

**Historic Property** Boardman House  
**Inventory Report for** 406 18th Ave SE, Olympia, WA 98501

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**LOCATION SECTION**

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**Historic Name:** Boardman House **Field Site No.:** 3501  
**Common Name:** **OAHP No.:**  
**Property Address:** 406 18th Ave SE, Olympia, WA 98501  
**Comments:** OLYMPIA

**County** **Township/Range/EW** **Section** **1/4 Sec** **1/4 1/4 Sec** **Quadrangle**  
**[REDACTED]** T18R02W 23 TUMWATER

**UTM Reference**  
**Zone:** 10 **Spatial Type:** Point **Acquisition Code:** TopoZone.com  
**Sequence:** 10 **Easting:** 507846 **Northing:** 5208773

**Tax No./Parcel No.** **Plat/Block/Lot**  
60900001000 Maple Park Annex L 10

**Supplemental Map(s)** **Acreage**

**IDENTIFICATION SECTION**

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**Field Recorder:** ss **Date Recorded:** 3/30/2002 **Survey Name:** OLYMPIA

**Owner's Name:** Karen Ray & Alan Hardcastle **Owner Address:** 402 18th Avenue SE **City/State/Zip:** Olympia, WA 98501

**Classification:** Building **Resource Status** **Comments**  
**Within a District?** Yes Local Register  
**Contributing?** Survey/Inventory

**National Register Nomination:**  
**Local District:**  
**National Register District/Thematic Nomination Name:** SOUTH CAPITOL NEIGHBORHOOD HISTORIC DISTRICT

**DESCRIPTION SECTION**

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**Historic Use:** Domestic - Single Family House  
**Current Use:** Domestic - Single Family House

**Plan:** Rectangle **No. of Stories:** 1 1/2

**Structural System:** Balloon Frame

**Changes to plan:** Intact **Changes to interior:** Slight  
**Changes to original cladding:** Intact **Changes to other:**  
**Changes to windows:** Intact **Other (specify):**

**Cladding** Wood - Clapboard **Foundation** Concrete - Poured  
**Style** Arts & Crafts - Craftsman **Form/Type** Single Family - Side Gable  
**Roof Material** Asphalt / Composition **Roof Type** Gable

## NARRATIVE SECTION

Study Unit

Other

Date Of Construction: 1920

Architecture/Landscape Architecture

Architect:

Builder:

Engineer:

Property appears to meet criteria for the National Register of Historic Places:

Property is located in a historic district (National and/or local):

Yes - National

Property potentially contributes to a historic district (National and/or local):

### Statement of Significance

Located in the South Capitol Neighborhood on the east side of Capitol Way, the large Craftsman-style house is part of the Maple Park Annex plat which was established in 1911. This parcel was purchased from Joseph and Rosa Peters, who platted the property in 1918 by L. R. and Cora McIntosh who owned the historic register property across the street. After buying the property in 1918 for \$500, in 1920 Fred and Kathryn Boardman took out a \$2000 mortgage from Olympia Building and Loan to build the house. Fred Boardman lived on the house until the 1940s and sold the property to Angela Eaton in 1946.

Boardman is listed in city directories as early as 1906 as living on 19th Street. He was a boom man and also worked for Olympia Door Company during the period when the house was built. He was later identified as an engineer at the courthouse in 1925 and as a sanitary engineer in 1930.

### Description of Physical Appearance

One and one-half story side gable house set on a concrete foundation. Clapboard cladding with corner boards. The roofline has wide eaves with bracketing, exposed rafter ends, and bracketing. The front (south) side of the house has a large shed roof dormer with similar detailing on the roof to the rest of the house. There are three double hung windows with vertical mullions in the top section of the windows in dormer front. The full-width front porch is recessed under the roofline. It has a small band of clapboarding under the roofline. The porch is supported by paired, square posts. The porch now has a low railing with vertical balusters which are an addition. The elements flanking the front steps were squared flat elements which have been replaced with railings. The porch has vertical board skirting. The center entry is flanked by tri-partite windows with top vertical mullions. The entry door appears to be a newer door. The west side of the house has paired and single double hung sash with vertical top mullions. There are also three, small, square, oblong windows on this façade. The east side has double windows in the gable end with vertical mullion in the top of the sash. They are flanked by two square windows. There is an oblong window on the southeast corner of the house with vertical mullions. The rear of the building has a wide dormer similar to the front dormer. There is a center rear entry which is flanked by square and oblong windows. The windows on this façade do not have decorative mullions in the top of the sash. Non-historic additions: There is a newer flat wooden deck extending from the rear of the house. There is a newer L-shaped garage on the alley side of the property.

### Major Bibliographic References

Information from Thurston County Assessor's Records and Tax Rolls. Polk City Directories

## PHOTOS



View of Front Façade

taken 2/18/2004

Photography Neg. No. (Roll No./Frame No.):

Comments: