

# SOUTH CAPITOL NEIGHBORHOOD

## NATIONAL HISTORIC DISTRICT

# WALKING TOUR

The city of Olympia was first settled in the 1840s along the original waterfront and then spread east, west and south up the enclosing hills. The first developments in this area were a trail from Tumwater blazed through the forest and



*The Old Oregon Trail*

a wooden bridge that traversed the Deschutes estuary leading to a wagon road, now signposted The Old Oregon Trail. Soon logging operations carved out areas for settlement and several homesteads located here. Significantly, town founder Edmund Sylvester deeded land overlooking Budd Inlet as grounds for a territorial capitol. First Territorial Governor Isaac Stevens built his home and office nearby, one of the first houses in the neighborhood, and the beginning of the close association with territorial and state government.

Homesteads gave way to platted additions to the city in the next decades. Main Street (now Capitol Way) lost its stumps and ruts to become a thoroughfare and by 1914, a state highway. A streetcar line built in 1889 to Tumwater brought

more development along its route. As downtown business blocks expanded, people—and sometimes houses—were moving southward. With the building of the Temple of Justice to house the Supreme Court in 1912 and, in anticipation of the construction of a permanent state capitol in the 1920s, the trend of development was assured. Although the area was still considered remote, when Lincoln School was built in 1921, it soon became the heart of the neighborhood. Children of doctors and bankers, Olympia Brewery workers, state officials, downtown business owners, clerks and lumber barons sat in rows in class and mingled on Stevens Field, the playground for the whole city. The South End, as it was called, became a place where everyone—millworker and mill owner—rubbed shoulders.

But again, changes transformed the neighborhood. As state government grew in the 1960s, the Capitol Campus expanded across Capitol Way to build over an entire section of houses, apartments and Olympia's only high school. The interstate freeway carved off the southern tip and Capitol Lake inundated the winding estuary on the western boundary. The remaining part of the neighborhood consciously began to value its historic structures and shaded streets of



*A classic Craftsman bungalow home*

a traditional residential area. Now called the South Capitol Neighborhood, it claims an identity worth saving. The area was designated a National Register Historic District in 1991. The District was recognized for its history, architectural character, and the overall integrity of the residential neighborhood, including plentiful shade trees and extensive landscaping.

## NEIGHBORHOOD ARCHITECTURE

The oldest house surviving in the neighborhood, at 202 East 21 Street, was built in 1878, and while modified over time, still displays its basic structure with tall narrow windows and Classic-influenced triangular pediment with returned eaves. In the following decades, houses were built by local carpenters using plan books in styles now called Pioneer or Vernacular. As local mills turned out a variety of trim, houses sported the new decorative elements such as spindle-work, window trim and shingles cut in elaborate patterns. Houses in this Victorian or Queen Anne style expressed an exuberant love of ornamentation that revealed in the bustling new possibilities of the industrial era.



*A stately Queen Anne home*

Inevitably, there was a reaction to the excesses of this period, and tastes shifted to a simpler, more hand-crafted style touted by reformers in the Arts and Crafts movement. This change in style coincided with the height of home building in the neighborhood, from the 1910s—1920s, and is amply represented by bungalows employing wood cladding or California-style stucco, with overhanging eaves, prominent brackets, brick or stone chimneys, complex window arrangements and large welcoming porches.

Another popular style was the Four-square. These houses are usually two, or two and one-half stories, notably boxy in shape, with hipped rooflines, prominent dormers and wide eaves. Decoration is restrained, with simple but substantial posts on porches, wood siding and divided light windows.



*Lincoln School*

Another style also prevalent, the English Revival, has close eaves, a steep roofline and arched entryways. Tudor-style wood trim accents some homes. Some houses display elements of more than one period as styles transitioned from one mode to another.

One company, prolific both locally and nationally, the Tumwater Lumber Mills (TLM), built “kit” houses that could be assembled from pre-cut parts, complete with hardware and instructions. There are some architect-designed homes, most frequently from the office of Joseph Wohleb, Olympia's signature architect.

By the end of the twenties most of the neighborhood was built. Some of the larger lots were divided as residents gave up keeping cows and large gardens. After World War II, infill homes adopted suburban ranch styles with the garage placed in front—the car culture triumphant—rather than in the rear, accessed by traditional alleys.

## TOUR

This walking tour highlights a selection of houses chosen from among many equally storied and architecturally significant sites. Note the round bronze markers on properties throughout the neighborhood awarded by the Olympia Heritage Commission, another source of information for visitors.

