



Meeting Agenda

Heritage Commission

City Hall
601 4th Avenue E
Olympia, WA 98501
Contact: Michelle Sadlier
360.753.8031

Wednesday, January 28, 2015

6:30 PM

Room 207

1. CALL TO ORDER

1.A ROLL CALL

1.B OTHERS PRESENT

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

- 3.A** [15-0102](#) Approval of December 3, 2014 Olympia Heritage Commission Meeting Minutes

Attachments: [Draft Meeting Minutes](#)

4. PUBLIC COMMENT

5. ANNOUNCEMENTS

To Include Planning Commission Update

6. BUSINESS ITEMS

- 6.A** [15-0107](#) OHC Evaluation of National Register Nomination of the Trueman & Virginia Schmidt House

Attachments: [1 - DAHP Letter](#)
[2 - NRHP Registration Form](#)
[3 - NRHP Criteria](#)
[4 - CLG Response Form](#)

Estimated 30 minutes

- 6.B** [15-0109](#) Preparation for OHC Retreat: Review of Approved 2014 Work Program

Attachments: [1 - 2014 OHC Work Plan](#)

Estimated 45 minutes

- 6.C** [15-0098](#) Approval of January 5, 2015 Olympia Heritage Commission Heritage Review Committee Meeting Minutes

Attachments: [Draft Meeting Minutes](#)

Estimated 5 minutes

7. REPORTS**7.A Downtown Committee**

Estimated 5 minutes

7.B Heritage Review Committee

Estimated 5 minutes

7.C Maintenance Committee

Estimated 5 minutes

7.D Outreach Committee

Estimated 5 minutes

7.E Policy & Ordinance Committee

Estimated 5 minutes

7.F Staff

Estimated 5 minutes

8. OTHER TOPICS**9. ADJOURNMENT****Accommodations**

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City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8447

Heritage Commission

Approval of December 3, 2014 Olympia Heritage Commission Meeting Minutes

Agenda Date: 1/28/2015
Agenda Item Number: 3.A
File Number: 15-0102

Type: minutes **Version:** 1 **Status:** In Committee

Title

Approval of December 3, 2014 Olympia Heritage Commission Meeting Minutes



Meeting Minutes - Draft

Heritage Commission

ATTACHMENT 1

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Michelle Sadlier
360.753.8031

Wednesday, December 3, 2014

6:30 PM

Room 207

1. CALL TO ORDER

Chair Davies called the meeting to order at 6:31 p.m.

1.A ROLL CALL

Present: 7 - Chair Holly Davies, Vice Chair Dwayne Harkness, Commissioner Mary Coacher, Commissioner Benjamin Helle, Commissioner Luke Howard, Commissioner Patricia McLain, and Commissioner Nicholas Vann

Excused: 3 - Commissioner Garner Miller, Commissioner Rachel Newmann, and Commissioner Mark Rentfrow

1.B OTHERS PRESENT

Michelle Sadlier, City of Olympia Historic Preservation Officer
Todd Cunningham, City of Olympia Building Official Todd Cunningham

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

3.A [14-1182](#) Approval of October 22, 2014 Olympia Heritage Commission Meeting Minutes

The minutes were approved.

4. PUBLIC COMMENT - None

5. ANNOUNCEMENTS

Ms. Sadlier announced that the City of Olympia, in a collaborative training opportunity with Joint Base Lewis McChord, began demolishing 505 4th Avenue Monday, December 1, 2014. Mitigation on the second Isthmus property proposed for demolition (the former Memorial Clinic) will involve a reconnaissance-level, historic survey, which Ms. Sadlier will conduct as per agreement with the Washington State Department of Archaeology and Historic Preservation.

Ms. Sadlier distributed invitations to a book reading by a former Heritage Commissioner and announced the Historic Homes tour this coming weekend. She announced that the Olympia Historical Society is seeking board members and the Washington Trust for Historic Preservation is seeking nominations to its 2015 Most Endangered Historic Properties List.

Ms. Sadlier also discussed a request by the owner that the Steam Plant be considered for placement on the Olympia Heritage Register. She distributed the request letter.

Commissioner Vann announced a Washington State Historical Society holiday party at the Stimson-Green Mansion in Seattle.

