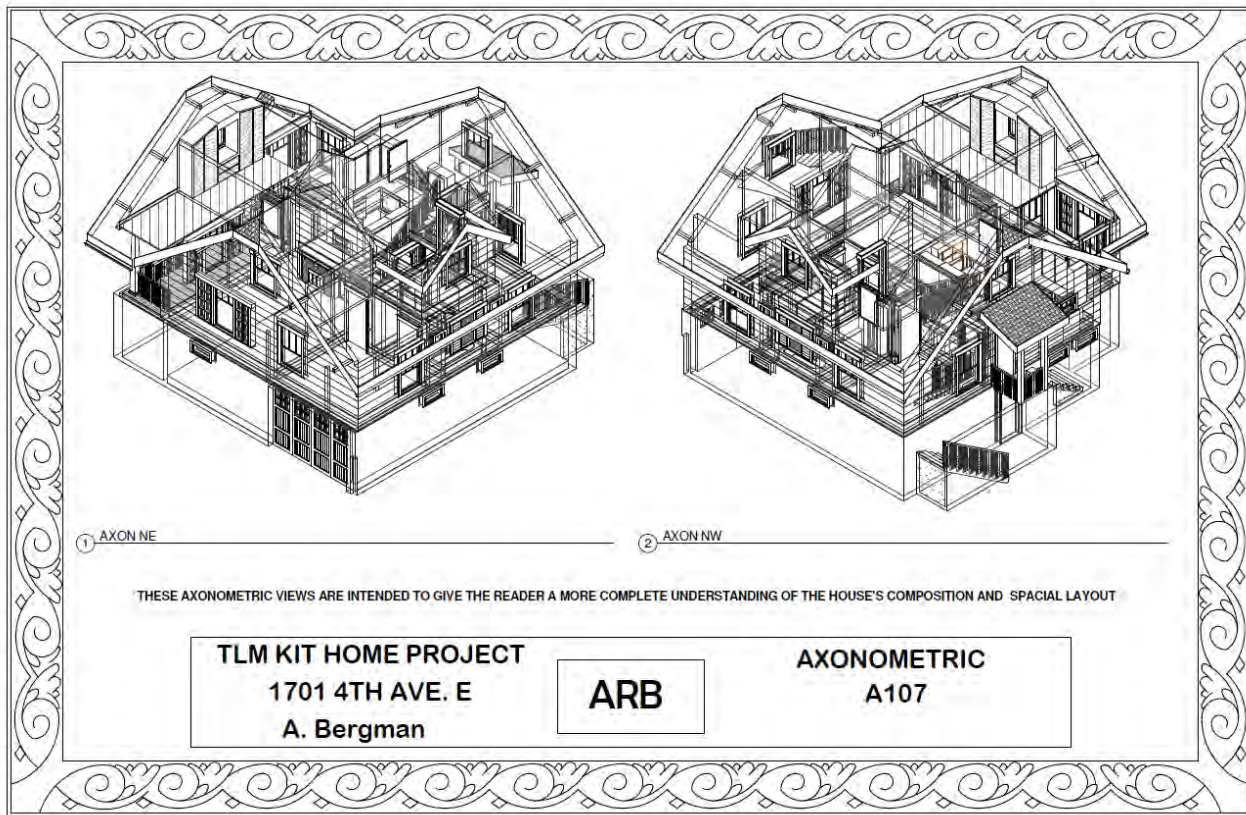
Student Project - Alex Bergman, West and East Elevations



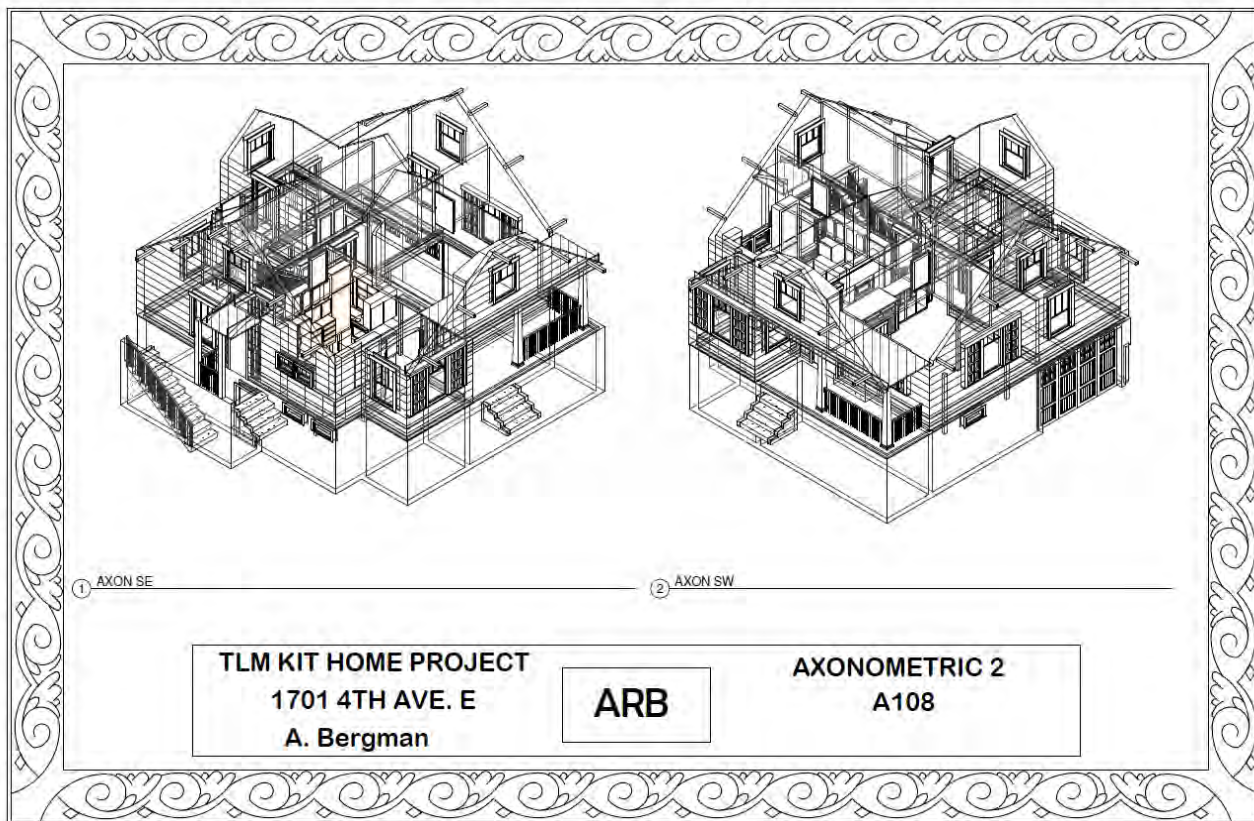
Student Project - Alex Bergman, South and North Elevations

**Stoecker House**  
Name of Property

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County and State



Student Project - Alex Bergman, Axonometric View 1



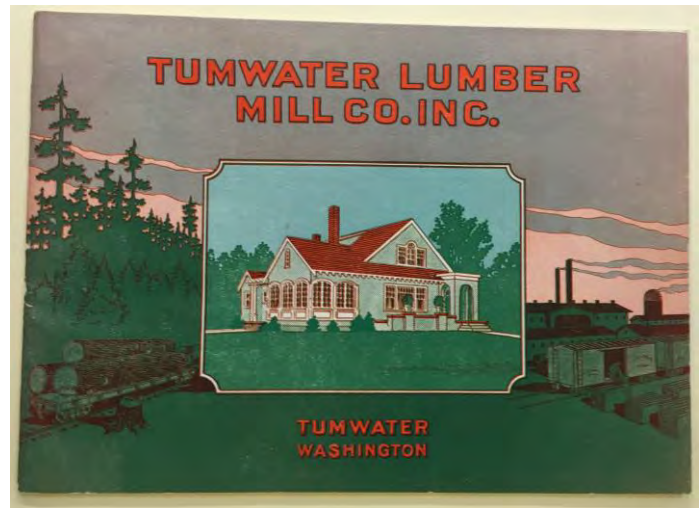
Student Project - Alex Bergman, Axonometric View 2

Stoecker House

Name of Property

Thurston Co, WA

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Tumwater Lumber Mills Co., Ready Cut Homes: Catalogue covers: left (No. 3, 1922), right (No. 5, 1925).



