



Olympia Heritage Register Nomination Form

Date Submitted: 11/09/2023

Property Information			
Historic Name		Mabel and Theodore R. Wynstra House	
Current or Other Name(s)		Wirtz, Karen & Grant	
Location		709 Percival Street SW	
Parcel(s)		68621500400	
Zip Code		98502-5445	
Recognized Neighborhood Association		Northwest	
Plat		Percival's 2 nd Addition to Olympia	
Block	3 & 4	Lot	12 & E1/2 13

Owner Information	
Name(s)	Grant and Karen Wirtz
Company/Organization	
Address (if different from property)	709 Percival Street SW
City	Olympia
State	WA
County	Thurston
Zip Code	98502
Phone	3604894305
Email	gcwirtz@yahoo.com

Building Characteristics (if applicable)	
Built Date	1938
Other Date(s)	
Architect	
Builder/Engineer	Wayne C. Garrard, Garrard Bros.
Historic Use	Single Family Residence
Current Use	Single Family Residence
Style(s)	Minimal Traditional
Form	Single Family Residence
Structural System	Platform
Plan	Cross
Roof Shape	Cross-gable
Roof Material	Asphalt shingle
Foundation	Poured concrete
Cladding	V-notch wood; vertical board gable ends
Windows	Wood multi-light; corner wood multi-light
Height	1.5 stories



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Olympia Heritage Register Checklist

This historic resource meets the following criteria to designate a historic property in the Olympia Heritage Register under OMC 18.12.080:

<input checked="" type="checkbox"/>	At least 50 years old
<input type="checkbox"/>	Less than 50 years old, but has exceptional importance
<input checked="" type="checkbox"/>	Is well-maintained
<input checked="" type="checkbox"/>	Meets at least one (1) category
<input checked="" type="checkbox"/>	Retains at least two (2) elements of integrity

Categories

This historic resource is recommended to be listed in the Olympia Heritage Register under the following Category(ies), as provided in OMC 18.12.080:

<input type="checkbox"/>	A	Is significantly or substantially a part of or connected with events that have made a significant contribution to the broad patterns of national, state or local history.
<input checked="" type="checkbox"/>	B	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.
<input checked="" type="checkbox"/>	C	Is an outstanding work of a designer, builder or architect who has made a substantial contribution to the art.
<input type="checkbox"/>	D	Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.
<input checked="" type="checkbox"/>	E	Is significantly or substantially a part of or connected with the lives of persons significant in national, state or local history.
<input type="checkbox"/>	F	Has yielded or may be likely to yield archaeological information important in pre-history or history.
<input type="checkbox"/>	G	Is a religious property deriving primary significance from architectural or artistic distinction or historical importance.
<input type="checkbox"/>	H	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.
<input type="checkbox"/>	I	Is a birthplace or grave of a historical figure of outstanding importance.
<input type="checkbox"/>	J	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.
<input type="checkbox"/>	K	Is a reconstructed building that has been executed in a historically accurate manner on the original site.
<input type="checkbox"/>	L	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.



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Elements of Integrity

This historic resource retains the following elements of integrity as provided in OMC 18.12.080:

<input checked="" type="checkbox"/>	Location	The place where the historic property was constructed or the place where the historic event occurred.
<input checked="" type="checkbox"/>	Design	The combination of elements, such as the form, plan, space, structure, and style, of a property.
<input checked="" type="checkbox"/>	Setting	The physical environment of a historic property.
<input checked="" type="checkbox"/>	Materials	The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
<input checked="" type="checkbox"/>	Artisanship	The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Owner Statement

Our house at 709 Percival Street SW was built in 1938. It is one of the few remaining WWII era cottage style houses on Olympia's west side. Unlike most houses in old Olympia, no major modifications were ever made to degrade its historical uniqueness. Its balloon frame architecture is a classic example of minimal traditional design, which has Art-Deco door hardware, glass block bathroom wall and a rounded porch. Exterior siding is the original frieze boards, and gable ends covered with shiplap vertical siding.

The interior has been preserved to include all of its original doors and windows, closets walls are constructed of old growth cedar shiplap. The original hardwood floors and plaster walls are still intact and the fireplace is in good working order. Bathroom still has vintage 1938 bathtub, toilet, sink and cabinet's.

The builder was Wayne C. Garrard, a highly revered Olympia carpenter who built many of Olympia's historic homes in the 1930s and 1940s. The original owner was Theodore Roosevelt Wynstra, he was one of Olympia school districts "founding fathers", See submitted obituary and article published from the Daily Olympian.

Significance Narrative

The Mabel and Theodore R. Wynstra House was constructed in 1938 by their brothers-in-law, Wayne C. and Mervin Garrard, and owners of Garrard Bros., a popular home builder in the Olympia are throughout the 1930s through the 1960s. Having incurred no significant alterations, it retains an excellent level of integrity of setting, location, design, materials, and artisanship.

Theodore R. Wynstra

Theodore Roosevelt Wynstra was part of a group of Olympia educators fondly referred to as the "Founding Fathers", who's ranks included long time school board member Ester Knox, long time superintendent of schools LP Brown, educator and state representative Clayton Farrington, and Garfield School Principal Ernest Suko. Ted, along with Ruth Stackhouse, Francis Nordling, and Mr. George Milholland, wrote a series of articles on how ethics, morals and good citizenship were taught in the Olympia schools. These articles were published in the Daily Olympian.



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Born in 1905, Theodore Roosevelt Wynstra was the youngest son of Dutch immigrants who came to raise wheat in the Palouse county of eastern Washington. While eldest son Henry stayed on the ranch to farm, his other brothers went onto prominent careers in Washington education. Older brother Walter was superintendent of the Mount Vernon School district and the founder of Skagit Valley College. Later Walter became superintendent of the Kent Meridian School district in King County. Another elder brother Wieber, was a Seattle principle, heading up Pinehurst Wallingford and Nathan Eckstein Junior High Schools.

Ted followed his brother Stan to Olympia, becoming the first principle and basketball coach of McKinley School. in 1938, the year this house was constructed, he became vice principle of the newly constructed Washington Junior High and Grade Schools. In 1952, Mabel and Ted moved to the west side of town to open Jefferson Junior High School (now Jefferson Middle School). In 1970, they moved back to the east side of Olympia to open Reeves Junior High. During his tenure, Ted also served as the President of the Olympia Teachers Association. Ted retired in 1972, after 42 years of school leadership and community activism. Theodore R. Wynstra passed away in 2003 at the age of 97.

Garrard Bros.

The Garrard Brothers are responsible for many of Olympia's post-war residential developments and residences. Many of their projects have been highlighted in Daily Olympian articles during their time in business, such as the Darling House at "620 Garcelon Place [Carlyon Avenue?]," Olympia Sand Company buildings, an eastside development in the Mountain View area of Lacey, and the residence at 1922 Olympia Avenue NE. The Garrards also platted a portion of the Bigelow neighborhood, known as Garrard's Addition in 1954.

Minimal Traditional Architecture

The 2015 Mid-Century Residential Survey prepared for the City of Olympia found that approximately 39% of residences surveyed represent the Minimal Traditional style; this study did not survey all residences within the City, but offers a fair approximation for the purpose of understanding the architectural significance of the Mabel and Theodore R. Wynstra House. The Minimal Traditional is defined by relatively small footprints, small entry porch or portico, simple forms and plan shapes, gable roofs with little to eave, horizontal wood board siding (the more decorative feature ribboned board siding), brick, or asbestos shingle siding, and wood corner windows. Little, if any, decoration is applied to the exterior. These features are distinctly post-Depression-era characteristics, offering quick and affordable houses in a time of financial strain occurring around the U.S.

It is worth noting that Minimal Traditional houses can often be misidentified as WWII-Era Cottages, Early Ranch, or Ranch houses.