6. BUSINESS ITEMS

6.A [14-1167](#) Introducing the City of Olympia's New Building Official: Todd Cunningham

Ms. Sadlier introduced the City's new Building Official, Todd Cunningham. He discussed his prior experience and distributed flyers with pictures of projects in Sebastopol and Lincoln, both in California, and in St. Helens, Oregon.

Discussion:

- Importance of historic preservation and the role of the Building Official.
- Necessity of collaborative efforts to establish good communication between the Building Official and Heritage Commission.
- Developing rapport between property owners of historic buildings and the City to support preservation and retention of historic elements.
- Past problems due to poor regulation of code violations to designated historic properties.
- Improving permitting process with clarification of heritage-related conditions.

The discussion was completed.

6.B [14-1179](#) Recommendation of Approval or Denial of Special Valuation Application for 115 20th Avenue SW

The Commission reviewed the application for special valuation submitted by Daniel and Jennifer Masterson, owners of 115 20th Avenue SW.

The Commission discussed new changes and historical features with the Mastersons.

Ms. Sadlier showed old photos of the home and current photos of interior changes.

Commissioner McLain moved, seconded by Commissioner Harkness, to recommend approval of the tax valuation and all qualified rehabilitation expenditures as submitted for 115 20th Avenue SW. The motion passed unanimously.

- 6.C** [14-1181](#) Approval of October 22, 2014, November 17, 2014, and November 24, 2014 Heritage Review Committee Meeting Minutes

The minutes were approved as amended.

7. REPORTS

7.A Downtown Committee

Commissioner Vann announced a retirement party for the outgoing Director of the Olympia Downtown Association, Connie Lorenz.

7.B Heritage Review Committee - None

7.C Maintenance Committee - None

7.D Outreach Committee

In discussing the proposed theme for 2015's Historic Preservation Month activities, Ms. Sadlier brought up a suggestion by the owner of the Compass Rose to have a centennial party for historic buildings. Commissioners discussed the idea and Commissioner Helle offered to generate a list of buildings which will turn 100 in 2015.

The Commission also discussed generating a list of buildings that have been destroyed to help educate citizens about the importance of preservation.

7.E Policy & Ordinance Committee

Chair Davies discussed problems when remodel permits for historic building are not adhered to and the possibility of imposing fines for violations.

7.F Staff

Ms. Sadlier raised the question of the Commission changing their meeting day because of conflicts with the Olympia Downtown Association and Bicycle and Pedestrian Advisory Committee meetings. No conclusions were drawn.

Ms. Sadlier also raised the question of which months the Commission intends to propose for its 2015, on the assumption that the number of approved meetings may be similar to 2014. The Commission agreed to meet at their normally scheduled day in January and designated February 21, 2015 as their annual retreat meeting.

Ms. Sadlier discussed the approval process by Council to determine the number of Heritage Commission meetings. She addressed how changes to the inventory code language code is proceeding, including the response by the SEPA official and the Department of Commerce 60 day review process. She discussed process differences between requesting procedural changes to the code and changes related to land use

planning.

Ms. Sadlier announced the decision by the Hearing Examiner in the Tanasse Building Appeal.

8. OTHER TOPICS - None

9. ADJOURNMENT

The meeting was adjourned at 8:08 p.m.



Heritage Commission

OHC Evaluation of National Register Nomination of the Trueman & Virginia Schmidt House

Agenda Date: 1/28/2015
Agenda Item Number: 6.A
File Number: 15-0107

Type: recommendation Version: 1 Status: In Committee

Title

OHC Evaluation of National Register Nomination of the Trueman & Virginia Schmidt House

Recommended Action

Move to recommend that the property be listed on the National Register of Historic Places

Report

Issue:

As part of the City of Olympia's status as a Certified Local Government (CLG) under an agreement with the Department of Archaeology and Historic Preservation (DAHP), the Olympia Heritage Commission (OHC) is required to comment on any nominations submitted for the National Register of Historic Places (NRHP) for properties within the City's jurisdiction. The OHC will review a nomination form for the Trueman & Virginia Schmidt House at 2932 Maringo Road SE.

