

STAFF REPORT

OLYMPIA AVENUE HISTORIC DISTRICT

Public Hearing: January 26, 2005

Olympia City Council Chambers, Olympia City Hall
900 Plum Street SE, Olympia, WA 98501

Staff Report Prepared by: Shanna Stevenson

Application Number: OHR-04-04

Name of Property: Olympia Avenue Historic District

Location of Property: From 809 to 1227 Olympia Avenue -- Generally those properties directly abutting Olympia Avenue from Plum Street to Tullis Street. NE Olympia, WA 98506

Owner: Various

Date Built: Built 1866 to 1978; Period of Significance 1850-1954

I. NARRATIVE DESCRIPTION

Summary:

The Olympia Avenue Historic District is located in east Olympia just north and east of downtown area. The Olympia Avenue Historic District extends from Plum Street on the west to Tullis Street on the east and includes the properties abutting and facing Olympia Avenue along that five block area. The district encompasses 44 tax lots, although 42 sites are listed because some resources comprise more than one resource. There are three properties listed on the National Register of Historic Places and 13 properties listed on the Olympia Heritage Register (The three National Register properties are part of the 13 OHR properties).

Setting and Topography:

The District area lies just east of the southern most extent of the east arm of Budd Inlet, part of what was historically the Swantown Slough. Prior to the fill of 1910-1911, the slough extended southward to the area around the Plum Street exit from I-5. The nominated area was not part of the fill however although a small inlet of Budd Inlet was located just north of the entrance to Olympia Avenue historically. The district rises uphill as it extends to the east. The area marks the beginning of the residential area north of the commercial State Street. Some of the sites in the district are above street level—particularly the area encompassed by 902, 912 and the properties at 1202 and 1212.

Boundaries:

The boundaries were established by evaluating the cohesiveness of the resources associated with the historic streetscape. Olympia Avenue ends at Tullis in this part of town, creating the eastern end of the district and it is bounded by Budd Inlet on the west.

Plats and Zoning:

The district includes four zones—Residential Multifamily 18 for the north lots along East Bay Drive Professional Office/Residential Multifamily for the south lots along East Bay and 1005 Olympia, Residential 4-8 units per acre for the area from the RM 18 zone area near Plum to Puget and Residential 6-12 units per acre for the area east of Puget Street to Tullis. The area is considered a neighborhood infill district under City of Olympia Design Review which is subject to the standards in OMC 18.175. Several buildings are currently subject also to City of Olympia Design Review OMC 18.110.210 and 18.110.220 which requires design review for register and inventory properties and for properties abutting or across the street from historic register properties. OMC 18.110.210 (standards for design review of historic districts) supplemented by the Secretary of Interior Standards would be applied to the entire district if it is established.

The area was originally included in the James Swan Donation Land Claim, established in 1851 although by 1873, Pattisons are listed as the owners of a 20 acre parcel in the NE corner of the Swan Claim. This was deeded to James Pattison from Swan in 1863. There are four plats in the district. The western section is part of the Swan's Plat of 1859; the north center section is part of the Van Epps & Wiman Plat of 1889; the south center section is part of the Pattison Home Plat of 1901; and the easternmost area (east of Puget) is part of the J. R. Pattison Plat of 1890.

Streetscape:

The area from Plum to Puget has wide parking strips, which in some areas have extensive plantings. There are sidewalks in this section except for the westernmost block which has head in parking. The south side of the street from East Bay to Pear does not have a parking strip. The area from Puget to Tullis has sidewalks on the south side of the street with a parking strip but not on the north side of the street. The Guyot property (902 and 912) is a large area which is demarcated by a concrete retaining wall which is an irregular part of the streetscape. The Funk property at 1202 is above street level and has a rock bulkhead. The Donoghue/McCaughan House at 1212 is sited in a large area surrounded by trees and set back from the streetscape.

The area has cobra-head street lights and wood power poles. The area from Plum to Puget has concrete curbs but the area from Puget to Tullis does not have this street feature.

Property Types, Materials and Architectural Styles:

The only non-residential property is the church at the southwest end of the district. The rest of the properties are either classified as single or multi-family residences. With the exception of two buildings all of the buildings are wood-frame and wood-clad structures. The Christian Center was originally a stucco building but is now clad in wood. The small modern house at 1032 is stucco. The Craftsman style house at 1105 has a faux stone façade. The earliest architectural style is the saltbox style Ruddell House (ca. 1866) at 901. There are four Pioneer style houses from the 1890-1910 era; five Queen Anne style houses representing the highest concentration in the city of this style; two Colonial/Dutch Colonial

Revival style houses; 12 Arts and Crafts styles; three Tudor Cottage style houses and eight modern properties. In all, the district encompasses the major architecture styles of which have predominated in Olympia throughout its history.

Condition and Integrity:

Aside from some maintenance issues, the buildings are generally in good condition. The major issues relating to integrity are the numerous window changes in the houses from wood to primarily vinyl sash. In addition many of the porch supports have been altered. One porch has been enclosed. The additions to the properties are primarily on the rear of the buildings, although a new addition has been made to the east front façade of 1012. Staff has included the properties which have had window changes as contributing properties to the district primarily because they retain their overall form and much of their detailing. These buildings contribute to the streetscape as representatives from important architectural periods.

Distinguishing Elements:

The district is distinguished by its range of architectural styles and associations with important persons in Olympia and state history. Several members of the Bigelow Family lived in the district as well as persons associated with the Washington Supreme Court. It is also significant for its associations with broad patterns of Olympia history since it is associated with the Olympia Collegiate Institute and the growth and prosperity of Olympia with the development of the plywood industry on the waterfront just west of the district.

Classification of Properties:

There are 30 contributing properties, 8 non-contributing (encompassing 9 parcels) and five vacant properties (one of which is associated with contributing resources). As noted, there are three properties in the district listed on the National Register and thirteen listed on the Olympia Heritage Register. The three NR properties are included in the thirteen local register count.

Period of Significance:

The period of significance is from 1850 when it is believed the Swan House was built in this area and the townsite of Olympia was platted to 1954, which reflects the general 50 year old guideline for register designation.

INDIVIDUAL PROPERTY INFORMATION—SITE #'S ARE KEYED TO THE ATTACHED MAP.

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|---|-------------------------|--------------------|
| 809 NE Olympia Avenue | Historic Name: | Built |
| Swans Plat | L 1 & 2 B 19 | 78201900100 |
| Style: | Builder: | Architect: |
| Classification: Vacant | | Site Id#: 1 |
| Description: This is currently a playground. | | |
| Cultural Data: | | |
| Source: | | |

| | | |
|---|--|---------------------------------|
| 815 NE Olympia Avenue -19 | Historic Name: Capital Christian Center | Built originally 1930 |
| Swans Plat | B19 L 3 L4 And L5 | 78201900300, 78201900400 |
| Style: Modern | Builder: Unknown | Architect: Unknown |
| Classification: Historic Non-Contributing | | Site Id#: 2 |
| Description: This is a large rectangular two story renovated building. It has projecting side glassed-in balcony elements on the north side AND has several entries on both the main and basement levels. It has newer drop wood siding and a flat roof. It has small, square windows arranged in various multiple configurations. | | |
| Cultural Data: This was built originally in 1930 as the Assembly of God Church. Between 1953 and 1965 a second building was added to the site. In 1971, it was sold to become Capital Business College. It was also a ballet studio and a private school for a time. It was re-built in the 1980s for the church. | | |
| Source: City of Olympia Building Records. Christie, Rebecca, <u>Workingman's Hill</u> , Bigelow House Preservation Association and Bigelow House Neighborhood Association, 2001. | | |

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|---|-------------------------------------|---------------------------|
| 901 NE Olympia Avenue | Historic Name: Ruddell House | Built 1866 |
| Swans Plat | Lot 1 Block 27 | 78202700100 |
| Style: Saltbox | Builder: Unknown | Architect: Unknown |
| Classification: Historic Contributing-Pivotal | | Site Id#: 3 |
| Description: Two story salt-box shaped house. The gable-front house has drop siding. The rear gable has decorative shingling. There is a later shed-roofed addition in the rear of the house. Lost Features include: Original wood-frame windows. Original entry door and porch. | | |
| Cultural Data: It appears from available records that the Ruddell House was built about 1866 (Abstract of Title, Newspaper Articles) by Stephen D. and Margaret Stewart White Ruddell. A native of Kentucky, Ruddell moved west first to Missouri and then came to Washington in 1852. He settled with his then wife, Winnifred Croghan Ruddell on Chambers Prairie. The current Ruddell Road near the intersection of Mullen Road is near their property. The house they built although now remodeled is on Ruddell Road. Ruddell took an active role in the community including being among the delegates from Thurston County to petition for a separate Territory from Oregon in 1852. He helped build the first schoolhouse in the area and donated land for the Ruddell Cemetery. He served as a volunteer in the Indian War. Winnifred Ruddell died in 1856. The husband of Margaret Stewart White, Ann Elizabeth Bigelow's mother, died in the Indian War in 1856. Ruddell married Mrs. White in 1856. Ruddell served as County Commissioner and in the House of Representatives as well as being the first Territorial Assessor in the 1850s and 1860s. From an abstract of title, the property was purchased by the Ruddells in 1866, along with an adjacent lot. A newspaper article in 1869 gives their residence at Swantown. The 1870 census lists them near the Bigelows. Not only did Ann Elizabeth White Bigelow live nearby but also Mrs. Ruddell's other daughters, Clara White Dunbar and Mary White Byrd, built houses in the 1890s near this house. Stephen Ruddell died in 1891 and Margaret White Ruddell in 1894. Both obituaries mention their living on the Eastside. The house was sold in 1902 to E. M. McClintic and his wife Theda who lived there until the 1930s. Other owners include W. J. and Thirza Frazier and J. A. and Mary Hershner. There are few houses in Olympia which date from the 1860s. Additionally the salt-box style of the house is unique in the city. Listed on the Olympia Heritage Register | | |
| Source: Abstract of Title, Lot 1 Block 27, Swan's Addition; Typewritten Manuscript, "The Ruddell Family," Obituary for Margaret Stewart White Ruddell, May 11, 1894. | | |

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| 907 NE Olympia Avenue | Historic Name: Robbins/Mallett House | Built 1915 |
| Swans Plat | L2 Block 27 | 78202700200 |
| Style: Arts & Crafts-Craftsman | Builder: E. J. Robbins | Architect: Unknown |
| Classification: Historic Contributing-Pivotal | | Site Id#: 4 |

Description: Large, two story front gable Craftsman style house set on a concrete foundation which has shingle cladding. Because the lot slopes downward to the south, the basement is full-height at the rear of the house. The cladding is drop wood siding with shingling on the second floor. A band separates the cladding on the two floors. The front façade has a full-width, shed roof front porch with shingled sides. The porch is supported by square posts and has a low railing with plain, vertical balusters. The front door is slightly offset to the east. It is a paneled, Craftsman style door with six lights. The front door is flanked by a small square window and a large double hung window. The house has wide, bracketed eaves. The front second floor has two, centered, double-hung windows with two small square windows flanking this center element. The east and west sides of the second floor have gabled wall dormers. These sides have one-over-one double hung and rectangular windows. The rear of the house has a similar arrangement as the front on the second floor. The first floor has been altered to accommodate a sliding glass door and deck. There are also replacement windows on this floor on the rear of the house.

Cultural Data: Located on Olympia Avenue in Northeast Olympia, the Robbins/Mallett house is a good example of the Craftsman style built by a prolific carpenter in the area, E. J. Robbins, who had come to the area with his parents in 1881. Robbins built many houses, particularly on the East Side. This property was part of the Swan's Plat. After several owners Robbins purchased the property for \$525 in 1914. He and his wife Buelah Pulsifer Robbins were listed as living at this location in 1915 and 1917. They are listed at 1619 E 4th in 1919. Robbins appears to have lived in each of the homes he built for a short period of time and then moved on. The house was sold to William and Minnie Mallett in 1924 for \$1500.00. Mallett is listed in the city directory as a jeweler. It is possible he may have been associated with the Guyots, pioneers jewelers who lived across the street on Olympia Avenue. The Malletts later sold the property to W. J. and Corriisa Gilbert in 1930 for \$2225.00. By 1932, William and Agnes Mangan were the owners. He was a glazier for Hyak Lumber and Millwork company. Listed on the Olympia Heritage Register.

Source: Information from Thurston County Assessor's Records and Tax Rolls. Polk City Directories. Obituary for E. J. Robbins, Daily Olympian, March 7, 1944, pg. 14.

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|--|-----------------------------------|---------------------------|
| 915 NE Olympia Avenue | Historic Name: Pease House | Built 1914 |
| Swans Plat | L 3 B 27 | 78202700300 |
| Style: Arts & Crafts - Craftsman | Builder: Unknown | Architect: Unknown |
| Classification: Historic Contributing-Primary | | Site Id#: 5 |

Description: One story front gable house with cedar shingle siding. The gable has fascia boards with exposed rafter ends. There is a center front entry with a small gable-roofed hood. A rectangular vent is above the entry. One over one windows sash windows. The front windows are near the corners of the house. There is a shed roof element on back of the house to the east.

Cultural Data: The property was part of the Ruddell holdings and may have had an outbuilding associated with the Ruddell house on the property prior to the construction of this house. The lot was sold by Margaret Ruddell to Leighton. It was sold to L. P. and H. J. Brautigan in 1909 for \$300.00. It was sold by Brautigan to Elizabeth Pease in 1913. She is listed at this address in the 1915 Polk Directory. She is listed as a widow. She died in 1925.

Source: Polk City Directories, Thurston County Assessor's Records, Pioneer Title Company Records and Sanborn Fire Insurance maps.

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| 923 NE Olympia Avenue | Historic Name: Meays House | Built 1891, 1909 rebuilt |
| Swans Plat | L 4 B 27 | 78202700400 |
| Style: Renovated Arts & Crafts - Craftsman | Builder: Frank Meays | Architect: Unknown |
| Classification: Historic Non-Contributing | | Site Id#: 6 |

Description: This is a rebuilt Craftsman style, two-story, front gable house which is set on a concrete foundation. The original house had a shingled second floor with a drop siding lower floor. The entry was offset to the west, sheltered by a small gable roofed hood supported by square posts and flanked by a tripartite window. There was a double set of sash windows in the front gable. The re-built house has shingle cladding with a decorative front eave element. A porch wraps around the front and west sides. There are shed dormers on the east side of the house. The windows appear to be replacement vinyl one over one windows.

Cultural Data: According to the Sanborn Maps, there was a house at this location by 1891. This property was owned by William Ranous in the 1860s who may have been the carpenter for the Bigelow House. The house appears to have been built or remodeled by carpenter Frank Meays in about 1909. Frank Meays died in 1915 from a broken back sustained while working in 1915. It was sold by his family in 1926. Arthur M. Borden who worked for Olympia Veneer lived at the house from approximately 1923 until 1932. He was one of the original stockholders for Olympia Veneer.

Source: Polk City Directories, Thurston County Assessor's Records, Pioneer Title Company Records and Sanborn Fire Insurance maps. Obituary for Frank M. Meays, Morning Olympian, August 14, 1915, pg 1.

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|--|--|---------------------------|
| 221 NE Quince Street | Historic Name: Laverl House | Built 1957 |
| Swans Plat | L 5 B 27 N 1/2 Aka Lot A Ss-5260 17/323 | 78202700500 |
| Style: Modern | Builder: Unknown | Architect: Unknown |
| Classification: Non-Historic Non-Contributing | | Site Id#: 7 |

Description: This is a small, one-story T-shaped house set on a concrete foundation. It has combed cedar siding. There are close eaves on the ends of the house. The front (east) side has a wide eave roofline that extends over the front of the house. The entry is offset to the north. Metal sliding windows.

Cultural Data: This is a modern house which replaced an earlier structure. This house was built in 1957 by Felix Laverl.

Source: City of Olympia Building Department records.

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|--|------------------------------------|---------------------------|
| 1005 NE Olympia Avenue | Historic Name: Rudkin House | Built 1891 |
| Pattison Home Plat | Lots 4/5 Bock 2 | 68100200400 |
| Style: Queen Anne | Builder: Unknown | Architect: Unknown |
| Classification: Historic Contributing-Pivotal | | Site Id#: 8 |

Description: Prominently sited on a corner lot, the Rudkin House is an imposing two-story wood frame structure, built in the Queen Anne style. The tall hipped and gabled roof is covered with composition shingles, and has a molded boxed cornice with returns at the gables. Walls are clad with drop siding and cornerboards on the first story, with vertical board wainscoting on the bays. Second story walls are clad with clapboards and cornerboards, with wide frieze boards below the eaves; a band of fishscale singles between stories is set off by banding and curves out at its base. A one-story porch on the front (north) facade has a singled gable supported by Corinthian and Ionic columns resting on clapboard piers; the columns frame the paneled front door and an adjacent oval leaded glass window. The porch wraps around the corner into the east wall, beneath a shed roof supported by similar columns. Beneath the front gable is a first story polygonal bay with carved brackets supporting the flush second story. The gable above is clad with horizontal and vertical drop siding. Another bay beneath the west gable has a polygonal first story with similar brackets supporting the squared second story. The gable features an oversized fanlight window bordered by radiating shingles set within a recessed arch. Fenestration includes wide fixed windows with multi-paned transoms in the bays, double-hung and single-hung sash, and an oblong window off beveled and leaded glass which lights the main parlor. The building is used as an office, and retains the original interior woodwork, fireplace mantel and stairway; the second story has been modernized. The house is maintained in excellent condition.

Cultural Data: One of the finer homes on the east side, the Justice Frank Rudkin House was built by 1891 (shown on Sanborn map that year) and purchased by Judge Frank Rudkin in 1905. It may have been the J.R. Pattison residence from a comparison in illustration in a 1890s era advertisement which shows a very similar house. Justice Rudkin, a native of Ohio, was admitted to the bar in Yakima in 1887 and was named a Superior Court Judge there in 1901. He served on the Washington Supreme Court from 1905 to 1911, serving as Chief Justice from 1909 to 1911. He was a federal judge from 1911-1923 in Spokane and served on the U. District Court of Appeals from 1923 until his death in 1931. Listed on the Olympia Heritage Register, the Washington State and National Registers of Historic Places.

Source: Fagan, Mary, "Background and Section Patterns of Justices of the Washington State Supreme Court: 1889-1974." Unpublished research paper, Pullman, 1974.

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|--|-------------------------------------|---------------------------|
| 1015 NE Olympia Avenue | Historic Name: Carlson House | Built 1937 |
| Pattison Home Plat | L3 B2 | 68100200300 |
| Style: Tudor Cottage | Builder: Unknown | Architect: Unknown |
| Classification: Historic Contributing-Pivotal | | Site Id#: 9 |

Description: The house is an excellent example of the Tudor cottage style. It is a one and one-half story side gable house with projecting front gable. The house has a steeply pitched roofline with close eaves and a projecting front gable extension. The house has wide clapboard cladding. The front entry is recessed in an additional small projecting front gable. This projecting front element has an arched vent in the gable end. The front entry is flanked by wide picture windows which have a decorative horizontal and vertical mullion design. The projecting front gable has return gable ends and has an arched window opening in the front with decorative mullions. A brick chimney rises on the west side. Other windows are oblong or one over one sash with decorative mullions. The entry is reached by a flight of concrete steps.

Cultural Data: This house appears to have replaced an earlier building at the site. The property was owned by the Agnews who built the adjacent duplex. This house appears to have been built by Henry and Edna Carlson in 1937. They took out a mortgage for \$2500.00 that year and Olympia building department records confirm it was built in 1937. Carlson was a gluer for Olympia Veneer.

Source: Pioneer Title Company; Thurston County Assessor (Real Property assessment rolls); Polk Directories.

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|--|------------------------------------|---------------------------|
| 1023-1025 NE Olympia Avenue | Historic Name: Agnew Duplex | Built 1926 |
| Pattison's Home Plat | L 1 and 2 ,Block 2 | 68100200100 |
| Style: Arts & Crafts - Craftsman | Builder: Unknown | Architect: Unknown |
| Classification: Historic Contributing-Pivotal | | Site Id#: 10 |

Description: One and one-half story Craftsman style duplex, set on a concrete foundation in East Olympia. The central area is a front gable with wide, bracketed eaves and a symmetrical arrangement of windows with double tripartite windows on the first floor (with flower box sills) and a double-hung window in the second floor. Clapboard cladding. On either side of this front gable, the roofline slopes forward to form recessed porches which are supported by bracketed posts. The porches have exposed rafter ends. The entries, which retain their original doors and screen doors, are offset toward the center gable. Similarly, the sides of the duplex are symmetrical with two double hung windows on the second floor and paired double-hung windows on the first floor. There is a side entry on the rear of both units.

Cultural Data: Located on the east side of Olympia, the Agnew Duplex was built according to available information ca. 1926 by Elsie and E. J. Agnew. They bought lots 1, 2, and 3 of the Pattison Home Addition in 1923. The Assessor's Tax Rolls do not show an improvement on the property in 1925 but there is an improvement by 1930. The Polk City Directory shows Elsie and E. J. Agnew living at 1023 Olympia Avenue in 1927. The Agnews were variously listed over the next few years at either 1028 or 1023 Olympia Avenue. It is unknown whether they rented and then occupied part of the duplex, but that is how it appears in City directories of the period. By 1932 renters included a millworker at Olympia Veneer and the owner of a "women's furnishings" business. The Agnews owned City Dye Works and Star Laundry. Elsie Agnew owned the property until 1944. This property type is rare in Olympia. Listed on the Olympia Heritage Register.