*This publication was sponsored by the South Capitol Neighborhood Association with funding from the City of Olympia.*

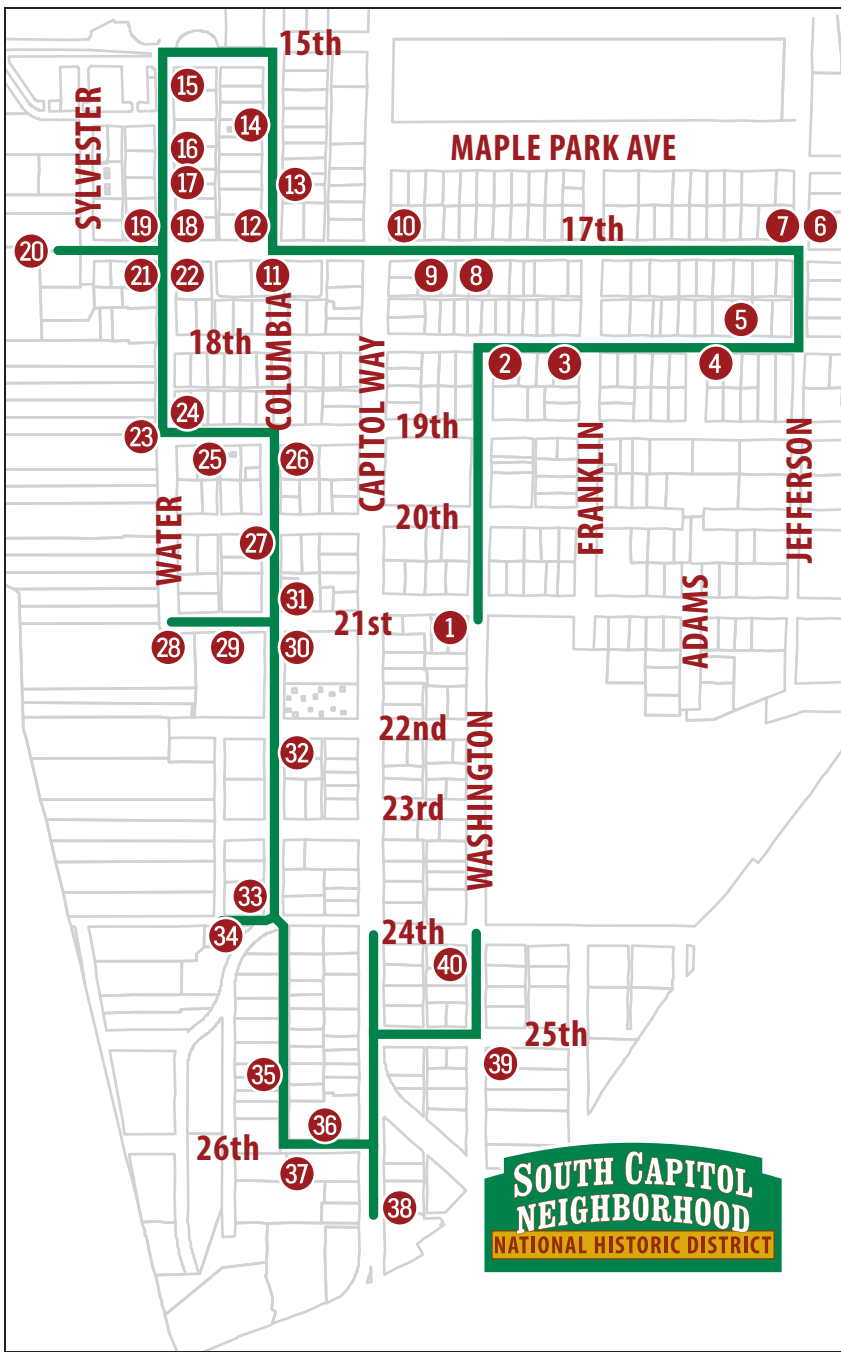
*Historian: Anne Kilgannon*

*Photographer: Doug Walker, CPP, FP [www.walkerphoto.com](http://www.walkerphoto.com)*

*Designer: WarrenWilkinsDesigner [www.wxyz.com](http://www.wxyz.com)*







**1 Lincoln School** Washington and East 21st. Saved and refurbished, one of the four Mission Revival schools designed by Wohleb, built 1921. Originally served 1-8th grades. Bounded by **Stevens Field**, named for the first territorial governor, was the play-field for the entire city. Besides school sport contests, special community events

took place here, from early agricultural fairs to mock war exercises.

**2 J. T. Otis House** 203 East 18th, 1914 Craftsman bungalow, an early Wohleb commission designed for Otis, a local Realtor and officer of Capital Savings and Loan.

**3 J.B. Stentz House** 223 East 18th, 1917 Craftsman bungalow, Wohleb design. Stentz came to Olympia in 1903 from Ohio and began the Buckeye Extract Company, manufacturing food-flavoring extracts. He also sold toiletries, medicinal preparations, spices, baking supplies, teas, coffees and tobacco.