Physical Description

The Theodore Roosevelt Wynstra House stands one-and-one-half stories tall in a cross shape consisting of a central side gable and a central crossing gable on the side (no elevations. The house is capped with a cross-gable roof with narrow eaves flush with the exterior walls. It rests on a poured concrete foundation and is clad with wood V-notched siding on the main elevations and features scallop-ended vertical boards cladding the gable ends. The fenestration consists of wood multi-light sash windows; the east elevation features two sets of corner windows composed of wood four-light sash windows.



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Summary

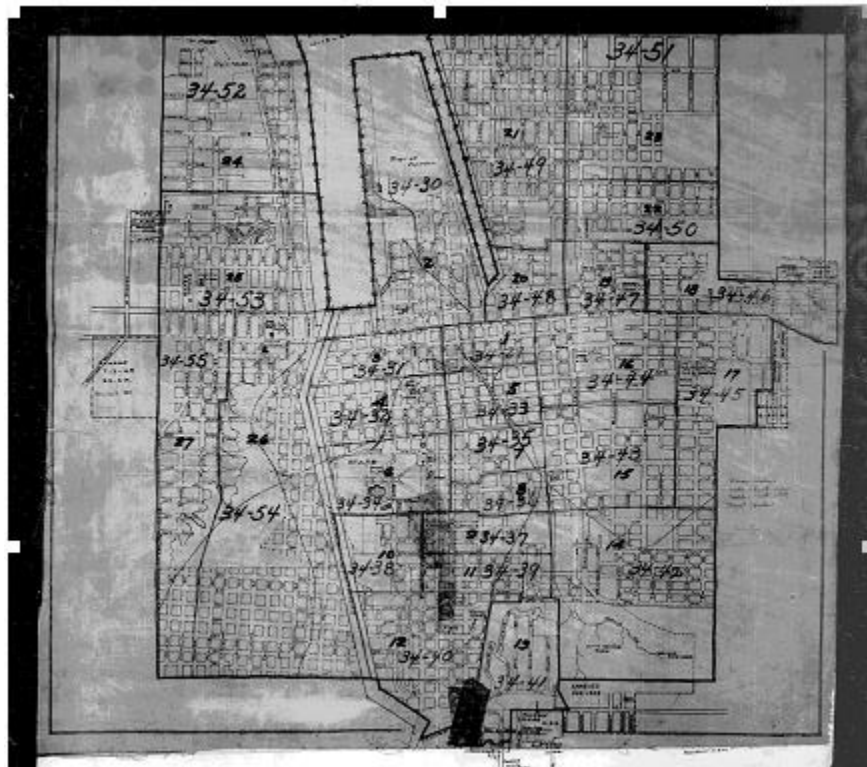
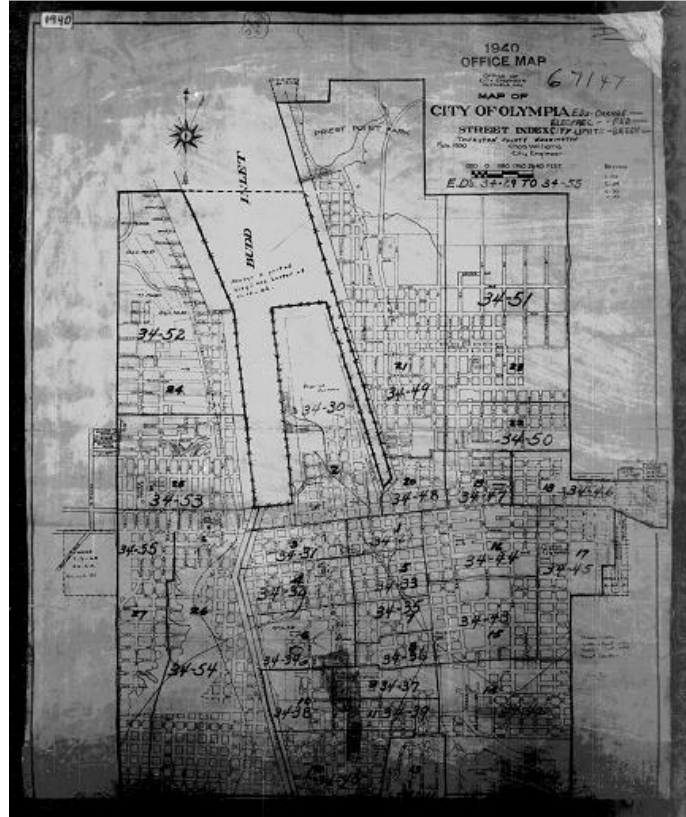
The Mabel and Theodore R. Wynstra House meets the minimum criteria provided in OMC 18.12.080. It is over 50 years old, very well maintained, retains all five elements of integrity, and meets Categories B, C, and E. Under Category B, the house was home to the Theodore Roosevelt Wynstra as his career in the education of Olympia's youth began to rise and he became the first Vice Principal for the Washington Junior High and Grade Schools. Wynstra would go on to become principal of several schools in Olympia, served as President of the Olympia Teachers Association, and was a beloved member of the Olympia community at large. Under Category C, the house was constructed by popular local home builders, the Garrard Brothers. The full extent of their impact on Olympia is yet to be fully known, but current research provides sufficient information to know they were important to the housing market during the 1930s through 1960s. Under Category E, the house is an excellent, intact example of the Minimal Traditional style in Olympia. Therefore, it is recommended to be listed in the Olympia Heritage Register.