Source: Pioneer Title Company; Thurston County Assessor (Real Property assessment rolls); Polk Directories.

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|--|--|---------------------------|
| 1105 NE Olympia Avenue | Historic Name: Sensabaugh House | Built 1926 |
| Pattison Home Plat | L 5 B 1 | 68100100500 |
| Style: Arts & Crafts - Craftsman | Builder: Unknown | Architect: Unknown |
| Classification: Historic Contributing-Primary | | Site Id#: 11 |

Description: The house is a one and one-half story, front gable, Craftsman style house. The roofline has wide eaves, brackets and a fascia board. The house has faux stone cladding. It is unknown when this was added. The front door is offset to the east and is sheltered by a projecting gable-roofed porch supported by square columns with a low railing and vertical balusters on the side. There is a replacement metal one over one window on east side of the front facade. The tripartite original front window on west side has decorative upper mullions. Other windows appear to be replacement one-over-one sash windows. There is a brick chimney on the west side of the house

Cultural Data: Leo and Mary Sensabaugh took out a mortgage at Capital Savings and Loan for \$2400 in 1925 on this property. Sensabaugh was a mill worker at Washington Veneer.

Source: Polk City Directories, Thurston County Assessor's Records, Pioneer Title Company Records and Sanborn Fire Insurance maps.

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|--|--------------------------------------|---------------------------|
| 1107 NE Olympia Avenue | Historic Name: Jacobsen House | Built 1926 |
| Pattison Home Plat | L 4 B 1 | 68100100400 |
| Style: Colonial Revival Cottage | Builder: Unknown | Architect: Unknown |
| Classification: Historic Contributing-Pivotal | | Site Id#: 12 |

Description: The house is a Colonial revival cottage which is similar to Turnwater Lumber Mills designs. The house is a one story side gable residence with jerkin head gable ends. The house has a brick chimney on west end. The front center entry is sheltered by a projecting, gable roofed canopy which has return gables and arched enclosed ceiling and enclosed gable end. It is supported by narrow wood supports. The front entry is flanked by sidelights. Tripartite windows with decorative upper mullions flank center front entry which is reached by wide front concrete steps. The house has wide clapboard cladding. Other windows are one over one sash.

Cultural Data: Leo and Mary Sensabaugh had a mortgage on the property from Capital Savings for \$425.00 in 1925. There are no improvement on the tax rolls in 1925 and there is no property shown at the site on the 1924 Sanborn map Alfred and Ella Jacobsen took out a mortgage from Oscar Jacobsen in 1926 for \$2000.00 when the property was conveyed to them from Sensabaugh and they are listed as living at the property in 1927. Jacobsen was a millworker for Washington Veneer.

Source: Polk City Directories, Thurston County Assessor's Records, Pioneer Title Company Records and Sanborn Fire Insurance maps.

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|--|--|---------------------------|
| 1115 NE Olympia Avenue | Historic Name: Fitschen/Simon House | Built 1923 |
| Pattison Home Plat | L 3 B 1 | 68100100300 |
| Style: Arts & Crafts – Craftsman | Builder: Unknown | Architect: Unknown |
| Classification: Historic Contributing-Primary | | Site Id#: 13 |

Description: This is one story, rectangular side-gabled house set on a concrete foundation. The roofline has wide bracketed eaves with fascia boards. A gabled section extends from the main structure on the east side of the house which has similar detailing to the main house. The front porch has small gable overhanging hood with similar detailing to the main roofline. The entry is flanked, by large multi-pane casement windows. A large chimney rises on the west side of the house and there is a small chimney on the east roofline. The house has clapboard cladding. The front east window has been changed and now has a newer multipane window.

Cultural Data: Part of the Pattison Home Plat, the property changed hands until it was purchased in 1922 by local chiropractor A. B. Fitschen and his wife Laura for \$250.00. By the 1923-24 city directory, they are listed as living at this address. It is likely the house was built between 1922-1923 although the assessor's office gives the date of 1920. The house was sold to Lucien and Faye Simon in 1925 for \$4200, which seems to be a relatively high price for the property. They lived on in the house until 1946. Simon is listed as a Post Office Clerk in city directories during the period. Fitschen later built a large holly farm just off Highway 101.

Source: Polk City Directories, Thurston County Assessor's Records, Pioneer Title Company Records and Sanborn Fire Insurance maps.

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|--|--------------------------------------|---------------------------|
| 1125 NE Olympia Avenue | Historic Name: Erickson House | Built 1925 |
| Pattison Home Plat | L 2 B 1 | 68100100200 |
| Style: Tudor Cottage. | Builder: Unknown | Architect: Unknown |
| Classification: Historic Contributing-Pivotal | | Site Id#: 14 |

Description: This is a distinctive example of Tudor cottage style. The house has a steeply pitched roofline with side gable ends. The front projecting element gable on the east side of the façade has catslide roofline which extends over front entry which is a recessed arched doorway. The house has wide clapboard cladding. The front projecting gable has tripartite window with decorative geometric mullions. The west side of front has tripartite window with similar decorative mullions. The upper gable front has an arched decorative opening with arched window with decorative arched mullions. The west side of the front has a distinctive eyebrow dormer with a radiating window motif. The east side has a large brick chimney. The gable ends have returns. There is a projecting section on the west side rear of house.

Cultural Data: The house is listed as entering the tax rolls in 1925. Local builder E. O. Robbins appears to have provided a mortgage for Frank and Anna Erickson for \$1000 on the property in 1927. The Ericksons are listed as living at this address at that time. Frank Erickson was a mill worker for Olympia Veneer Company.

Source: Polk City Directories, Thurston County Assessor's Records, Pioneer Title Company Records and Sanborn Fire Insurance maps.

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|--|--|---------------------------|
| 217 NE Puget Street | Historic Name: | Built 1978 |
| Pattison Home Plat | L 1 B 1 | 68100100100 |
| Style: Modern | Builder: C & H Construction | Architect: Unknown |
| Classification: Non-historic Non Contributing | | Site Id#: 15 |

Description: This is a modern duplex built with a full-height basement. The side gable house has T-111 siding and horizontal wide clapboard in the gable ends. The front eaves extend to form a porch, which has a full-width front deck with plain posts. The house faces east and has an entry offset to the south. On north side is a chimney which is enclosed with wide clapboard cladding. It appears that this was a vacant lot until this house was built.

Cultural Data: This a modern duplex built by C & H Construction for Doug Heay.

Source: City of Olympia Building Department Records.

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|--|-------------------------------------|---------------------------|
| 1203 NE Olympia Avenue | Historic Name: Manning House | Built 1903 |
| J R Pattison Plat | L 7 & 8 B 4 N 66F | 68200400700 |
| Style: Simplified Queen Anne | Builder: Unknown | Architect: Unknown |
| Classification: Historic Contributing-Primary | | Site Id#: 16 |

Description: This is a large, two-story, irregularly shaped cross gable simplified Queen Anne style house with pedimented gable ends with fishscale shingles. The other cladding is drop siding. The house has a variety of replacement vinyl one over one, sliding and multipane windows. Facing Puget, the front entry is recessed under a squared second floor hipped element, evident in the 1930s assessor's photo. The front porch has squared posts. There is a two-story addition to the south side which is recessed from the front entry. There is a bay window on south side first floor.

Cultural Data: This house appears on the 1908 Sanborn Map. The assessor gives the date of 1901 however the tax rolls do not show an improvement until 1903 when it was owned by J. P. & Caroline Manning. The property was sold by T. C. Van Epps to Daniel and Mary Finch in 1891 for \$2000.00 and later sold to J. P. & Caroline Manning. It was sold to Jennie Uhler in 1907 who continued to own the property until at least 1925.

Source: Thurston County Tax Rolls, Pioneer Title Company Records.

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| 1207 NE Olympia Avenue | Historic Name: Robbins/Reder House | Built 1892 |
| J R Pattison Plat | L 9 B 4 | 68200400900 |
| Style: Pioneer | Builder: E. O. Robbins? | Architect: Unknown |
| Classification: Historic Contributing-Primary | | Site Id#: 17 |

Description: This is a large two story T-shaped Pioneer style house with a steeply gabled roofline with a frieze under the gables. The house has drop siding with fishscale shingles in the gable ends. There is a hipped roof section on the east side of the house, probably built to accommodate a bathroom after indoor plumbing was available. The porch is a shed roof structure on the northwest corner with the front entry on the west side of the house. There is a center chimney in the east section of the house. The windows are replacement double hung windows. The paired windows on the first floor of the house facing north from the 1930s era photo have been replaced with a picture window. There is also a tripartite window sheltered by the front porch.

Cultural Data: This house appears to have been built by 1892 according to assessor's records and shows on the 1908 Sanborn map. J. R. Pattison sold the property to E.O. and Esther Robbins. Robbins was a local builder (his son E. J. Robbins built houses in the teens and 20s in this area). The Robbins' sold the property to Leo and Cora Reder in 1912. They are listed in Polk Directory at this address in 1915. He was a carman for Puget Sound Power and Light and was also a bartender. It is known that the McCleary's who owned the house in the 1950s remodeled the house.

Source: Polk City Directories, Thurston County Assessor's Records, Pioneer Title Company Records and Sanborn Fire Insurance maps.

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|--|------------------------------------|---------------------------|
| 1217 NE Olympia Avenue | Historic Name: Miller House | Built 1955 |
| J R Pattison Plat | L 10 B 4 | 68200401000 |
| Style: Modern | Builder: Unknown | Architect: Unknown |
| Classification: Non-historic Non-Contributing | | Site Id#: 18 |

Description: This is a small one story side gable house with combed cedar siding cladding and narrow eaves. The east side section is slightly recessed front the front façade. The entry is offset slightly to the east and is reached by a small set of concrete steps. The house has newer metal replacement picture windows.

Cultural Data: According to Olympia Building Department records, Tony Miller built this house in 1954-55.

Source: Polk City Directories, Thurston County Assessor's Records, Pioneer Title Company Records and Sanborn Fire Insurance maps.