Staff Contact:

Michelle Sadlier, Historic Preservation Officer, Community Planning & Development, 360.753.8031

Presenter(s):

Michelle Sadlier, Historic Preservation Officer

Background and Analysis:

DAHP has received a nomination form to place the Trueman & Virginia Schmidt House to the NRHP. As part of DAHP's evaluation process, it consults the local CLG for its assessment of the nomination (Attachment 1). The full nomination form for this property is provided in Attachment 2).

The OHC will conduct the assessment and provide a recommendation on the nomination using the NRHP Criteria for Evaluation (Attachment 3). Detailed information on how to apply the NRHP Criteria can be found at the following website:

<http://www.cr.nps.gov/nr/publications/bulletins/nrb15/>

The result of this assessment will be a recommendation to DAHP on whether or not to recommend the building for the NRHP (Attachment 4).

Options:

1. Move to recommend that the property be listed on the National Register of Historic Places.
2. Move to recommend that the property not be listed on the National Register of Historic Places.
3. Move not to make a recommendation on this nomination for a stated reason.



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

January 14, 2015

Michelle Sadler
Historic Preservation Officer
PO Box 1967
Olympia, WA 98504

Dear Ms. Sadler:

I am delighted to inform you that the **Trueman & Virginia Schmidt House in Olympia**, has been submitted for placement onto the National Register of Historic Places. However, before a property or properties within the jurisdiction of the Certified Local Government may be considered by the State to be nominated to the National Register, per the National Historic Preservation Act of 1966 (Title 1: section 101, c2A) and the State of Washington CLG Requirements & Procedures (Amended 2002, IVA), the Certified Local Government is required to comment on the nomination.

As such, your local preservation commission and elected official, after reasonable opportunity for public comment, and is asked to fill out the attached form as to whether or not the subject property, in its opinion, meets the criteria of the National Register. You can also download the form at our website (<http://www.dahp.wa.gov/national-register-of-historic-places>). The form must be received by DAHP five days in advance of the State Advisory Council meeting to assure that the property will be reviewed at the scheduled meeting.

You are welcome to observe or participate in the process. Please feel free to contact me if you have any questions or concerns over the CLG review process or the nomination of this resource.

Sincerely,

Michael Houser
State Architectural Historian, DAHP
360-586-3076
Michael.houser@dahp.wa.gov

* Enclosure

State of Washington • Department of Archaeology & Historic Preservation
P.O. Box 48343 • Olympia, Washington 98504-8343 • (360) 586-3065
www.dahp.wa.gov



United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Schmidt, Trueman and Virginia, House

other names/site number _____

2. Location

street & number 2932 Maringo Road SE not for publication

city or town Olympia vicinity

state Washington code WA county Thurston Code 067 zip code 98501

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria

 A B X C D

Signature of certifying official/Title _____ Date _____

WASHINGTON SHPO
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register determined eligible for the National Register

 determined not eligible for the National Register removed from the National Register

 other (explain:) _____

Signature of the Keeper _____ Date of Action _____

Schmidt, Trueman and Virginia, House
Name of Property

Thurston, Washington
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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
1		object
2		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

Modern movement

foundation: Concrete - poured

walls: Wood - vertical cedar shake

Brick

roof: Asphalt/Composition - rolled

other: _____

Schmidt, Trueman and Virginia, House
Name of Property

Thurston, Washington
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Narrative Description

Summary Paragraph

The Trueman and Virginia Schmidt House is a two-story, frame, Modern Ranch style house with an obtuse-angled “S” shape, a low-slung roof with gables at each end, a covered front porch, and a partially overhanging flagstone patio in the rear. The walls are finished with brick and vertical cedar shake, and the foundation and interior supporting walls are concrete. The roof is rolled torchdown synthetic punctuated by two short, brick chimneys and incorporating integrated gutters. An attached garage faces Maringo Road SE at the northwest corner of the lot and is reached by a short, straight driveway from the street. The interior of the house reflects the Modern Movement in its open floor plan, lack of ornamentation, and large windows creating panoramic views. The house is in the Southeast neighborhood, a traditionally middle-class area with a variety of houses from the 1920s through the 1960s. The house fronts southwest onto the corner of Governor Stevens Avenue SE and Maringo Road SE and is set in a landscaped garden featuring a number of large boulders. Behind the house, a steeply terraced garden links the upper and lower outdoor areas. Access between these areas is via two stairways, one composed of stones salvaged from the Old State Capitol after the April 1949 earthquake. A pond provides a focal point in the lower garden. A flagstone patio, part of which overhangs the lower yard, overlooks the rear of the property and provides views into a greenbelt northeast of the house. The property is in excellent condition and has had little alteration since its construction.