Photographs and Research





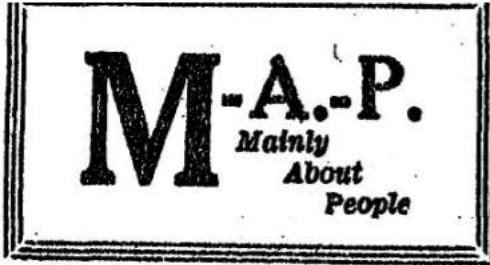
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Wayne C. Garrard

Wayne C. Garrard, one of the organizers of the Garrard Construction Company in Olympia, died Saturday in an Olympia hospital. Mr. Garrard was a house builder in Olympia for many years before he retired from active work two years ago. He was born in Oakville on June 21, 1897, the son of Edward and Ella Garrard. He came to Olympia 40 years ago. The family home is at 1901 Prospect Avenue. Mr. Garrard was a member of Westminster United Presbyterian Church, the Carpenter's Union, National Exchange Club, and Westside Gun Club. He was married in 1918 to Isabelle Brown in Centralia. Surviving are his wife; a daughter, Mrs. Ray (Marjorie) Easley; three brothers, Edgar, Mervin, and Clinton, all of Olympia, and two grandchildren. The funeral service will be held in Mills and Mills Chapel this Tuesday afternoon, starting at one o'clock. The Reverend Charles A. Loyer will officiate. Burial will take place in Odd Fellows Cemetery.



H. F. McDANIEL was chosen chancellor commander of the Knights of Pythias as the order installed new officers at a meeting Thursday evening. Other officers chosen were: Claude T. Walker, keeper of records and seal; J. B. Keaton, vice-chancellor commander; Edmund Cook, prelate; W. F. Tietz, master of work; E. C. Townsend, master of finance; Clarence Rabeck, master of exchequer; **Wayne Garrard**, master-at-arms; Ernest Barnes, inner guard; Locke Taylor, outer guard. New members taken in during the last term numbered 11, it was announced. The Knights and their friends will hold a picnic Sunday at the Maples, on Hartstine island. They will leave Olympia by boat from the city dock at 9:30 o'clock Sunday morning.