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| 1223 NE Olympia Avenue | Historic Name: Kegley House | Built 1905 |
| J R Pattison Plat | L 11 B 4 | 68200401100 |
| Style: Pioneer | Builder: Unknown | Architect: Unknown |
| Classification: Historic Contributing-Primary | | Site Id#: 19 |
| Description: The house is a T-shaped pioneer style house with drop siding. The west side has 2-story gable roof section with fascia board. The east side has shed roof porch extending the width of the wing with a broken roofline. This section is supported by narrow plain posts. The 1930s era assessor's photo show these as turned posts. The entry door is centered in this side gable element. The house has replacement wide and standard one-over-one windows. The house is set on a newer concrete block foundation. The brick chimneys (one in the center of the two-story section and one in the center of the one story extension) evident in the 1930s assessor's photos are no longer extant. | | |
| Cultural Data: This house is shown in the 1908 Sanborn Map, the earliest date when this area was shown on a map. The assessor's date is 1901. The property was sold by J. R. Pattison who platted this area to J.J. Ballweg in 1891. Ballweg sold the property to John Aldridge in 1900 who sold it in 1903 to T. J. Kegley. It appears that the major improvement on the property dates from 1905 from available tax records. Kegley was in the real estate business. The house however is an early form. | | |
| Source: Polk City Directories, Thurston County Assessor's Records, Pioneer Title Company Records and Sanborn Fire Insurance maps. | | |

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|--|---------------------------------------|------------------------------------|
| 1227 NE Olympia Avenue | Historic Name: Stanford House | Built 1936 |
| J R Pattison Plat | L 12 B 4 N ½ | 68200401200 |
| Style: Modern | Builder: Harmon's Home Service | Architect: Mildred Stanford |
| | Builder | Site Id#: 20 |
| Classification: Historic Contributing- Primary | | |
| Description: The house is a small, one storey side gable house with clapboard cladding and close eaves. There is a small gable roofed hood on the center of the front façade which shelters the entry. It has an enclosed front gable and is supported by narrow posts. Windows are one over one double hung sash. | | |
| Cultural Data: This house appears to have been built about 1936 by Mildred Stanford. She was the sister-in-law of Anna Reinhart Stanford. According to her obituary, she worked for the attorney general and department of Insurance. She was chairman of a committee which secured the appropriation for the first State Capitol Museum. She was a volunteer for other civic organizations. She died in 1944. Harmon's Home Service was listed on the building permit. | | |
| Source: Polk City Directories, Thurston County Assessor's Records, Pioneer Title Company Records and Sanborn Fire Insurance maps. Obituary for Mildred Stanford, <u>Daily Olympian</u> , April 13, 1944, pg. 9. | | |

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| | Historic Name: adjacent to the Donoghue/McCaughan house. | Built |
| J R Pattison Plat | L 1 B 1 | 68200100100 |
| Style: Vacant | Builder: | Architect: |
| Classification: Vacant | | Site Id#: 21 |
| Description: | | |
| Cultural Data: | | |
| Source: Polk City Directories, Thurston County Assessor's Records, Pioneer Title Company Records and Sanborn Fire Insurance maps. | | |

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| 1212 NE Olympia Avenue | Historic Name: Donoghue/McCaughan House | Built 1926 |
| J R Pattison Plat | L2-3-4 Block 1 | 68200100200 |
| Style: Dutch Colonial | Builder: Unknown | Architect: Unknown |
| Classification: Historic Contributing-Pivotal | | Site Id#: 21 |

Description: Two story Dutch Colonial style house with a one story extension on the west side and a set back second extension on that same side. Gambrel roofline on the main part of the house and a flat roof extension on the west side with a parapet roofline. Clapboard cladding. The main entry is sheltered by a small gabled cover with bracketed detailing. Low brick pilasters flank the entry. There is a similarly styled entry on the east side of the house. The front entry is flanked by two large, arched windows with fan- design mullions. The one story addition has an arched window with a vertical decorative mullions. Other windows have vertical mullions and are double hung sash.

Cultural Data: The house is a two story Dutch Colonial style house located on a large property in Northeast Olympia. The house is set back from the street on a wooded lot. The property is part of the J. R. Pattison plat which was dedicated in 1890. From available information, it appears the house was built in 1926 by Alvena and Ray Donoghue who took out a mortgage that year. Ray Donoghue is listed as a millworker in the city directory. The Donoghues are listed at this address in the 1927 city directory. The house was later owned by Alvina and Archibald McCaughan, who are shown at this address by the 1932 city directory. McCaughan was an electrical contractor and they continued to live at this address for many years. The house is a distinctive Dutch Colonial design with distinctive windows. Listed on the Olympia Heritage Register.

Source: Pioneer Title Company Records. Polk City Directories. Thurston County Assessor files. Information from Ramona Smith, 303-932-1472

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| 1202 NE Olympia Avenue | Historic Name: Funk House | Built 1892 |
| JR Pattison Plat | L5 & 6 Blk 1 | 68200100500 |
| Style: Queen Anne | Builder: Unknown | Architect: Unknown |
| Classification: Historic Contributing-Pivotal | | Site Id#: 22 |

Description: Sited on a corner lot facing southward, the Funk house is located in one of the oldest residential neighborhoods in Olympia. The house sits on a small promontory above street level overlooking Budd Inlet. The Funk house is an ornately detailed, two-story wood frame structure built in the Queen Anne style. The tall hipped and gabled roof is covered with composition shingles, broken by a brick chimney and topped by wrought-iron cresting. The roofline has close eaves with a prominent molded cornice which has full gable returns. Wide friezeboards are at the eaves. Walls are clad with clapboard on the first story. Overlapping squared shingles cover the second story with wavy-patterned shingles in the gables. Horizontal banding between the stories delineates the two materials. The east gable combines shingles and clapboards in sunburst patterns, horizontal and vertical banding and rosettes in a complex design. The south and west gables feature arched panels above the windows which are ornamented by multiple rosettes. The foundation is skirted with asbestos panels. The porch has arched openings on both the north and west sides supported by posts. The porch shelters the paneled main entry door. To the right of the porch is a polygonal bay above which brackets with a sunburst design support the squared overhanging second story. Similar brackets support an overhanging portion on the west facade. Above the porch is a rounded second-story balcony with columns spanned by arched openings. A narrow-one-story extension with a hip roof projects from the rear wall and contains the rear entry door. Fenestration includes tall, narrow double and single-hung sash with plain surrounds, as well as oval and rectangular windows with small square leaded panes.

Cultural Data: The Funk House is the most ornate of the Queen Anne Style homes in Olympia. It was built for Brad and Anna Pattison Davis ca. 1892. Its well-preserved exterior offers a prime look at the ornamentation produced by area millworks for residential construction. George and Goldie Robertson Funk purchased the house in 1906, and lived there until Mr. Funk's death in 1955. George and Goldie Robertson Funk were prominent Olympians active in civic, legal and intellectual circles. George Funk was born in Wisconsin in 1865, educated there and came to Olympia in 1890. In a legal career spanning 60 years in the city Funk was prosecuting attorney, a member of the city council and an active member of the Chamber of Commerce. Before his death in 1955, Funk was instrumental in pursuing a successful lawsuit to keep state offices located in Olympia, retaining its prominence as the state capital. Goldie Robertson Funk was born in Iowa and came to Olympia in 1889. She taught school in a number of districts and was assistant principal of an elementary school. She married George Funk in 1899. She was an accomplished writer published in several national magazines including McCalls and Ladies Home Journal. She was an active clubwoman receiving statewide recognition. A prominent member of the Olympia Women's Club, Mrs. Funk participated widely in local social and civic life. Listed on the National, State, and Olympia Heritage Registers.

Source: Prosser, William F., A History of the Puget Sound Country, Lewis Publishing Co., New York, 1903. Obituary for Goldie Robertson Funk, Daily Olympian July 18, 1962.

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| 1126 NE Olympia Avenue | Historic Name: Thomas Clark House | Built 1900 |
| Van Epps & Wiman Plat | L1 & 2 | 8150000100 |
| Style: Pioneer | Builder: Unknown | Architect: Unknown |
| Classification: Historic Contributing-Pivotal | | Site Id#: 23 |
| Description: Perched above the street on a corner lot, the Clark House is a two-story, Pioneer-style wood frame structure on a later concrete block foundation. The gable roof is covered with composition shingles and has a center gable on the front (south) facade. Walls are clad with drop siding and cornerboards, and fishscale shingles ornament the south gable. Spanning the south facade is a shed-roofed porch with a post and pier foundation with lattice panels, and turned posts spanned by spindlework cornice panels. Windows are tall, narrow double-hung sash with one-over-one lights and plain surrounds. A narrow shed-roofed addition extends from the west wall, and an elongated gable-roofed addition extends to the north. | | |
| Cultural Data: Built about 1900 as a typical worker's house by Thomas Clark, the house has been owned by several owners throughout the years and had a substantial addition in the rear section added in 1940. | | |
| Source: Pioneer Title Company Records. Interview with owner. | | |

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| 1118 NE Olympia Avenue | Historic Name: Dunbar House | Built 1892 |
| Van Epps & Wiman Plat | L2 L3 | 8150000300 |
| Style: Pioneer | Builder: Unknown | Architect: Unknown |
| Classification: Historic Contributing-Pivotal | | Site Id#: 24 |
| Description: The Dunbar House is an L-shaped, two-story wood frame structure, built in the Pioneer style and resting on a later concrete block foundation. The gable roof is covered with composition shingles and has narrow eaves with a simple-molded cornice. Walls are clad with drop siding, with fishscale shingles on the front south gable. A one-story hip-roofed porch with turned posts wraps around the front and east side facades, and shelters the front entry door, which is offset to the east of the front façade. Windows are tall, narrow double-hung sash with one-over-one lights and plain surrounds with prominent head moldings. A one-story enclosed porch spans the rear facade. The interior retains the original woodwork, sliding pocket doors, and wooden fireplace mantels. The house was renovated in the 1980s. | | |
| Cultural Data: One of the early decorated pioneer style houses on the eastside, it was probably built by Judge R. O. Dunbar ca. 1892. Dunbar was a Supreme Court Justice from 1889 to 1912 and served as Chief Justice three times. A native of Illinois, he practiced in Yakima and was prosecuting attorney in several Eastern Washington Counties. His wife was Clara White Dunbar, a sister of Ann Elizabeth Bigelow. Dunbar was a member of the Constitutional Convention of 1889 and was a member of the Territorial Council and House of Representatives. Unbar sold the house to Henry Mallory in 1899. Listed on the Olympia Register. | | |
| Source: Pioneer Title Company Records. Information from owners. Fagan, Mary, "Background and selection patterns of Justices of the Washington Supreme Court: 1889-1974." Unpublished research paper, Pullman, 1974. | | |

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| 1112 NE Olympia Avenue | Historic Name: C. S. Reinhart House | Built 1891 |
| Van Epps & Wiman Plat | Lot 4 | 81500000400 |
| Style: Colonial Revival (remodel) | Builder: Unknown | Architect: Unknown |
| Classification: Historic Contributing-Pivotal | | Site Id#: 25 |

Description: One and one-half story front gabled house with a one story side projection. Small hipped-gable porch projects over the entry-way. Front door is multi-pane glass. Combed cedar siding. West side has two wall dormers and the east side has one. Large brick chimney dominates the west side of the house. Multi-pane windows, some of which are casement. West side has one story projection with a broken roofline and front multipane windows forming a sun-porch. Louvered vent in the front gable. A non-historic addition is a replacement metal window on the rear facade.

