

## STAFF REPORT

### Tumwater Lumber Mills Rogers Street Historic District

Public Hearing: October 26, 1988

State Capital Museum  
211 West 21st Street, Olympia, WA 98501

Staff Report Prepared by: Shanna Stevenson

Application Number: OHR-86-21, OHR-88-17, OHR-88-18, OHR-88-19,  
OHR-88-12

Name of Property: Tumwater Lumber mills Rogers Street Historic  
District; Historic Name

Location of Property: 436, 432, 428, 424, and 418 North Rogers

Date Built: See Individual Reports

#### A. Background and Historical Significance

These five houses were built by Tumwater Lumber Mills who pioneered pre-cut houses in the west. Headquartered in Olympia, they demonstrated their work in neighborhoods all over the city. One of the most cohesive and dramatic examples of their work is the five house row of the their houses on Rogers Street. The company featured the Rogers Street Houses in their promotional literature as exemplifying their work.

The mills were operated by six brothers assisted by their two sisters, the Anderson Family. Natives of Sweden, they migrated one by one to different regions of the U.S. and finally reunited in Olympia. Arthur, Sten, Ossian, Edward, Karl and Olaf were joined by Amy and Lilly as well as their parents. They left one brother, Donald, in Sweden. The older brothers began their logging operations at Mud Bay and in Lewis County.

In 1922, they began the Tumwater Ready Cut Homes, prefabricated lumber which could be quickly and easily framed. The mill was located where the present Olympia Brewery now stands. The first operation of its kind in the West, the pre-cut houses were sold nationally and internationally with great success.

Materials included drawings, specially marked lumber which indicated the section of the house and the type of building material, finishing lumber of doors, windows and builtins, including cabinetry, fireplaces and wainscoting. "We Furnish Everything in Wood, Paint and Hardware," was their slogan.

Literature from the company boasted that anyone could build the houses in a matter of days. The brothers once demonstrated the framing of a five room bungalow in one day. The company also produced pre-cut barns and outbuildings. As many as 500 homes were built in Olympia by the firm according to one newspaper report. This group of the houses illustrates particularly well the range of finishing details available for the precut houses as well as their ability to remain affordable and attractive over 50 years.

The Andersons also pioneered other lumbering practices. They imported the first Swedish gang-saw which allowed the sawing of smaller timber which had previously been wasted in the first great sweep of logging across Washington. They also developed the process for the first sulphite pulp mill on the U.S. Pacific Coast. They also operated in Everett, Tacoma and Coos Bay, Oregon, finally ceasing operations in the 1950's.

Winters House  
436 North Rogers

Owner: Leslie Swanson

The house was built in 1931 for Walter Winters who was a deputy highway engineer. This house which features a distinctive roofline and turret, was used as the show house in promotion of the precut houses on Rogers Street. This house was listed on the Olympia Heritage Register June 8, 1987.

List of Significant Historical Characteristics:

1. T-shaped one-story stucco structure on a poured concrete foundation.
2. Steeply pitched, hipped and gabled roof with close eaves and upturned end ridges.
3. Small round turret on front facade with conical roof topped by a weathervane.
4. Main entry door in the turret.
5. Double-hung sash windows with six-over-six lights and multi-paned picture windows.

Ward Levenhagen House  
432 North Rogers

Owner: Cindy Weitekamp/Roger Bly

The Ward-Levenhagen House was built ca. 1929. This house was first owned by Charles and Jennie Ward. Ward is listed in the city directory as a mechanic for Standard Oil. The house was purchased in 1938 by Ernest and Winnifred Levenhagen who lived in the house until recently when the current owners purchased the residence.

### List of Significant Historical Characteristics.

1. Rectangular 1 1/2 story building on a concrete foundation.
2. Stucco cladding with clapboard in the north and south gables.
3. West (front) facade has south side gable with rectangular louvered vent.
4. Under the gable on the first floor is a large leaded glass bay window with a center shield design.
5. Fenestration is generally six-over-six double hung sash with some replacement windows and original multipaned smaller windows.
6. Main entry is offset under a shed porch with a paneled door.
7. Rear (east) side has a shed roofed back entry with original paneled door. A garage is located under the house and reached from the rear.
8. The south facade has a stucco chimney.

### Lost Features:

1. Original fenestration on the south side. Metal picture and single pane windows have replaced original sash.
2. Original cladding on the gable of the south side. Clapboard has been replaced with inferior quality lumber.

### Paine House

428 North Rogers

Owner: Steven Kant/Diane Lutz

The house was built ca. 1930. The first owner was Jesse Paine who was a local physician practicing in the Security Building according to the 1932 city directory.