Narrative Description

The Trueman and Virginia Schmidt House is a two-story single-family residential dwelling located in Olympia’s Southeast neighborhood. The neighborhood developed east of Old Highway 99, now Capitol Boulevard SE, which was the only highway connecting Seattle with Portland until the construction of Interstate 5 in the 1950s. Streets in the areas are primarily arranged in a grid pattern. Most houses were constructed between 1920 and 1960, and a variety of architectural styles are represented.

Site and Setting: The Schmidt House is a two-story structure built into the rim of a glacial kettle, a geographic feature common in Thurston County formed by large chunks of ice that broke off as glaciers retreated in prehistoric times. As the ice melted, it created a deep kettle or pothole filled with water. Today, these kettles may be spring-fed or, as in the case on this site, dry during the summer months and filled during the rainy winter.¹ The kettle lies to the northeast of the house, and the land drops so steeply into it that from the main floor of the home one looks into the middle and upper canopies of surrounding trees.

The house is constructed to take advantage of this challenging site, with the main social spaces opening to the back and the tranquil greenbelt views. The steep slope and the relationship of the corner lot to the kettle presented a challenge that was met by designing the house in an obtuse-angled “S” shape, with the back hugging the side of the slope while maximizing the view. The flagstone patio and its outward-angled bench railing reach toward the kettle, drawing the eye to the outside. The patio itself is angled to promote the view to the northeast, instead of due east as the windows face. The living room’s bank of windows creates a wall-length natural landscape mural that changes with the seasons.

Downstairs, the rec room opens out into the lower garden. The entry is sheltered by one end of the patio, which projects outward to provide a deep overhang. The lower garden (also flat) retains a cozy feel because its position relative to the kettle is not immediately apparent. In the lower yard, the north and east property boundaries are marked by chain-link fence, and adjoining yards are several feet lower. Construction excavation likely created a higher

¹ Emmett O’Connell, “Three Geologic Features in Thurston County that are More Awesome than Mima Mounds,” *Olympia Time* (blog), June 3, 2013, accessed September 14, 2014, <http://olywa.blogspot.com/2013/06/three-geologic-features-in-thurston.html>.

Schmidt, Trueman and Virginia, House

Name of Property

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grade for the lower yard, elevating it above the neighboring properties. A man-made pond with waterfall sits at the far northeast corner, drawing the eye into the glacial kettle beyond, where mature trees create privacy. The terraced garden that joins upper and lower yards features ashlar walls, and the stairway alongside the garden is constructed of stones salvaged from the Old State Capitol after the 1949 earthquake.²

General Characteristics: The two-story house is built in a modified, obtuse-angled, reverse “S” shape, with the attached garage forming the northwestern end and the master bedroom forming the southeastern end. The front entry is in the middle of the “S” and opens into an entry hall from which the living/dining room, bedroom wing, and kitchen/laundry wing may be accessed. Interior stairs connect the kitchen to the lower story. Exterior walls are clad with brick and vertical cedar shake. The foundation is poured concrete. The low, gabled roof is composed of torchdown asphalt and has integrated gutters. Two short, brick chimneys project from the roof toward either end of the house.

The Schmidt House has a covered entry porch of colored, poured concrete that is reached via a distinctive flagstone walkway that forms an angled approach to the front door. The rear patio features the same varied flagstone surface and partially overhangs the lower yard. It includes an angled wood railing with bench seating.