Advertisement – Tumwater Lumber Mills Co.,  
Seattle Times: February 26, 1922

Advertisement – Tumwater Lumber Mills Co., Morning Olympian: August 25, 1925

Stoecker House  
 Name of Property

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 County and State

**11 Modern homes of rare distinction**  
 --compare their style and value at their price  
 with any you have seen

*"Compare these 11 new styles of modern homes. And you will find that they are the most attractive and practical homes ever designed. They are built of the finest materials and give all-round satisfaction. The low cost of these homes is a real saving to you. They are built on 1/2 acre lots, which is the standard lot size in this section."*

**Our Feature Dream Home**

**THE MILLS BEHIND TUMWATER HOMES**

TUMWATER HOMES—attractive homes—direct from the mill to you—ready-cut—ready to build—no waste in material—no cost for plans or blue-prints—a tremendous saving in labor as well as first cost—no wonder hundreds and hundreds of happy home owners speak in highest terms of TUMWATER HOMES

These plans show a fine example of modern planning in the case of our customers. Each home has been built with care and the materials are used intelligently in the construction both in the structural supports and in the interior. This is proof that the plans are well thought out and can be built cheaply on a home. You can see the advantage when you view a TUMWATER HOME.

Our General Specifications which apply to all our ready-cut homes, will give you complete information covering the complete set-up for TUMWATER HOMES. We guarantee the quality of our construction in every detail. The lumber is selected for its strength and beauty. It is cut to size and is ready to use. It is free from knots, splits, and other defects. It is of the highest quality and is guaranteed to last for many years. The plans are so arranged that they can be built on a lot of any size. This plan shows a typical example of our ready-cut homes. For more information, contact our nearest office or write to the nearest office of the Tumwater Lumber Mills Company, Olympia, Washington.

**TUMWATER LUMBER MILLS COMPANY**  
 OLYMPIA, WASHINGTON

Advertisements – Tumwater Lumber Mills Co., c. 1930

NOV 8, 1933 THE DAILY OLYMPIAN

**HOME SPEAKS FOR TUMWATER LUMBER MILLS**

Not just an office and lumber yard to which prospective builders may go to obtain quality lumber but an institution built upon complete and reliable service is the Tumwater Lumber Mills company, located at 902 West Bay Drive. The firm offers complete building service, including designing, financing and selection of reliable and capable contractors at the option of the patron. The picture above is a typical Tumwater Lumber Mills designed home, one of many attractive dwellings of Olympia and adjacent communities which bear the firm's stamp of beautiful, individualistic design. Managed by Olaf Anderson, the retail department is one branch of the Anderson Brothers' enterprises, which include two Olympia sawmills of 300,000 board feet daily capacity. One plant is of the gang-saw type, first mill of its kind to be built in the United States.

Advertisement – Tumwater Lumber Mills Co.,  
 Daily Olympian: November 8, 1939

**We Design Beautiful New Homes**

Planned and arranged in the latest mode—incorporating every newest improvement in design.

**20 YEARS EXPERIENCE**

... in building and planning fine homes fully qualifies us as experts in modern home design. We will be pleased to advise prospective home owners without obligation.