### List of Significant Historical Characteristics:

1. Rectangular one and one-half story house.
2. Stucco cladding.
3. Recessed center front facade entry. Front door has leaded glass inset window.
4. Louvered roof vents.
5. South end stucco chimney with brick cap.
6. Multi-pane paired windows and french doors.
7. Wood timbering and bracketing.

### Lassen House

424 North Rogers

Owner: David and Dianna Rider

This house was built ca. 1930 and was owned by Irving Lassen who owned a local electric and sport shop.

List of Significant Historic Characteristics:

1. Rectangular one and one-half story house with end gables.
2. Center front gable with entry.
3. Patterned stucco cladding with clapboard cladding in end gables.
4. Double hung sash with six-over-one lights, multi-paned french doors and leaded glass windows.
5. Recessed front door with arched opening. Front door is arched with leaded glass inset window.
6. South end stucco fireplace.

Potts House

418 North Rogers

Owner: A.J. and Mary A. Michaels

This house was built in 1929. First owners were Harold and Gertrude Potts. Mr. Potts was the Principal of Garfield School.

List of Significant Historic Characteristics:

1. Rectangular one and one-half story house with end gables.
2. Front gable offset to the south.
3. Front entry is a recessed arch offset to the south end of the front gable section.
4. Front door is arched with leaded glass inset.
5. Fenestration includes six-over-six double hung sash and multipaned french doors.
6. Stucco cladding.

B. Qualifications for the Local Register

An attachment to this staff report provides general background about the Olympia Heritage Register and requirements for placement on the register. A second attachment contains the section of the Olympia Historic Preservation Ordinance which gives the criteria for designation to the register.

There are six categories of eligibility as described in the enclosures. The Tumwater Lumber Mills Rogers Street Historic District relates to those eligibility requirements as follows:

1. Significance: Tumwater Lumber Mills Rogers Street Historic District has significant character, interest or value as part of the development, heritage or cultural characteristics of the city.

The historic district represents a cohesive and dramatic example of the work of the Tumwater Lumber Mills Company showing the aesthetic and practical value of their pre-cut homes as modest but attractive housing which has retained its value over more than 50 years. The historic district showcases this important company's work and has become a landmark in West Olympia.

2. Age: All of the houses are more than 50 years old meeting that criterion for placement on the Olympia Heritage Register.
3. Possesses at least two elements of integrity of location, design, setting, materials, workmanship, feeling and association: All of the houses possess integrity of location, design, setting, materials, workmanship, feeling and association.
4. All of the houses are well maintained.
5. Specific Criteria/Associations: The Tumwater Lumber Mills Rogers Street Historic District embodies the distinctive architectural characteristics of a type, period, style and method of construction and represents a significant and distinguishable entity and so meets criterion #2 for determining designation to the Olympia Heritage Register. The historic district also exemplifies special elements of the City's architectural history as examples of pre-cut homes and so meets criterion #4.

D. Staff Recommendation

Staff recommends placement of the Tumwater Lumber Mills Rogers Street Historic District on the Olympia Heritage Register under criteria #2 and #4 at the Primary Level of Significance.

Enclosures

SS:rt/R1/14

Sawmill  
company,  
capacity  
eight.

The internationally  
famous Scandinavian  
rank saw in operation  
at the Tumwater  
in Olympia. First  
were made by the  
Department of  
Commerce at this mill.

Types of ready-cut homes on Rogers Street that are manu-  
factured by the Tumwater company at Olympia and shipped  
to all parts of the world. Necessary lumber can be cut  
in two days.

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M'CLEAR

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city of

THEIR LUMBER MILL

MCCLEARY

AGENDA

OLYMPIA HERITAGE COMMISSION

OCTOBER MEETING

WHEN: Wednesday, October 26, 1988  
TIME: 7:00 p.m.  
WHERE: State Capital Museum, 211 W. 21st  
Olympia, WA 98501

PLEASE NOTE PLACE CHANGE

For information contact: Kathy McCormick or Shanna Stevenson,  
Planning Department, 786-5554.

NOTE: Before the meeting begins, we will have a short tour of the  
exhibit "On the Threshold of Statehood: Olympia, 1888"