Specific Features: The house includes several types of windows. The living/dining room features a wall of vertical windows looking onto the rear patio and greenbelt beyond the property. These are fixed, single-pane glass with storm windows on the exterior. Several other rooms feature this type of window, including the master bedroom, laundry room, rec room, and shop. The dining room, east wall of the master bedroom, and guest bedroom originally had fixed-pane windows, but they were replaced by vinyl sliders, probably in the 1990s. Several windows feature louvered screens below the frame, designed to promote air circulation. On the street sides (south and west) of the house, two bedrooms and two bathrooms feature projecting box windows that included fixed panes and screens in the floor of the frame. These were designed to promote air circulation, but according to a previous owner were determined to be ineffective.³ The screens were enclosed soon after the house was built, and the panes were eventually replaced by vinyl sliders and casement windows. A double bank of floor to ceiling divided windows adjoins the front door to the north, and a single bank of pleated, obscured windows is found in the powder room just north of those.

The house has six exterior doors, the most noteworthy of which is the large, wood slab front entry door. It features a centered doorknob with matching custom doorbell. Full-panel windowed doors open onto the rear patio from the living/dining room and master bedroom and onto the lower yard from the rec room. Half glass doors open onto the lower yard from the shop and to the north side entry from the kitchen.

Large overhangs cover the front porch, west and south sides, rear patio, side entry, and kitchen and dining room windows. Soffit vents are integrated into the overhangs throughout. The front porch and rear patio overhangs measure more than five feet deep and feature recessed lights with copper frames. The two banks of floor-to-ceiling windows next to the front door add a manifestly modern element to the main entry.

Significant Interior Features: The house includes 3,260 square feet of living space, including four bedrooms, 3.5 bathrooms, a large living/dining room, rec room, kitchen, laundry room, shop, and two-car attached garage. The tiled entry hall features grasscloth wallpaper and an overhead light with chrome accents. It opens to the south into the bedrooms wing, to the east into the living/dining room, and to the north to the kitchen wing.

The floor plan separates the private spaces by placing them in a wing on the southern end. This wing includes the master bedroom, dressing room, and bathroom, and two smaller bedrooms connected by a Jack-and-Jill bathroom and

² “Capitol Task To Be Rushed,” *Daily Olympian*, May 4, 1949, 10. The article notes that Wohleb & Wohleb was selected to oversee the repairs, and A.G. Homann was selected as contractor. It was likely Homann who brought the salvaged stones to the Schmidt House.

³ Roger Neumaier, “The House at 2932 Maringo,” 1999, collection of the author. This detailed narrative was prepared by the third owner of the house.

Schmidt, Trueman and Virginia, House

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internal hallway. The entire wing is separated from the main living/dining room by an 18-inch-thick wall, which creates a sound barrier as well as storage space. The lower wall of the bedroom wing hall includes five storage cupboards with dish-shaped wood pulls (a motif that is echoed throughout the house). Just outside the master bedroom at the far end of the hall, a linen closet is tucked into the space next to the living room fireplace. Just off the entry hall are floor-to-ceiling built-in display shelves.

The living/dining room is the primary public space in the house. Its bank of vertical windows draws the eye to the view of the greenbelt in the rear of the house. The south end of this room is anchored by a fireplace, next to which is a built-in stereo cabinet. This area features built-in bookshelves on the other side of the wall from the storage cupboards that line the bedroom wing hallway. Recessed ceiling lights with copper frames provide subtle light. The center of this room was designed with a piano in mind; a built-in can spotlight is positioned just above where the piano keyboard would sit. The north end of the room projects slightly out over the lower yard, delineating the dining room space from the rest of the room. The west wall, which separates the dining area from the kitchen hallway, features a divided bay of built-in storage cupboards with dish-shaped wood pulls. The southernmost of these cupboards houses swing-out vertical tray storage. The middle and northernmost cupboards feature shelves in different configurations to store serving pieces. All three cupboards are topped with drawers featuring dish-shaped pulls; two of these are lined with felt for storing silver. Above each cupboard is a window of fixed-pane reed glass.

The hallway connecting the entry to the kitchen features a powder room with original cork tile flooring and a bank of pleated, obscured glass floor-to-ceiling divided windows. A large coat closet leads to a luggage storage area accessed through a small door. On the opposite side of the hall, a floor-to-ceiling display shelf mirrors the one in the bedroom hallway, and two floor-to-ceiling china cabinets with dish-shaped wood handles flank the reed glass windows.