**We Are Equipped to Furnish All Kinds of Building Materials for New Homes or for Modernizing.**

**Financing if Needed**

**TUMWATER LUMBER MILLS, INC.**  
 WEST BAY DRIVE  
**Phone 3366**

Advertisement – Tumwater Lumber Mills Co.,  
 Daily Olympian: November 8, 1939

Stoecker House  
 Name of Property

Thurston Co, WA  
 County and State



## Samples of Tumwater Lumber Mill Co. Houses

### Current Image



108 20<sup>th</sup> Ave SW, Olympia

### Tumwater Lumber Co. Catalogue Cut

TUMWATER LUMBER MILLS CO. TUMWATER, WASHINGTON

*Specifications Style 203*

**FOUNDATION**—Basement (2' above ground), full beam and split in front  
**FRAME**—2x4 first and second floor joist, 2x8 box gird, 2x4 ceiling, 2x4 ceiling joist  
**WALLS**—2x4 exterior, double constructed, 1/2" sheetrock, 1/2" sheetrock, 1/2" sheetrock  
**FLOOR**—2x4 joist, double constructed, 1/2" sheetrock, 1/2" sheetrock, 1/2" sheetrock  
**ROOF**—1/2" clear cedar shingles on 1x4 rafters, 2x4 purlins with 1/2" sheetrock, 1/2" sheetrock supported on 2x4 studs

**INTERIOR FINISH**—6" base board and shoe, 6" Minnie casing with special hand molding, picture molding in all rooms  
**BUILT-IN FEATURES**—Kitchen cabinets with drain boards, counter, breakfast table and seats, dresser, bookcase at entrance, commode or French doors between living and dining room  
**PAINT**—Two coats of paint for exterior, exterior—three coats of ivory or white enamel, oil stain, floor and varnish, for roof shingles  
**HARDWARE**—All outside door knobs, pulls for all outside and inside work, brass knobs and handles, cylinder lock for main door  
**LATH**—No. 1 lath for all plaster work  
 All material furnished in Douglas fir—No. 1 common for framing and boards and No. 1 clear for finish

Page Forty-Four For General Information See Page Eight

Plan No. 145



1528 Columbia St SW, Olympia

TUMWATER LUMBER MILLS CO. TUMWATER, WASHINGTON

*Specifications Style 110*

**FOUNDATION**—Top 2 feet above ground, full beam and split  
**FRAME**—2x4 first and second floor joist, 2x8 box gird, 2x4 ceiling, 2x4 ceiling joist  
**WALLS**—2x4 exterior, double constructed, 1/2" sheetrock, 1/2" sheetrock, 1/2" sheetrock  
**FLOOR**—2x4 joist, double constructed, 1/2" sheetrock, 1/2" sheetrock, 1/2" sheetrock  
**ROOF**—1/2" clear cedar shingles on 1x4 rafters, 2x4 purlins with 1/2" sheetrock, 1/2" sheetrock supported on 2x4 studs

**BUILT-IN FEATURES**—Commode or French doors to living room, writing desk and bookcase, breakfast table and seats, dress board with cabinet, mirror, kitchen cabinet with drawers in one with built-in  
**PAINT**—Two coats of paint for exterior, exterior—three coats of ivory or white enamel, oil stain, floor and varnish, for roof shingles  
**HARDWARE**—All outside door knobs, pulls for all outside and inside work, brass knobs and handles, cylinder lock for main door  
**LATH**—No. 1 lath for all plaster work  
 All material furnished in Douglas fir—No. 1 common for framing and boards and No. 1 clear for finish

Page Thirty-Six For General Information See Page Eight

Plan No. 110



204 17<sup>th</sup> Ave SE, Olympia

TUMWATER LUMBER MILLS CO. TUMWATER, WASHINGTON

*Specifications Style 215*

**FOUNDATION**—Top 2 feet above ground, full beam and split in front  
**FRAME**—2x4 first and second floor joist, 2x8 box gird, 2x4 ceiling, 2x4 ceiling joist  
**WALLS**—2x4 exterior, double constructed, 1/2" sheetrock, 1/2" sheetrock, 1/2" sheetrock  
**FLOOR**—2x4 joist, double constructed, 1/2" sheetrock, 1/2" sheetrock, 1/2" sheetrock  
**ROOF**—1/2" clear cedar shingles on 1x4 rafters, 2x4 purlins with 1/2" sheetrock, 1/2" sheetrock supported on 2x4 studs