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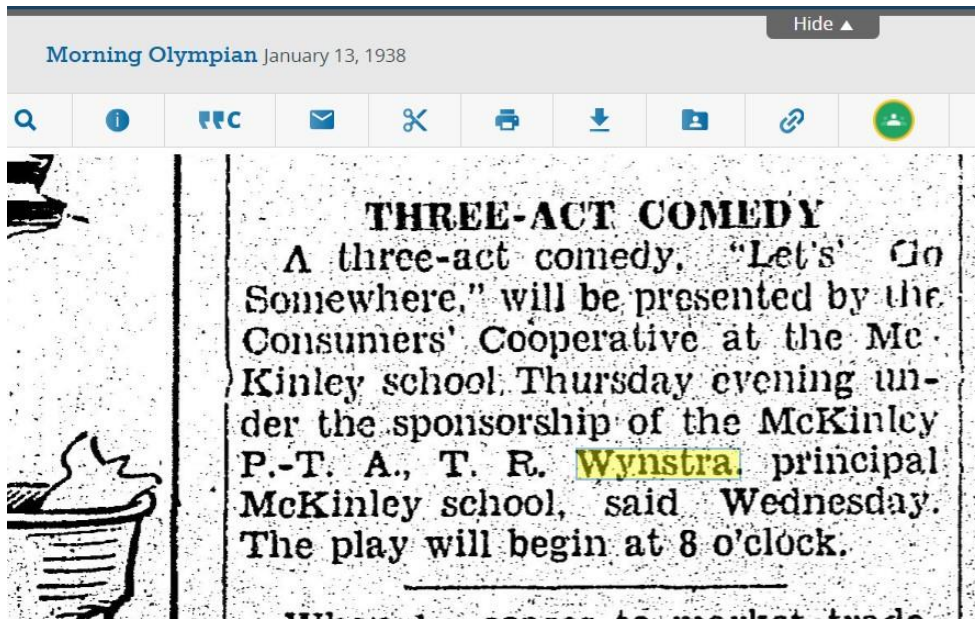
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CONTRACTORS—Building

GARRARD BROS., **Wayne C. Garrard** Ph. 2095-Y. Mervin Garrard, Ph. 1447-R. 1820 State. We specialize in remodeling, kitchen cabinets and floor sanding.



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Morning Olympian August 15, 1934

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American
 Philadelphia 7, 2; Chicago 4, 1
 Boston 6; St. Louis 2.
 Cleveland at Washington, rain.
 New York 8; Detroit 2.

National
 New York 5; Pittsburgh 4.
 Cincinnati 7; Brooklyn 5.
 Philadelphia at St. Louis, rain.

matters of interest to their respective school systems.
 Olympia units of the W. E. A. will gather and carry on their discussions under the direction of **Theodore Wynstra**, president of the Olympia Teachers association; while the county teachers will be under similar supervision from William Waxmuth, Yelm, president of the county association.

Morning Olympian January 15, 1970

the Reverend Robert on July 6, 1904. The ed together in several Washington Methodist including churches at ; Pe Ell, Coupeville, nier Beach, Montesau- ulm. Mr. Hartley was in the logging camps Harbor, Pacific and Counties for several hich time the family Aberdeen. He later odist churches in Ho- den and Riverton. He s. Mrs. Hartley made with her daughter in or the last 22 years. was at 1826 Seventh st. Surviving are four y, North Bend, Ore- ert, Tacoma; Mar- abra, California, and

Mabel E. Wynstra
 Mabel E. Wynstra died Thurs- day in an Olympia hospital fol- lowing a short illness. Her home was at 1405 Hummingbird Lane. Mrs. Wynstra was born in Oak- ville July 12, 1910 and had made her home in Olympia since 1938. She was graduated from St. Pe- ter Hospital School of Nursing in 1934. She was a member of the United Churches. Surviving are her husband, **Theodore Wynstra**, principal of Wilfred Reeves Jr. High School; a daughter, Kath- ryn, Seattle; two brothers: Wal- ter, Seattle, and David Brown, Salem, Oregon; and a sister, Mrs. Isabelle Garrard, Olympia. The funeral service will be an- nounced by Selene and Eros.

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