Cultural Data: Caleb Reinhart was born in 1856 in Olympia, the grandson of William and Sarah (Harbaugh) Cock. Cock was the first Territorial Treasurer whose home was located near the now Capitol Campus. Caleb was the son of Stephen D. and Sarah (Cock) Reinhart. In the 1880s, he partnered with R.O. Dunbar at the Klickitat Sentinel, a newspaper in Goldendale. Dunbar left to become Supreme Court judge. The Dunbar House is next door and retains its 1890s appearance. In 1891, Reinhart received appointment as clerk of the Supreme Court and moved his family to Olympia. He and his wife, Clara (Downer) Reinhart in 1891 built this home on then 2nd Avenue (later named Olympia Avenue). Reinhart served three terms as mayor of Olympia (1899 to 1901) and was president of Olympia National Bank. He acquired nickname "Cap" because of his service as Captain of Company A, First National Guard of Washington. Caleb Reinhart died in December 1934. His daughter, Anna Reinhart Stanford had moved into the house some time after the death of her husband in 1921. She lived there until she sold the house in 1956. During those years she was an art teacher at Olympia High School. According to her granddaughter, she would buy houses and lots, during the summer time make improvements to them, and then sell them for extra income. The Thurston County Assessor photo which in dated 1939 shows the house exactly as it is today, so "up- dating" was prior to that. According to record search at the Title Company, Anna took out several short-term mortgages on the property once in September 1935 for \$2800 (satisfied in 1937) and again in August 1937 for \$3306.60 (satisfied in 1938). The City of Olympia building permits records indicate substantial work in 1935 and 1936 by George Faber, a local builder. Anna Reinhart Stanford was born in Olympia in 1881. Anna grew up in her parent's home. In 1899 when Anna was graduated from high school, her parents who felt that Olympia lacked cultural opportunities for young women, encouraged the formation of a study club. Anna was a charter member of Eenati, Olympia's second oldest women's organization. Anna spent her freshman and sophomore college years at the University of Washington then transferred to Stanford University where her husband-to-be, James Nickels Stanford was already a student. Anna graduated from Stanford in 1906. Anna designed and supervised the construction of the family home at the intersection of Jefferson and Maple Park, which still stands. In 1921 Anna, pregnant with her third child was widowed. She subsequently moved to the Olympia Avenue home of her parents where she lived until her death. In order to support her young family, Anna returned to college to get a teaching certificate, attending Ellensburg Normal School. She taught kindergarten at the old Washington Grade School and in 1927 became the art, history and drafting teacher at Olympia High School. She retired because of ill health in 1945. Her beginning salary in 1925 was \$1,150 annually. Listed on the Olympia Heritage Register.

Source: Pioneer Title Thurston Co Assessor Records (Real Property Tax Assessment Records); Polk directories; Hines - An Illustrated History of the State of Washington (1893) (note: this mentions Capt. Reinhart building his home at 1022 E. 2nd*);

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| 1106 NE Olympia Avenue | Historic Name: Byrd House | Built 1891 |
| Van Epps & Wiman Plat | L 5 | 81500000500 |
| Style: Queen Anne | Builder: Unknown | Architect: Unknown |
| Classification: Historic Contributing-Pivotal | | Site Id#: 26 |

Description: The Byrd House is an ornately-detailed, two-and-one-half-story wood frame structure, built in the Queen Anne style and resting on a later concrete block foundation. The tall hipped and gabled roof is covered with composition shingles and has narrow eaves with a molded cornice; the gables have dentillated cornices, and narrow pent roofs at their bases. Walls are clad with drop siding and cornerboards, with hexagonal shingles in the gables, and a band of square and octagonal shingles between the stories curves out at its base. At the southwest front corner is a two-story porch; the first story has chamfered posts and a stickwork balustrade and cornice panels, and the second story has turned posts with spindlework cornice panels. On the first story is the paneled main entry door with its transom. Below the front gable is a two-story polygonal bay, with brackets and pendants below the second story cornice. Another bay below the east gable has a polygonal first story with similar brackets and pendants beneath the squared second story. Windows are tall, narrow double-hung sash with one-over-one lights and plain surrounds, and the gables feature oblong windows with borders of small square panes. A modern one-story covered porch and deck extend from the rear of the house. The house is maintained in good condition.

Cultural Data: One of the most ornate of the eastside Queen Anne Style homes, the house was built about 1891 by George and Mary White Byrd who took out a mortgage for \$1, 800. Mary Byrd was a sister of both Ann Elizabeth Bigelow and Clara White Dunbar. Probably affected by the depression of 1893, the house was sold in 1896 to J. M. Robinson. Mrs. John C. Ross bought it from him in 1906. She then sold it to Cap Reinhart who in turn sold it back to her after she married Capt. Volney Young who married Mrs. Ross in 1909. Cap Reinhart repurchased the house in 1921-22. Listed on Olympia Heritage State and National Registers.

Source: Pioneer Title Company Records. Information from Imogene Ross, daughter of Mrs. John C. Ross.

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| 1102 NE Olympia Avenue | Historic Name: vacant | Built |
| Van Epps & Wiman Plat | L 6 | 8150000600 |
| Style: Vacant | Builder: | Architect: |
| Classification: Vacant | | Site Id#: 27 |
| Description: This serves as a driveway to the property to the north. | | |
| Cultural Data: | | |
| Source: | | |

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| 1032 NE Olympia Avenue | Historic Name: | Built 1940 |
| Van Epps & Wiman Plat | L 7 | 8150000700 |
| Style: Modern | Builder: Unknown | Architect: Unknown |
| Classification: Historic Contributing-Primary | | Site Id#: 28 |
| Description: This is a small rectangular, one-story flat-roofed modern style house with a stucco exterior. The west side projects slightly. The entry is in the L between the projecting section and the recessed east section. The front façade has large picture windows. | | |
| Cultural Data: This appears to have replaced or been remodeled from an earlier house. The built date is listed as 1940 on the tax rolls. It appears to have been built by H. T. Hull. Charles G. Miller lived at this address in 1925. He was a laborer for Olympia Veneer Company. | | |
| Source: Polk City Directories, Thurston County Assessor's Records, Pioneer Title Company Records and Sanborn Fire Insurance maps. City of Olympia Building Department records. | | |

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| 1028 NE Olympia Avenue | Historic Name: | Built between 1920-1924 |
| Van Epps & Wiman Plat | L8 & E50F L16 | 8150000800 |
| Style: Arts & Crafts – Craftsman | Builder: Unknown | Architect: Unknown |
| Classification: Historic Contributing-Pivotal | | Site Id#: 29 |
| Description: One story, rectangular, side gable Craftsman style house. The house has wide, bracketed eaves with exposed rafter ends and fascia boards. The house is clad with drop siding. A large projecting front porch spans nearly the entire front façade. It has an enclosed front gable and similar detailing to the main roofline. It is supported by square posts. The centered front entry is flanked by wide windows with vertical upper mullions. The other windows are double hung one over one sash with similarly decorative upper mullions. | | |
| Cultural Data: The house is listed as being built in 1912 by the assessor however it the actual tax rolls do not show an improvement until 1925. It is shown on the 1924 Sanborn map. It was likely built by John Norris who owned the property in 1925 but lived at 902 Olympia Avenue. It was the home of Raymond Holcomb, the Olympia Fire Chief beginning in 1928. | | |
| Source: Polk City Directories, Thurston County Assessor's Records, Pioneer Title Company Records and Sanborn Fire Insurance maps. | | |

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|--|------------------------------------|---------------------------|
| 1020 NE Olympia Avenue | Historic Name: Turner House | Built 1908 |
| Van Epps & Wiman Plat | L 9 L 16 W 50F | 8150000900 |
| Style: Arts & Crafts – Craftsman | Builder: Unknown | Architect: Unknown |
| Classification: Historic Contributing-Pivotal | | Site Id#: 30 |
| Description: The house is a large one and one-half story Craftsman style house with a hipped roofline. The roof has wide eaves, exposed rafters with brackets on the eaves. The roofline has hipped roof dormers on the south, east and west sides. The second floor has shingle cladding and the first floor has drop siding. There is a wood band separating the materials and a similar detail at the basement level. The house is set on a concrete foundation. The dormers are shingled as well. The dormers have paired double hung windows. The porch is recessed under the front façade roofline. It is supported by three square pillars. The front entry is offset to the east. The entry is flanked by wide rectangular windows with a narrow top section. The porch has an enclosed upper section under the main roofline. There is a small square bay on the east side of the first floor. | | |
| Cultural Data: The house appears to date from about 1908 although it is not on the 1908 Sanborn Map. E. A. and Mollie Ford bought property in 1905. Ford was a carpenter. Ford secured a mortgage in 1908 and sold the property to Catharine A Turner in 1908 who owned the house when it has an improvement listed on the tax rolls in that year. The property was later owned by C.M. Beebe and John and Wendla Svonn. Svonn was an original stockholder in Olympian Veneer | | |
| Source: Thurston County Tax Rolls and Polk City Directory. | | |

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|--|------------------------------------|---------------------------|
| 1018 NE Olympia Avenue | Historic Name: Sparks House | Built 1904 |
| Van Epps & Wiman Plat | L10 | 81500001000 |
| Style: Queen Anne Cottage | Builder: Unknown | Architect: Unknown |
| Classification: Historic Contributing-Pivotal | | Site Id#: 31 |

Description: The Sparks House is a rectangular, one-and-one-half-story wood frame cottage on a later concrete block foundation. The hip roof is broken by large gabled dormers on the sides and a low gable on the front, and has a plain boxed cornice with returns at the gables. Walls are clad with clapboards, with hexagonal shingles on the front (south) gable. At the southwest front corner, a hip-roofed porch with square posts and a simple balustrade shelters the front door. First story fenestration is double-hung sash with one-over-one lights and plain surrounds, the front gable is graced by a fanlight window and the side dormers have palladian windows.

Cultural Data: This is a restored Queen Anne Cottage, one of the best examples on the east side of Olympia, was built about 1904 by Charles A. and Avis Sparks. Sparks is listed as a clerk in a city directory of the day. Listed on the Olympia Heritage Register.

Source: Pioneer Title Company Records. Polk Olympia City Directory.

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| 1012 NE Olympia Avenue | Historic Name: Agnew/Leslie House | Built 1924 |
| Van Epps & Wiman Plat | L 11 | 81500001100 |
| Style: Arts & Crafts –Craftsman | Builder: Unknown | Architect: Unknown |
| Classification: Historic Contributing-Primary | | Site Id#: 32 |

Description: The house is a one story Craftsman style house with a low-pitched, front gable roofline. It has wide, bracketed eaves with a fascia board. A large projecting front porch has similar detailing and is set beneath the main roofline. The porch, which has an enclosed gable end, is supported by narrow posts set on brick pillars. The multi-pane glass front door is offset to the east. The front façade has a pair of double hung replacement windows on the west side and a picture window on the east side. Other windows are sash and picture windows. There is a new gable-roof extension on the east side of the house.

Cultural Data: The property was owned until 1917 by the Sparks who owned the property to the east. The house appears to have been built between 1920 and 1924 by The Agnews who bought the property in 1920. It was sold to Ella Leslie in 1925 for which she received a mortgage of \$1500 from Olympia Building and Loan. Ella Leslie was Elsie Agnew's mother. It appears on the 1924 Sanborn Map. By 1932 the house was the residence of William A Ruud who was a bookkeeper for Olympia Oil and Wood company—which was a business associated with the veneer industry, in that they sold scrap veneer and wood for fuel.

Source: Polk City Directories, Thurston County Assessor's Records, Pioneer Title Company Records and Sanborn Fire Insurance maps.

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| 1002 NE Olympia Avenue | Historic Name: Johnson House | Built 1912 |
| Van Epps Wiman Plat | L B & part L12 | 81500001200 |
| Style: Arts & Crafts –Craftsman | Builder: Unknown | Architect: Unknown |
| Classification: Historic Contributing-Primary | | Site Id#: 33 |

Description: Rectangular, wood frame front gable Craftsman style house. The one and one-half story house on a concrete foundation. Narrow clapboard cladding, exposed rafters on wide eaves on the roofline. Wide shed dormers on the east and west sides of the house. The porch is recessed under the front gable and has a low railing with decorative posts which may be a replacement. Squared bay on the west side with a three-part window. Original front entry door with beveled glass center section. One over one replacement metal windows throughout the house. Rear shed-roof porch.

Cultural Data: The house according to Thurston County Assessor's Records was built about 1912. It is a Craftsman/Bungalow Style. The land was sold to John and Anna Johnson in 1911. The Johnson's according to city directories were living at 910 Olympia Avenue in 1908. By 1913, they are listed in the Polk directories at that address. Johnson was a track foreman for Olympia Light and Power Company which ran the street car line. He worked for that firm and Puget Sound Power and Light into the 1930's. The Johnsons sold the house in 1941. Since that time, the house has had multiple owners and was remodeled in 1978.

Source: Pioneer Title Company Records. Polk City Directories

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| 303 SE Quince Street | Historic Name: | Built 1940 |
| Swans Plat | L 6 B 26 S 55F | 78202600601 |
| Style: Side Gable Form | Builder: Unknown | Architect: Unknown |
| Classification: Historic Non-Contributing | | Site Id#: 34 |
| Description: One and one-half story side gable house which faces Quince Street. This house is set on a concrete foundation and has horizontal cladding. There is a small gable roof hood which shelters the front entry. The house has replacement sliding glass windows. | | |
| Cultural Data: This is a modern house replacing an earlier structure which has been additionally altered with new cladding and windows. | | |
| Source: Pioneer Title Company Records. Polk City Directories | | |

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| Swans Plat | Historic Name: Part of 912 Olympia Property | Built |
| Style: Vacant | L 7 Blk 26 | 78202600701 |
| Classification: Vacant | Builder: | Architect: |
| Description: | | Site Id#: 35 |
| Cultural Data: | | |
| Source: | | |

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|--|-------------------------|---------------------------|
| 912 NE Olympia Avenue | Historic Name: | Built 1956 |
| Swans Plat | L 8 Blk 26 | 78202600700 |
| Style: Modern | Builder: Unknown | Architect: Unknown |
| Classification: Non-Historic Non-Contributing | | Site Id#: 36 |
| Description: This is a large, irregularly shaped, one-story, ranch style house with hipped roof and projecting section on the west side. It is set above street level. The entry door is at the corner of the front projection. The house has narrow clapboard cladding. Windows are picture windows, sliding and tripartite types. | | |
| Cultural Data: This is a modern style house built in 1956 on what was the Guyot property for Fannie & Ada Wright by Glen Sloan. | | |
| Source: Polk City Directories, Thurston County Assessor's Records, Pioneer Title Company Records and Sanborn Fire Insurance maps. Olympia Building Department Records. | | |

| | | |
|---|--|---------------------------|
| 902 NE Olympia Avenue | Historic Name: Guyot House | Built 1927 |
| Swans Plat | L1 & 2 Lt 9 & 10 Blk 26 | 78202600100 |
| Style: Arts & Crafts – Craftsman | Builder: Unknown | Architect: Unknown |
| Classification: Historic Contributing-Pivotal | | Site Id#: 37 |
| Description: This is a rectangular one and one half story bungalow style house set on a concrete foundation. The roofline has projecting eaves with fascia boards and slightly returned gables on the roofline. The house has clapboard cladding with corner boards. There is a side porch on west side which has a pedimented gable roof supported by square posts and plain railing. 5. South façade has projecting front porch with pedimented gable offset to the east side. The porch is supported by paired columns. There is a projecting squared bay on the east side. The windows are single, paired and triple double hung sash with plain surrounds. The front entry has multi-mullioned french doors. There is a three-panel multi-mullioned window on front façade. Concrete bulkhead and wrought iron fence. Non-historic additions include the rear porch | | |
| Cultural Data: The house was built in 1927 by John H. Norris. His wife's sister, Nettie Dobbins Guyot and her family moved into the house in 1932. Their daughter Grace Guyot lived in the house until 1986. The house is bungalow in style with Craftsman influences. The grounds reflect the fact that the Norris house was originally adjacent to this structure. The building is unchanged from the original structure and boasts an ornate wrought iron fence. Listed on the Olympia Heritage Register. | | |
| Source: Polk City Directories, Thurston County Assessor's Records, Pioneer Title Company Records and Sanborn Fire Insurance maps. | | |

| | | |
|-------------------------------|--|---------------------|
| 321 NE Pear Street | Historic Name: Vacant | Built |
| Swan Plat | Blk 18 Com 30F E Of Se Cor W 50F N 115F W | 78201800200 |
| Style: Vacant | 155F N To N Ln Vac | |
| Classification: Vacant | Builder: | Architect: |
| Description: | | Site Id#: 38 |
| Cultural Data: | | |
| Source: | | |

822 NE Olympia Avenue
Swan Plat

Historic Name: Gustafson House
B 18 Com 50F W Of X Cen Ln Pear St & N Ln 2Nd Ave NI Y 115F
78201800800

Built 1926

Style: Tudor Cottage

Builder: Unknown

Architect: Unknown

Classification: Historic Contributing-Pivotal

Site Id#: 39

Description: The house is a distinctive one and a half story Tudor cottage set on a concrete foundation. The house has a steeply pitched cross gable roof with a projecting gable on the west side. There is a gable roof dormer on front recessed (east) side of the front façade. There is also large gable roof dormer on rear of the house. The house has moderately wide eaves with return gable ends. The house has narrow clapboard cladding. The front entry is recessed in square opening on front projecting element. It is reached by a flight of concrete steps. There is a low railing on the porch. A large chimney rises on the west side of the house. The house has large picture windows, one of over one windows and tripartite front window.

Cultural Data: This property was sold by the Lutheran Church in 1923 and appears to have been redeveloped by Robert Main, who owned a furniture company. His sons are listed Polk City Directories as carpenters. It was sold to Gust Gustafson in 1926 who was a millworker for Olympia Veneer and one of the original stockholders of the Company.

Source: Polk City Directories, Thurston County Assessor's Records, Pioneer Title Company Records and Sanborn Fire Insurance maps.

820 NE Olympia Avenue
Swan Plat

Historic Name: McAfferty House
B 18 Com 100F W Of Cen Pear & N Ln 2Nd St N 115F W 5 0F S
78201800700

Built 1924

Style: Arts & Crafts – Craftsman

Builder: Unknown

Architect: Unknown

Classification: Historic Contributing-Primary

Site Id#: 40

Description: This is a front gable one story Craftsman style house set on a concrete foundation with narrow clapboard cladding with corner boards. There is a band around the basement level. The house has wide bracketed eaves with a fascia board. There is a small, projecting front porch with similar detailing which has been enclosed with newer door and windows. There is a window on the front façade offset to the west. The house has paired and single one over one windows.

Cultural Data: This was part of the Olympia Collegiate Institute property later sold to the Lutheran Church. The property appears to have been redeveloped by Robert Main, who owned a furniture company. His sons are listed in the Polk City Directories as carpenters. Main got a mortgage loan from Olympia Building and Loan in 1924. It is shown on the 1924 Sanborn Map. Henry and Emma McAfferty bought the property in 1927. He was a Clerk for the US Public Survey.

Source: Polk City Directories, Thurston County Assessor's Records, Pioneer Title Company Records and Sanborn Fire Insurance maps.

818 NE Olympia Avenue
Swan Plat

Historic Name: Snickers House
B 18 Com X Cen Ln Pear & N Ln 2Nd St Wly 150F Pob NI Y 115F
78201800600

Built 1924

Style: Arts & Crafts – Craftsman

Builder: Unknown

Architect: Unknown

Classification: Historic Contributing-Primary

Site Id#: 41

Description: This is a side gable small rectangular one story house set on a concrete foundation. The roofline has moderately wide eaves with exposed rafter ends with fascia board. The house has a center entry with projecting front porch with a gable roof with an enclosed gable end. The house originally had double posts supported by brick pilasters which have been replaced with a narrow post and low railing. The house originally had tripartite windows flanking the front entry which have been replaced with large sliding glass windows. The original narrow clapboard has been replaced with asbestos shingles. There are also other replacement one over one sash windows.

Cultural Data: This property was sold by the Lutheran Church in 1923 and appears to have been redeveloped by Robert Main, who owned a furniture company. His sons are listed in the Polk City Directories as carpenters. The 1924 Sanborn Map does not show the house but it is on the 1925 tax rolls, owned by Main. The property was sold to Edward and Edna Snickers in 1927. He was a filer for Olympia Veneer and his wife was a music teacher. Snickers was an original stockholder of Olympia Veneer.

Source: Polk City Directories, Thurston County Assessor's Records, Pioneer Title Company Records and Sanborn Fire Insurance maps.