**INTERIOR FINISH**—6" base board and shoe, 6" Minnie casing with special hand molding, picture molding in all rooms  
**BUILT-IN FEATURES**—Kitchen cabinets with drain boards, counter, breakfast table and seats, dresser, bookcase at entrance, commode or French doors between living and dining room  
**PAINT**—Exterior—two coats of paint, interior—three coats of ivory or white enamel or stain, floor and varnish, for roof shingles  
**HARDWARE**—All outside door knobs, pulls for all inside and outside work, brass knobs and handles, cylinder lock for main door  
**LATH**—No. 1 lath for all plaster work  
 All material furnished in Douglas fir—No. 1 common for framing and boards and No. 1 clear for finish

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Plan No. 361, 218, 126 & 341



Stoecker House  
Name of Property

Thurston Co, WA  
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View to the south east from McCormick St SE & 4<sup>th</sup> Ave E., c. 1928



Stoecker House., c. 1930

Stoecker House

Name of Property

Thurston Co, WA

County and State

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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** Richard & Lydia Stoecker House

**City or Vicinity:** Olympia

**County:** Thurston **State:** WA

**Photographer:** Michael Houser

**Date Photographed:** Sept 2015

**Description of Photograph(s) and number:**



1 of 11  
Main Façade / North Elevation

Stoecker House  
Name of Property

Thurston Co, WA  
County and State



2 of 11  
NE corner



3 of 11  
West Elevation showing basement garage

Stoecker House  
Name of Property

Thurston Co, WA  
County and State



4 of 11  
West Elevation retaining wall detail and backyard access



5 of 11  
South/Rear Elevation

Stoecker House  
Name of Property

Thurston Co, WA  
County and State



6 of 11  
Southeast corner showing exterior basement entry.



7 of 11  
Living room

Stoecker House  
Name of Property

Thurston Co, WA  
County and State



8 of 11  
Living room fireplace detail



9 of 11  
Entry door detail

Stoecker House  
Name of Property

Thurston Co, WA  
County and State



10 of 11  
Detail of kitchen dining nook.



11 of 11  
1<sup>st</sup> floor joist detail showing factory/kit house numbering system.

Stoecker House  
Name of Property

Thurston Co, WA  
County and State

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**Property Owner:** (Complete this item at the request of the SHPO or FPO.)

---

name Rainbow Health LLC  
street & number 1701 4<sup>th</sup> Avenue East telephone 360-789-7052  
city or town Olympia state WA zip code 98506

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



























UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Stoecker, Richard & Lydia

MULTIPLE NAME:

STATE & COUNTY: WASHINGTON, Thurston

DATE RECEIVED: 10/30/15      DATE OF PENDING LIST: 11/30/15  
DATE OF 16TH DAY: 12/15/15      DATE OF 45TH DAY: 12/15/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000910

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: N    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: N    SAMPLE: N    SLR DRAFT: N    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    12-15-15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



RECEIVED 2280

OCT 30 2015

Nat. Register of Historic Places  
National Park Service

Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

October 26, 2015

Paul Lusignan  
Keeper of the National Register  
National Register of Historic Places  
1201 "I" Street NW, 8<sup>th</sup> Floor  
Washington, D.C. 20005

RE: **Washington State NR Nominations**

Dear Paul:

Please find enclosed new National Register Nominations form for the:

- **Richard & Lydia Stoecker House – Thurston County, WA**  
(an all-electronic nomination!)

Should you have any questions regarding this nomination please contact me anytime at (360) 586-3076. I look forward to hearing your final determination on this property.

Sincerely,

**Michael Houser**  
State Architectural Historian, DAHP  
360-586-3076  
E-Mail: [michael.houser@dahp.wa.gov](mailto:michael.houser@dahp.wa.gov)