**4 Ellen Parrott House** 401 East 18th, 1904 Pioneer style home built for \$500 for mother of David and Fred Parrott, of machinist firm of Parrott and Hahn, still in business.

**5 John and Della Clemons House** 418 East 18th, a small but well-appointed Craftsman bungalow built in 1919 for a local tailor, incorporating some timbers from the old Opera House.

**6 Judge Wright House** 504 East 17th, Wohleb designed this house with its distinctive port cochere and Palladian windows for Superior Court Judge Wright and his wife Fanna in 1923. Supreme Court Justice Edgar Schwellenbach and his wife Ethel also resided here.

**7** Beginning with the **John Dunbar** house at 426 East 17th and walking west toward Capitol Way are many finely preserved Craftsman bungalows, built during the building boom of 1910-1920s. Note all the variations of this popular housing style, including the distinctive porch set off by substantial pillars on the **Frank Phillips House**: 224 East 17th. Built for dentist "Hockey" Phillips and his wife Helen Whiting, a music teacher, in 1922 from a TLM pre-cut kit.

**8 George House** 125 East 17th, Pioneer style house built in 1896, one of several of this early vintage on this block. Has an outbuilding from same era, which may have been a barn.

**9 Preston M. Troy House** 113 East 17th, 1893 Victorian home owned by Troy family. Preston served as city attorney and county prosecuting attorney, president of Olympia National Bank, and was active in local organizations. Son, Smith Troy grew up here and returned for a period as an adult; served as State Attorney General, 1941-1953.

**10 1616 Capitol Way** 1902 Queen Anne house, now divided into apartments. Governor Mead (1905-1909) resided here for part of his term and was said to keep a cow he milked himself. He found entertaining state dignitaries and visitors difficult in a private home, and was first to suggest building a proper Governor's Mansion, for which he laid the cornerstone in 1908.

**11 Guy Winstanley House** 127 West 17th, 1910 Craftsman bungalow with English Revival detailing, built for Winstanley, who owned The Smokehouse, a downtown center of local politics. He also coached the town baseball team, the Olympia Senators.

**12 Emmett Parker/Mills House** 1617 Columbia, 1904 Craftsman bungalow. Parker served on the State Supreme Court 1909-1933. Jesse Mills was mayor of Olympia 1917-1920.

**13** A cluster of Tumwater Lumber Mill houses all built on Columbia between 1920-1921, showcasing the variety of designs offered, from Craftsman bungalows to Dutch Colonial style: #1522, #1528, #1532, #1602; and #1606.

**14 The Music Studio** 1513 Columbia, 1910 extensively restored Craftsman bungalow, built by H.L. Ellsworth who built several other houses in the area: a Craftsman bungalow duplex in 1927 at **209-211 West 19th** designed by Wohleb, a smaller bungalow next door at **203 West 19th** in 1921, and even smaller one on **1911 Columbia** in 1924.

**15 Frank Liby Apartments** 1500 Water, built in 1922, owned by Liby, cashier at Security Bank. Rooming houses and duplexes have also provided housing choices.

**16 H.J. Maury House** 1604 Water, 1926 English Revival house built by TLM for prominent banker Maury, vice president of Security Bank and president of Winlock and Wilkeson banks.

**17 Justice Herman Crow House** 1610 Water, 1910 Foursquare, one of the best examples of style in neighborhood. Crow was a Supreme Court Justice 1905-1915, and a state senator. Also owned by Dr. Longaker, Mayor of Olympia, 1934-1940.

**18 Dufault House** 1628 Water, Foursquare, built c1903 for Charles Default, businessman and city councilman. Other occupants: Charles Briffit, principal of Lincoln School; boyhood home of local historian Gordon Newell.

**19 Neuffer House** 1625 Water, Craftsman bungalow built in 1906 for downtown jeweler Paul Neuffer.

**20 Janet Moore House** 401 West 17th, 1911 Craftsman bungalow. Daughter of P.D. Moore, who came to Olympia in 1863 as Collector of Revenue for WA and Idaho. At 17, she was a charter member of Women's Club and helped establish Carnegie Library. She taught school for over 40 years, beginning in the 1880s. She lived with her brothers Schooly and Lindley Moore.

**21 C.H. Springer House** 303 West 17th, 1917 Colonial Revival design by Wohleb. Springer started the Springer and White Mill in 1887, which shipped hand-selected logs to eastern US and Japan, and later the Olympia Door Company. Selected the many fine woods used in building his home. Helped found and was president of Olympia Federal Savings and Loan in 1906; served on other financial institution boards.