- A. Call to Order
1. Attendance
  2. Approval of Agenda
  3. Approval of Meeting Notes--August 24, 1988 ENC:ACTION
  4. Announcements
- B. Election of Officers for 1988-1989
- C. Public Hearing and Action on Nominations to the Olympia Heritage Register ENCLOSURE:ACTION
1. Tumwater Lumber Mills Rogers Street Historic District  
418, 424, 428, 432 and 436 N. Rogers  
Olympia, WA 98502
  2. Westside Grocery Owner: Ed Leitgeb  
903 North Rogers 1609 Springwood Ave.  
Olympia, WA 98502 Olympia, WA 98506
- D. Puget Power Markers ENCLOSURE
- E. Steele House Update
- F. Design Review Report
- G. Budget Update
- H. Mitchell House Marker
- I. Meeting Arrangements
1. Pattison-Davis Design Review
  2. City Council Downtown & Community Development  
Committee
  3. Special Valuation Reviews
- J. Other Business
- K. Coming Meetings and Events
- L. Adjournment
- M. Enclosures
1. Meeting Notes--August 24, 1988
  2. Staff Reports for Tumwater Lumber Mills District and  
Westside Grocery
  3. Puget Power Letter

ss3:agenda



*City of*  
**Olympia**  
*Planning Department*

*HAROLD ROBERTSON, AICP, PLANNING DIRECTOR*

October 19, 1988

A. J. and Mary A. Michaels  
418 North Rogers  
Olympia, WA 98502

Dear Mr. and Mrs. Michaels:

Thank you for your application for placement of the 418 North Rogers House as part of the Tumwater Lumber Mills Rogers Street Historic District on the Olympia Heritage Register.

A public hearing is scheduled for the 7:00 p.m., October 26, 1988 meeting of the Heritage Commission. We hope you will be able to attend. It will be held at the State Capital Museum, 211 West 21st, Olympia, Washington. A legal notice of the hearing will be placed in the Daily Olympian. A staff report has been prepared and is enclosed. The report indicates how the property does or does not meet the requirements for placement on the register, and includes a staff recommendation regarding placement.

A list is included in the staff report of the property's significant historic characteristics. These are the features that will be important to preserve in maintaining and/or restoring the property. We also list important historic features that may have been lost and which we encourage be restored at a future time when it is possible for you to do so.

You may give a short presentation about your property which could include historic photographs or other supporting materials for the application.

We are very pleased to have received your application. Please call me at 786-5745 if you have any questions.

Sincerely,

OLYMPIA PLANNING DEPARTMENT  
Harold Robertson, AICP, Planning Director

A handwritten signature in cursive script that reads "Shanna Stevenson".

Shanna Stevenson, Assistant Planner

25:rt/R2/9

## STAFF REPORT ATTACHMENT

### GENERAL BACKGROUND ABOUT OLYMPIA HERITAGE REGISTER

#### The Process for Designating Properties to the Register

The Olympia Historic Preservation Ordinance (#4438) in Section 5.B describes this process as follows: Owner approval is required for designation to the register. A public hearing must be held by the Heritage Commission with notice given to the public and the owner(s). Appeals to the Commission's designation decision may be made to City Council within 30 days.

#### Basis for Decision-Making Regarding Designation to the Register

Criteria for determining eligibility to the Olympia Heritage Register is found in Section 5A of the Olympia Historic Preservation Ordinance. Properties may be designated if they are:

1. At least 50 years old (or lesser age if they are exceptionally important)
2. Associated with the heritage, culture and development of the City in at least one of several ways, such as:
  - a. Outstanding examples of earlier architectural styles or construction methods; or
  - b. Associated with important historical events or with persons significant in local history; or
  - c. Comprise a district representative of an earlier period.
  - d. Archaeological sites are also eligible.

THE FULL LIST OF DESIGNATION CRITERIA FROM ORDINANCE #4438 IS ENCLOSED.

#### Review of Changes to Heritage Register Properties

Properties designated to the Olympia Heritage Register are subject to an advisory review process by the City's Heritage Commission when any changes are proposed to exterior architectural features, identified historic interior features of public buildings, or to any proposed demolitions or new construction on the property. The purpose of the review is to try to prevent detrimental alterations to or destruction of significant historic features of the property. Standards guiding the review are the "Secretary of the Interior's Standards and Guidelines for Rehabilitation 1983." Copies are available at the Olympia Historic Preservation Office or Planning Department.

Those features which the Heritage Commission will be concerned about are listed in the staff report for each property and will become part of the official register designation action. Compliance with any advice on proposed changes to the historic property is voluntary on the part of the owner or person proposing the change. If, however, changes result in the loss of the building's historic character, the Heritage Commission may remove it from the Heritage Register after public hearing. The review process for proposed changes to historic properties on the Heritage Register is to take no more than 30 days and is tied to application for other existing City permits.

In addition, a recently enacted property tax exemption for historic renovations requires binding review and approval of the renovation before the tax exemption is granted. A separate meeting to review renovation plans must be arranged for any properties wishing to claim this exemption.