804 NE Olympia Avenue

Historic Name:

Built 1955

**Section 14 Township 18 Range 2W Plat
Swans Blk 18 001037 Beg Sw Cor Blk 18,
Thence E Alg S Line Of Blk 125F To Center
Of 104F Alley, Thence Nly Parallel W Line
Blk 18 100F, Thence Wly Parallel W**

78201800900

Style: Modern

Builder: Unknown

Architect: Unknown

Classification: Non-Historic Non-Contributing

Site Id#: 42

Description: There are two buildings on this site. The 810 property---This is a long, low one story double side gable house with wide eaves. The building is clad with combed cedar siding. There is a central entry with small, flat metal hood. Windows have horizontal mullions. Two of these wide windows flank the center front entry. Two small windows are on the ends of the front façade, one of which is a replacement window. There is a window with decorative mullions on the east side. The entry is reached up a flight on concrete steps. The 804 property-- This is a two story building with a saltbox style rear section. The front of the building has a center front recessed entry with a small metal canopy. The entry is flanked by two windows. One is a replacement window and the other a wide one-over-one sash. Other windows are paired or single sash, some with decorative upper mullions. The building has combed cedar siding. The rear of the building extends to the north in an irregular shape. There is an entry on East Bay Drive as well.

Cultural Data: From City of Olympia Building Department Records, these buildings were remodeled or built by Clara Lee in 1955.

Source: City of Olympia Building Department Records

| SITE | Owner Name | SITE ADDRESS |
|-------------|----------------------------------|--------------------------|
| 1 | Adams, Dennis L | 809 Olympia Ave NE |
| 2 | Capital Christian Center | 815 NE Olympia Ave -19 |
| 2 | Capital Christian Center | 815 NE Olympia Ave |
| 3 | Rolen, Gregory D | 901 NE Olympia Ave |
| 4 | Kinerk, Lindley | 907 Olympia Ave NE |
| 5 | Milligan, Gregory L & Sara J | 915 Olympia Ave NE |
| 6 | Flynn, Kyle G | 923 NE Olympia Ave |
| 7 | Cody, Lynnette E | 221 NE Quince St |
| 8 | Quince Place Associates | 1005 NE Olympia Ave |
| 9 | Meenk Jr, Robert J & Susan A | 1015 Olympia Ave NE |
| 10 | Schneider, Linda E | 1023 1025 Olympia Ave NE |
| 11 | Christian, Richard S & Bertha E | 1105 Olympia Ave NE |
| 12 | Anderson, Janet B | 1107 Olympia Ave NE |
| 13 | Doscher, Marguerite N | 1115 Olympia Ave NE |
| 14 | Clifton, Virginia M | 1125 Olympia Ave NE |
| 15 | C & H Const Co Inc | 217 Puget St NE |
| 16 | Homes First | 1203 Olympia Ave NE |
| 17 | Byrd, Clarence | 1207 NE Olympia Ave |
| 18 | Hurley, Clifford I | 1217 NE Olympia Ave |
| 19 | Crabtree, William M | 1223 NE Olympia Ave |
| 20 | Livingston, Tim | 1227 NE Olympia Ave |
| 21 | Smith, Bradford M | |
| 21 | Silverman, Ellen S | 1212 Olympia Ave NE |
| 22 | Lynch, John F | 1202 NE Olympia Ave |
| 23 | Pollard, Benjamin & Roslyn | 1126 NE Olympia Ave |
| 24 | Ray, Dan & Helen | 1118 NE Olympia Av |
| 25 | Goff, Steven M | 1112 NE Olympia Av |
| 26 | Probart, Thomas Ashley & Cecilia | 1106 NE Olympia Ave |
| 27 | Bayview Apartments Llc | 1102 Olympia Ave NE |
| 28 | Sandifer, Joanne D | 1032 NE Olympia Ave |
| 29 | Burdick, Susanne E | 1028 NE Olympia Ave |
| 30 | Martin, James E | 1020 NE Olympia Ave |
| 31 | O Keefe, Peggy M | 1018 NE Olympia Av |
| 32 | Harrington, Charles P | 1012 NE Olympia Av |
| 33 | Bay, John H & Maile M | 1002 NEe Olympia Ave |
| 34 | Tibbits, Lee | 303 SE Quince St |
| 35 | Beck, Douglas A | |
| 36 | Beck, Douglas A | 912 Olympia Ave NE |
| 37 | Wells, J Stewart | 902 NE Olympia Ave |
| 38 | Life Skills | 321 Pear St NE |
| 39 | Capital Christian Center | 822 NE Olympia Ave |
| 40 | Wagner, Arlene M | 820 NE Olympia Ave |
| 41 | Snyder, William L | 818 NE Olympia Ave |
| 42 | Threadgill, Nancy Lee | 804 Olympia Ave NE |

II. STATEMENT OF SIGNIFICANCE

The Olympia Avenue Historic District was part of the original John Swan Donation Land Claim of 1851. Swan, a native of Scotland, came to Olympia in 1850 and established this claim in East Olympia which was known as "Swantown." Swan was a shipwright and nurseryman. According to his own account, Swan built a house in this area by early 1850 after his arrival.¹

In 1854 funds were appropriated for two early bridges in the county. The first was across the eastern side of lower Budd Inlet for \$1550.00, \$500.00 of which came from county funds and the rest from subscriptions from the public. This arm of Budd Inlet reached much further south at this time, to the area where the Plum Street exit from I-5 is now located. Construction of the bridge was superintended by Frank Kennedy.² The bridge to East Olympia or "Swantown" as it was known was poorly built and had to be rebuilt in 1867. The bridge continued to be a problem and Rathbun reports that, "On October 19, 1873, as a Mr. Kuhn was driving a herd of cattle over the Swantown bridge, the timbers collapsed, precipitating the herd into the mud below, the tide fortunately being out; two were smothered."³ The bridge was re-built after this incident

Swan platted his Donation Land Claim in 1859 in this area. Views of the area in the 1860s show that it had already been logged off and residences were evident. It is believed by 1866 that Stephen Ruddell had built a house at what is now Pear and Olympia Avenue. Margaret White Ruddell was the mother of Ann Elizabeth Bigelow and it is likely that they located near the Bigelows on what is now Glass Avenue.

The Union Academy, a Methodist Episcopal Church College, a successor to an earlier college in Olympia located at a site on the north side of Olympia Avenue and East Bay Drive in 1875. In 1883 it became the Olympia Collegiate Institute which operated until 1893. It was purchased in 1894 as the Olympia or Olympic College sponsored by J.R. Chaplin who used this as a temporary location until he could locate a college in the Cooper Point Area. The Olympic College, later People's University remained at this site until 1906 and never succeeded in locating at Cooper Point. In 1906, the Lutheran Church bought the buildings which by that time included a dormitory as well as school building for \$5000.00. The City of Olympia provided an enticement to Pacific Lutheran Evangelical Seminary which located there in 1907 until 1913 when it suffered a fire. The building housed Olympia High School from 1914 to 1916 while a new building was being built.⁴ The Lutherans sold the old school site in 1923 and it was redeveloped into the housing units seen today.

Lumber mills including the Richardson Mill, Horton Water Pipe Company and Olympia Door Company had located on the Olympia peninsula bordering the east bay of Budd Inlet as early as the 1870s which provided the impetus for development of a residential district in this area.

1879 Birdseye map shows the development along Olympia Avenue (then known as 2nd) which includes several houses and buildings on the south side of the street between Plum and Pear, and the OCI building north of Olympia Avenue. The presumed Ruddell House at the southwest corner of Olympia and Pear as well as several buildings across the street are shown on the map. A farm house and orchard is seen east of Quince. This may have been the original house built by John Swan. Jane Pattison in

¹ Swan, John, "Swan's Reminiscence", undated, typed manuscript, University of Washington Special collections.

² Rathbun, John, History of Thurston County Washington, originally published Olympia, WA 1895, Shorey Reprint 1972. pg. 25.

³ Rathbun, pg. 63.

⁴ Stevenson, Shanna, "Olympiana," State Capitol Museum, 1982.

Tillicum Tales, pg 122 recalls moving to the Swan house in 1865 and a likely site is shown on the 1879 birdseye map in an orchard described by Mrs. Pattison.⁵

The Van Epps and Wiman Plat was established in 1889 which encompassed the north side of the district between Quince and Puget. Probably shortly after this date the Byrd (1106), Reinhart (1112) and Dunbar (1126) houses were built.

The earliest Sanborn map for this area, 1891, shows the south side of the street including several properties from Plum to Quince, the J. R. Pattison, later Rudkin House on Quince and what is presumably the early Pattison House in the middle of the area from 2nd to 4th between Quince and Puget.

The J. R. Pattison Plat was established in 1890 which includes both sides of the district from Puget to Tullis and the Pattison Home Plat was established in 1901, by Clara and Ralph Dunbar and Jane Pattison. Mrs. Pattison is listed by a 1906 Polk City Directory at "2nd 2 east of Quince". By the 1896 Sanborn map, it appears that the early small, which is believed to be the Swan House originally and later owned by Jane Pattison, has been moved just east of the Rudkin (J. R. Pattison) House, otherwise the development was the same and still only showing the south side of the street.

During the 1890s several prominent figures located in the district including Supreme Court Justice Ralph O. Dunbar and his wife Clara White Dunbar, Legislator George Byrd and his wife Mary White Byrd. Both of these women were sisters of Ann Elizabeth White Bigelow and the daughters of Margaret White Ruddell who lived nearby. Clara (Downer) and C. S. Reinhart also built a house between the Byrds and Dunbars. Reinhart was a longtime clerk of the Supreme Court. Although not shown on the Sanborn map, the large Funk House was built by Brad and Anna Pattison Davis is believed to have been built by this time. From tax records it appears that the three houses on the south side of the street between Puget and Highland (Tullis) as well as the Clark House at 1126 were built during the late 1890s and early 1900s.

By 1906, the Davis house had been sold to George and Goldie Funk. George Funk was a noted local attorney and Goldie Funk was a writer and active clubwoman. The J. R. Pattison House was sold to Justice Frank Rudkin of the Washington Supreme Court that same year.

By 1908, both sides of the street are shown on the Sanborn Map for nearly the extent of the district from Plum to what was then Highland (now Tullis) Street. Most of the north side of the district was built by this date although the Lutheran Seminary was still extant at the corner of Olympia Avenue and Plum. Eastside Street has been cut through from 3rd to 2nd by this date. Included on the map are properties at 1018 (Sparks House) and a house at 1032.