**22 Nathaniel Redpath House** 219 West 17th, built in 1907 on 7th Street and moved to this location in 1929, losing its wrap-around porches in the process. Local physician, served as city health officer. Had one of first cars in town and was an early member of the Olympia Auto Club.

**23 M.C. and Bertha Eugley House** 1825 Water, 1906 restrained Queen Anne. Bertha established a millinery store 1878 and ran it for 35 years.

**24 Noyes G. Talcott House** 222 West 19th, 1915 Foursquare built for R.H. Luepke, cashier at Olympia Brewing Company; later purchased by Noyes Talcott, and son Richard, of pioneer jeweler family. Another **Talcott House** built for George and Addie Talcott in 1924, a Craftsman bungalow with Colonial Revival elements, can be seen at 2003 Capitol Way. This house won a preservation award in 1994.

**25 Baude House** 215 West 19th, 1926 English Tudor Revival. Max Baude, "one of the town's leading tonsorial artists" according to historian Gordon Newell, operated a barbershop in the Kneeland Hotel patronized by legislators.

**26 Trullinger House** 121 West 19th, 1923 Craftsman bungalow, home of J. Truman Trullinger, Mayor of Olympia, 1941 to 1946, noted for the clean-up of the "Little Hollywood" float houses and shacks in area that is now Capitol Lake.

**27 Kevin-Cammarano House** 203 West 20th, 1928 Mission Revival home built by Copeland Lumber for Edward Kevin, Superintendent of Port Townsend Southern Railroad and his wife Victoria, a music teacher. Next door, at 2009 Columbia, Kevin also constructed another Mission Revival home in 1928 for his daughter, featuring a music room.

**28 Jesse Bridges House** 301 West 21st, 1923 English Revival design by Elizabeth Ayer, in the first graduating class at UW architecture school who practiced with Edwin Ivey of Seattle. Jesse Bridges was a State Supreme Court Justice, 1919 to 1927. Later residents: Alan Goldberg family, who opened a downtown furniture store in 1934, and a modern store in 1950s.

**29 C.J. Lord Mansion** 211 West 21st, 1923 California Mission style designed by Wohleb for Lord, foremost banker in Olympia, mayor 1902-03. Note: "coach house" with living quarters for chauffeur. Given to the state in 1939, it was remodeled as a museum in 1940. On National Register of Historic Places.

**30 McCleary Mansion** 111 West 21st. Allegedly built to rival Lord Mansion, designed by Wohleb in 1923 in Renaissance Revival style for lumber baron Henry McCleary. Now used for offices. On National Register of Historic Places.

**31 Joseph Wohleb House** 122 West 21st, 1926 Colonial Revival, designed by Wohleb for himself, facing his 2 most imposing house designs. Wohleb, who came to Olympia in 1911 from California, designed many now-historic downtown buildings, several Capitol offices and buildings for Olympia Brewery, many residences in the South Capitol area, and was architect for Olympia school district. He was joined in his practice by son Robert in 1946.

**32 L.E. Dawley House** 119 West 22nd, 1923 Spanish Colonial, built by L.E. Dawley, designed by brother J.M. Dawley, both local contractors of houses and commercial buildings.

**33 Amanda Smith House** 2317 Columbia, c1928 altered English Revival, home of first woman Mayor of Olympia and of a capitol city, served 1953-1960.

**34** The Old Oregon Trail leading to Tumwater in pioneer era, the connecting wooden bridge now demolished.

**35 Mark and Maude Wight House** 2501 Columbia, 1926, English Revival, for State Law Librarian.

**36 George Morris House** 110 West 26th, 1916 Colonial Revival home built for Morris, Supreme Court Justice, 1909-1918. Later owned by Mel and Irma Morris, owner of prestigious ladies-wear store downtown.

**37 Joseph Spekart House** 2601 Capitol Way, 1910 Craftsman bungalow, built for member of Schmidt "Olympia Brewery" family. The extended family owned several houses in that area, overlooking their Brewery property.

**38 J. Grant Hinkle House** 2604 Capitol Way, 1913 Craftsman bungalow, named for Hinkle who served in the National Guard during the Spanish-American war and later became involved in Republican politics, appointed Secretary of State by Governor Louis Hart, a close neighbor. He served three terms, 1920 until 1932.

(cross Capitol Way at crosswalk at 24th)

**39 Ossian Anderson House** 205 East 25th, 1927, perhaps finest English Revival home in Olympia, built for Ossian and Mabel Anderson, of family who established Tumwater Lumber Mills in 1922. May have been a show-house for TLM.

**40 L. E. Dawley House** 121 East 24th, 1923 English Revival home built by L.E. and Elgia Dawley; purchased by Governor Louis Hart in 1925, after leaving public office.