CRITERIA FOR DETERMINING DESIGNATION  
TO THE OLYMPIA HERITAGE REGISTER

(Section 5.A. of Ordinance #4438)

Any building, structure, object, site or district may be designated for inclusion in the City Heritage Register if it has significant character, interest or value as part of the development, heritage or cultural characteristics of the city, state or nation; is at least 50 years old, or is of lesser age and has exceptional importance; possesses at least two elements of integrity of location, design, setting, materials, workmanship, feeling and association; is well-maintained; and if it falls into at least one of the following categories:

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



*City of*  
**Olympia**  
*Planning Department*

*HAROLD ROBERTSON, AICP, PLANNING DIRECTOR*

October 12, 1988

NEWS RELEASE

The Olympia Heritage Commission will hold a public hearing 7:00 p.m. on October 26, 1988 at the State Capital Museum, 211 West 21st, Olympia, Washington for the purpose of considering the following properties for nomination to the Olympia Heritage Register:

Tumwater Lumber Mills Rogers Street Historic District  
418, 424, 428, 432, and 436 North Rogers  
Olympia, WA 98502

Rogers St. Grocery  
903 North Rogers  
Olympia, WA 98502

Properties are eligible for designation to the Olympia Heritage Register if they are at least 50 years old (or of lesser age if they are exceptionally important) and are associated with the heritage, culture and development of the City in at least one of several ways, such as outstanding examples of earlier architectural styles, building or construction methods; associated with important historical events or with persons significant in local history; or comprise a district which is representative of an earlier period. Archaeological sites are also eligible.

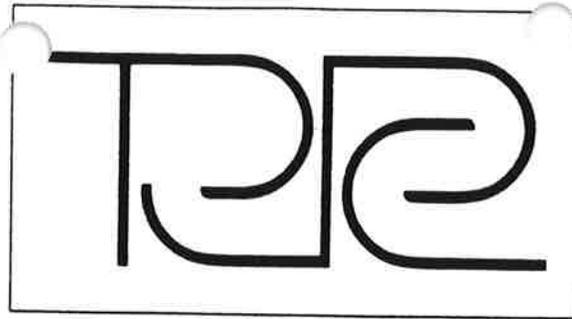
After designation to the local register, properties will be subject to an advisory review by the Heritage Commission of any proposed demolition or changes to the property's exterior or historically significant interior features of buildings open to the public.

Action regarding designation to the Olympia Heritage Register may be taken by the Heritage Commission at the close of the hearing. Their decision is final unless appealed to City Council. Those wishing to testify should appear and be heard. If unable to attend, written comments should be sent before 5:00 p.m., October 26, 1988, to the Olympia Planning Department, Thurston County Courthouse, Building #1 - Administration, 2000 Lakeridge Drive SW, Olympia, WA 98502 or telephone 786-5745. Information on requirements for designation to the Heritage Register and on the properties being nominated for designation to the register is available at the Olympia Planning Department at the above address.

OLYMPIA PLANNING DEPARTMENT  
Harold Robertson, AICP, Planning Director

25:rt/F1/14

**THURSTON  
REGIONAL  
PLANNING  
COUNCIL**



BUILDING NO. 1  
ADMINISTRATION  
2000 LAKERIDGE DR. SW.  
OLYMPIA, WA 98502  
206 786-5480

October 14, 1988

- The Olympian
- Olympia News 52
- \_\_\_\_\_

Enclosed is legal advertising for the:

- \_\_\_\_\_ Hearing Examiner meeting.
- \_\_\_\_\_ Planning Commission meeting.
- Olympia Heritage Commission

Please publish this legal advertising in your October 16, 1988 issue(s).

Please send the affidavit of publication and invoice to:

- Clerk-Treasurer, City of Olympia, P.O. Box 1967, Olympia, WA 98507.
- Thurston County Planning Department, Building #1 - Administration, 2000 Lakeridge Drive SW, Olympia, WA 98502.
- Thurston Regional Planning Council, Building #1 - Administration, 2000 Lakeridge Drive SW, Olympia, WA 98502.

Please send a copy of the affidavit of publication (with newspaper clipping) to:

- Olympia Planning Department, Building #1 - Administration, 2000 Lakeridge Drive SW, Olympia, WA 98502

Please list on the affidavit and invoice the following case number(s) or subject(s):

Tumwater Lumber Mills Rogers Street Historic District and  
Rogers Street Grocery

Thank you.

Sincerely,

THURSTON REGIONAL PLANNING COUNCIL  
Harold Robertson, AICP, Executive Director

Rosalie Todd, Secretary

Enclosure(s)

## NOTICE OF PUBLIC HEARING

### For the Olympia Heritage Commission

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Tumwater Lumber Mills Rogers Street Historic District  
418, 424, 428, 432, and 436 North Rogers  
Olympia, WA 98502

Rogers St. Grocery  
903 North Rogers  
Olympia, WA 98502

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