The topography adjacent to Olympia Avenue was changed in 1910-1911 by a large dredging and filling project called the "Carlyon Fill" for Olympia dentist and legislator P. H. Carlyon who was a sponsor of the project. The scope of the 1910-11 dredging project was huge. The excavation for a deep water channel and turning basin produced enough soil to extend the original Olympia peninsula nearly a mile northward and to create land on West Bay fronting the lumber mills. The project also filled the extensive Swantown Slough, which extended in a V-shape from East Bay south to approximately where Plum Street intersects with Interstate 5. It is likely that the small inlet just north of the entrance to Olympia Avenue on what is now East Bay was filled at this time as well and no longer needed to be bridged.

⁵ Blankenship, Georgiana, Early History of Thurston County, Washington: together With Biographies and reminiscences of Those Identified With Pioneer Days. Olympia, Wa 1914.

One of the largest concerns to locate on the Carlyon Fill was the Olympia Veneer Company which began in Olympia as a cooperative in 1921 for the manufacture of plywood and was just west of the Olympia Avenue area. The site for the plant was along the waterfront near State and Jefferson in Olympia which was served by rail service. The site was the previous location of the Richardson Mill complex. Olympia Veneer was started by Ed Westman a native of Sweden who had come to Tacoma from Sweden in 1909. Westman was prominent in local Swedish lodges and enlisted members' support. It was actually the second plant built exclusively for plywood production in Washington. Many of the first employees of Olympia Veneer went on the work in other plywood mills throughout the Northwest.

By January of 1921, the organizers had enough stockholders to establish Olympia Veneer Co. It was formed with 200 co-owners all of whom were entitled to a job with the company. Each owner invested an initial \$500. Evidently only about 120 of the 200 initial shares were sold.

Of the initial stockholders, 100 were new to Olympia and the majority of the workers were Swede-speaking Finns. The firm was revolutionary in that all of the employees from president to the lowliest worker received the same salary. The plant began operation in August, 1921. Despite a slow start, the mill became profitable in 1923—evidenced by the number of homes in the district built by Olympia Veneer stockholders just after that date. The mill stayed in operation during the 1930s but the industry was nationalized during World War II. On August 26, 1946, Olympia Veneer's plant in Olympia was sold to St. Paul and Tacoma Lumber of Tacoma which also produced plywood. The plant had 250 employees at that time. The cooperative was sold because of the declining supplies of timber. This ended the cooperative period of the Olympia plant.

Many of the original stockholders of Olympia Veneer, 69 of whom remained with the company from its beginning, went on to found or serve in important positions of several veneer companies throughout the northwest. St. Paul and Tacoma Lumber merged with St. Regis in 1957. By 1967 the former Olympia Veneer mill closed and in 1971 the property was purchased by the Port of Olympia.

Ed Westman also organized Washington Veneer Co. in 1924, which was located on the north portion of the Carlyon Fill. They manufactured floor boards for buses and streetcars as well as aircraft plywood as well as a very profitable water-proof product. It was purchased in 1939 by Weyerhaeuser and later sold to Georgia Pacific. In 1958, Simpson Timber purchased the original Plant One and started production there after some renovation in January 1959, but closed the plant in 1967.⁶

The location of the plywood mills so close to Olympia Avenue spurred the development of many of the remaining open parcels on the street and the redevelopment of others. By a cursory account, at least nine of the houses were residences of veneer company workers. In 1923, 2nd Avenue became known as Olympia Avenue. The last remnants of the Olympia Collegiate Institute which had occupied the north side of first block east of East Bay were gone and that side was redeveloped around 1925 and the westernmost section by the 1950s.

In 1929 a new Assembly of God Church was built in the neighborhood at Olympia and Pear and dedicated in 1930. The current Christian Center is a remodeled version of the church. By the appearance in the 1947 Sanborn map, the neighborhood has been primarily built out.

⁶ Cour, Robert M. The Plywood Age. Douglas Fir Plywood Association, Binford and Mort, Portland, OR. 1955.

Devlin, C. E., "Twenty-five Years in Retrospect," Washington Veneer history monograph, ca. April 16, 1946. Files of the American Plywood Association Archives on Washington Veneer and Olympia Veneer.

A sprinkling of houses were built in the 1940s and 1950s including the ranch style house on the former Guyot property which probably replaced a large barn associated with the Guyot home. Some replacement properties and the buildings at the northeast corner of Olympia Avenue and East Bay Drive were also built during this period. Between 1953 and 1965 a second large building was constructed adjacent to the 1930s era Assembly of God Church.

In 1980, the area was down zoned from Commercial Services/High Density (established in 1960) to Duplex Zoning and in 1986 of the general area was again down zoned to Single Family Residential zoning.

The former Assembly of God Church was extensively remodeled in the 1990s. During the 1980s and 1990s several of the 1890s and 1900 era houses were restored including the Dunbar, Clark and Rudkin properties and thirteen of the district properties were designated to Olympia Heritage Register.

III. STEPS TO DETERMINING QUALIFICATION FOR DESIGNATION TO THE OLYMPIA HERITAGE REGISTER

A. Determine the Significance

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

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

Themes often relate to the historic development of a community, such as commercial or industrial activities. They may relate to the occupation of a prehistoric group, the rise of an architectural movement, the work of a master architect, specific events or activities, or a pattern of physical development that influenced the character of a place at a particular time in history. It is within the larger picture of a community's history that local significance become apparent. Similarly State and national significance become clear only when the property is seen in relationship to trends and patterns of prehistory or history statewide or nationally.

PROPERTIES OF LOCAL SIGNIFICANCE

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

PROPERTIES OF STATE SIGNIFICANCE

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

PROPERTIES OF NATIONAL SIGNIFICANCE

Discuss how the property reflects an important aspect of the history of the Nation as a whole or has contributed in an exceptional way to the diverse geographical and cultural character of the Nation. Also explain how the property relates to other properties nationwide having similar associations. The criteria listed related to those enumerated in E. below and are the bases for eligibility for the Olympia Heritage Register.

The Olympia Avenue Historic District is significant because it meets criterion #2 for designation to Olympia Heritage Register because it 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. The district is also significant under criterion # 4 because it exemplifies or reflects special elements of the City's political, educational, economic and architectural history. The district is associated with prominent persons associated with the Washington Supreme Court. It is also associated with the development and prosperity of the plywood industry in Olympia and with several of the initiators of the Olympia Veneer Company. The Olympia Collegiate Institute and its successors were located in this area. The district also has associations with important architectural styles including a unique example of the saltbox style, excellent Queen Anne style houses, as well as good examples of the Craftsman and Tudor Cottage styles. The district is also significant under criterion #5 because it is associated with the lives of persons significant state and local history including those associated with the Washington Supreme Court and George and Goldie Funk, noted civic leaders.

B. Determine the Age of the Property

Properties in the district range from 138 to 26 years old with the majority of the properties meeting the 50 years age criterion.

C. Determine the Integrity of the Property

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

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

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

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

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

The majority of the properties in the district have retained their overall form, setting, workmanship and associations. Many of the houses have had alterations to porches and windows.

D. Determine the Quality of Maintenance of the Property

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

The majority of the properties in the district are acceptably maintained.

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

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

1. Is associated with events that have made a significant contribution to the broad patterns of national, state or local history.
2. Embodies the distinctive architectural characteristics of a type, period, style or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
3. Is an outstanding work of a designer, builder or architect who has made a substantial contribution to the art.
4. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering or architectural history.
5. Is associated with the lives of persons significant in national, state or local history.
6. Has yielded or may be likely to yield archaeological information important in pre-history or history.
7. Is a religious property deriving primary significance from architectural or artistic distinction or historical importance.
8. Is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event.
9. Is a birthplace or grave of a historical figure of outstanding importance.
10. Is a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events, or cultural patterns.

11. Is a reconstructed building that has been executed in a historically accurate manner, within a suitable environment and which is congruent with the City's history.
12. Is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

F. Determine in Findings Form How A Particular Property Relates to the Established Criteria

Staff has identified that the District could meet criteria #2, #4, and #5 for designation to the Olympia Heritage Register.

Findings will be determined at the meeting.

IV. SIGNIFICANT HISTORICAL CHARACTERISTICS

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

The Significant Historic features for each of the properties are listed in the description section of this nomination document.

V. STANDARDS FOR REVIEW OF CHANGES WITHIN THE DISTRICT

Under OMC 18.12.100 (C) the Standards for review of changes within Districts must be established at the time of Designation.

The recommended standards for review are the Secretary of the Interior Standards for Rehabilitation which are summarized below and more completely interpreted at the website <http://www2.cr.nps.gov/tps/tax/rhb/>. These supplement and complement the City of Olympia Design Review Guidelines.

Secretary of the Interior Standards:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

City of Olympia Design Review:

Properties in designated residential housing infill areas in the City of Olympia are subject to City of Olympia design review and compliance before a building permit can be issued. This area is currently subject to infill design review guidelines under Olympia Municipal Code Chapter 18.175; if designated as an historic district, it would also become subject to the historic design review guidelines in OMC 18.110.210 and 18.110.220. These ordinances are available at <http://www.olympiamunicipalcode.org/>. The Secretary of the Interior Guidelines supplement and complement these guidelines.

Special Property Tax Valuation Qualification for Historic Districts:

Under OMC 18.12.160 (B), the Historic District properties eligible for Special Property Tax Valuation are buildings in the pivotal and primary classification for the district. Accordingly, the properties in this district have been designated as pivotal, primary, non-contributing and vacant in the description section of this document and on the attached map of the district.

VI. STAFF RECOMMENDATION

Staff recommends placement of the Olympia Avenue Historic District on the Olympia Heritage Register under criteria #2, #4, and #5. The Commission may want to make a determination on the proposed boundaries of the District. Staff further recommends that the Secretary of the Interior Standards and Illustrated Guidelines be used as the standards for review of changes within the district in concert with the applicable City of Olympia Design Review Standards for Historic Properties and Historic Districts. Staff also recommends that the classifications of the properties noted in the district documentation and map be established to guide qualification for Special Property Tax Valuation.

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Enclosures

STAFF REPORT ATTACHMENT

GENERAL BACKGROUND ABOUT OLYMPIA HERITAGE REGISTER

Basis for Decision Making Regarding Designation to the Register

District designation requires the written consent of the owners of a majority of the properties within the proposed district.

Criteria for determining eligibility to the Olympia Heritage Register is found in OMC 18.12.080 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.

Review of Changes to Heritage Register Properties

Designation of a historic district changes the status of design review for the area. Properties in designated residential housing infill areas in the City of Olympia are subject to City of Olympia design review and compliance before a building permit can be issued. This area is currently subject to infill design review guidelines under Olympia Municipal Code Chapter 18.175; if designated as an historic district, it would also become subject to the historic design review guidelines in OMC 18.110.210 and 18.110.220.

Those features which will be reviewed are listed in the staff report for each property and will become part of the official register designation action. 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.

Special Property Tax Valuation 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.