The kitchen was remodeled in the early 1990s but retains its original floor plan and counter shape. A swing door separates the kitchen and dining area, and an interior door separates the kitchen and hallway. The spacious, square kitchen features a large window on the east wall above the sink and dishwasher. The north wall contains the stove and built-in cabinets and drawers. The south wall houses the refrigerator and built-in cabinets and drawers. The west wall contains more cabinets and drawers, including a pull-out cutting board, as well as a distinctively curved counter-height seating area. The counter surface is new, but the original shape of the counter remains as it was when built.⁴ On the other side of the west wall is a shallow, built-in pantry that also houses the wiring for the intercom system.

Beyond the counter seating area, four doorways lead to (from north to south): the side entry, the laundry room, the garage, and the lower level. The side entry is recessed under an overhang and is reached from Maringo Road SE via a short sidewalk through a chain-link fence and gate. The laundry room features slab plywood cabinet fronts, a utility sink, a built-in, drop-down ironing board, and long laminate counter with under-cabinet fluorescent lighting. An overhead fluorescent light with chrome detailing illuminates the room. Cabinets range from 12" to 24" deep. A space under the countertop creates a work area and is flanked by built-in file drawers. The garage houses two cars and, beyond the laundry room, has an annex storage room for outdoor tools.

The lower level of the house is reached via the stairs from the kitchen. On the west side of the stairwell are three shallow cupboards designed to hold canned food. Each features the dish-shaped wooden pull found throughout the house, although in a smaller size. At the bottom of the stairs is a tiled bathroom with a stall shower and built-in ventilation system; it is the only room in the house without windows. Directly east of the stairwell is a workshop with steel cabinetry. A guest bedroom is south of the workshop. Between the guest bedroom and the bathroom is the rec room, a large space featuring linoleum floors, built-in bookshelves along the west wall, a gas fireplace with large copper hood on the south wall, and built-in wet bar and billiards storage on the north wall.

⁴ "Home on Range is Gay Kitchen Theme Song for Olympia Housewives," *The Daily Olympian*, June 4, 1950, 13.

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The house is heated by a radiant heat system. The boiler is in the workshop, and the copper pipes are labeled with the rooms they serve. Two fireplaces on the main floor are asymmetrically set into walls of painted brick. The living room and master bedroom fireplaces share a chimney and are constructed next to each other on either side of the wall. Several interior utility doors, including those in the Jack-and-Jill bathroom, the linen closet, the kitchen pantry, and under the kitchen sink, are louvered to promote air circulation while concealing the contents inside. The house is designed to open to the back, where it faces a greenbelt beyond the property line. The "S" shape features numerous obtuse angles so that the house fits into the site.

Other Manmade Elements: The house comprises two stories of living space, but from the flat front yard, there is no indication of the lower level or the steep dropoff in the rear. The entire lower level opens out into the lower yard, which features a manmade pond with waterfall and at least one original rhododendron. From the rec room, an exterior door leads to a covered patio composed of large concrete pads; these run along the side of the house to the stairway on the north end. This utilitarian stairway goes to the side entry and a walkway continues to Maringo Road SE. On the south end of the lower yard, a stairway composed of stones salvaged from the Old State Capitol after the 1949 earthquake connects to the upper level and a small brick patio.⁵ The stairway is slightly angled, leading the eye upward and around to the rear patio. From the top of the stone stairway, the visual line leads directly to the pond, suggesting a stone waterfall from upper to lower yard. A steep, terraced garden joins the upper and lower exterior areas. The terrace walls are built of ashlar, large square-cut stones used for masonry. On the upper yard, many large boulders punctuate the landscaping.

Alterations or Changes to the Property: Although the projecting frames are intact and unchanged, the windows in them were replaced with vinyl sliders and casements sometime in the 1990s. The fixed-pane windows in the master bedroom and dining room were replaced with vinyl sliders at around the same time. The kitchen was updated in the early 1990s and again in the late 2000s, but the floor plan remains original. The master bathroom was changed from a tub to a Jacuzzi sometime in the 1970s, and to a shower in the 2000s. The Jack-and-Jill bathroom was retiled sometime after 1973, and the shower tile was replaced in 2013. Carpet has been laid in the hallways and bedrooms; a former owner wrote that these areas were originally cork tile, which promotes efficient radiant heating.⁶

⁵ According to a former owner, the salvaged stones once supported Theodore Roosevelt, William Jennings Bryan, and other political luminaries when they visited Olympia (Neumaier, "The House"). It is likely these stones were salvaged by the home's builder, A.G. Homann, who also served as the contractor for post-quake repairs to state buildings, including the Old State Capitol ("Capitol Task").

⁶ Neumaier, "The House."

Schmidt, Trueman and Virginia, House
Name of Property

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1950

Significant Dates

1950

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Wohleb & Wohleb (Architect)

G. Stacey Bennett (Architect)

Homann, A.G. (Builder)

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Schmidt, Trueman and Virginia, House

Name of Property

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Statement of Significance Summary Paragraph

The Trueman and Virginia Schmidt House is historically significant under criteria "C" as a property that embodies the distinctive characteristics of its period of construction (Post WWII Era). These elements include the siting of the home in its environment and the blurring of interior and exterior spaces. The dwelling possesses high artistic values, particularly the use of strong horizontal and vertical themes contrasted by the use of circles in interior ornamentation. Built in 1950, the house is an example of high style residential construction after World War II, a time when building materials were in still short supply and the national economy was booming. A one-story structure built into the rim of a glacial kettle that creates a daylight basement, the house was built for Trueman L. and Virginia Aetzel Schmidt, both scions of prominent local families. The dwelling is also significant as a resource that represents the work of Wohleb & Wohleb Architects and their associate G. Stacey Bennett. The firm and Bennett created many of the area's notable mid-century buildings. Bennett is said to have designed the house. The house is, if not Bennett's earliest residential commission, one of his earliest works. The period of significance begins and ends in 1950, the date of construction for the home.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Post-war Olympia was a bustling place. The city's population increased 19 percent from 1940 to 1950, and 16 percent from 1950 to 1960.⁷ New buildings sprouted everywhere and were a common feature in *The Daily Olympian*, which admitted it could not keep up with the number.⁸ An earthquake in April 1949, while severe, further spurred the construction boom. Several downtown buildings were irreparably damaged and replaced with modern designs. Residents were urged to save bricks, already in short supply.⁹ Capitol Lake was dammed in 1950.¹⁰ A "burst of civic pride"¹¹ accompanied Olympia's centennial celebration in May of that year, and *The Daily Olympian* featured two full-page spreads on the Olympia Brewing Company, owned by the Schmidt family.¹²

Trueman Leopold "Bink" Schmidt (b. 1913) was a grandson of Leopold Schmidt, the founder of the Olympia Brewing Company. Founded in 1896 as the Capital Brewing Company, Leopold's company eventually owned at least five breweries in the Pacific Northwest and California. The renamed Olympia Brewing Company (1902) was famed for its Olympia Beer, with its trademark slogan "It's the Water." The company was run by Schmidt family members until it was sold to Pabst in 1983, and over the years the family became one of the most prominent in the Olympia area.¹³

During Prohibition the family diversified its investments, producing fruit juices and jams at the brewery and adding hotels, dairies, and transportation investments to its business portfolio.¹⁴ When Prohibition ended, brewing operations resumed. Leopold had died in 1914, and the business by that time was run by two of his sons, Peter and Adolph Sr., Trueman's father. Trueman—known by his nickname, "Bink"—graduated from Olympia High School in 1932 and enrolled at Oregon State University, but the Depression and the uncertainty of the family business forced him to return

⁷ U.S. Census Bureau, "Publications," *Census of Population and Housing*, accessed November 23, 2014,

www.census.gov/prod/www/decennial.html; "Continued Northwest Growth is Predicted," *The Daily Olympian*, September 14, 1950, 9.

⁸ "Fine Homes Constructed Here," *The Daily Olympian*, June 11, 1950, 9; "Beautiful New State Theater Will be Opened This Evening," *The Daily Olympian*, November 22, 1949, 3.

⁹ "Save Bricks! Builders Urge," *The Daily Olympian*, April 13, 1949, 1.

¹⁰ "Olympians Urge Quick Start on DesChutes Basin Road Around New Lake's West Shore," *The Daily Olympian*, August 1950.

¹¹ *Building a Capital City: Olympia's Past Revealed Through Its Historic Architecture* (Olympia: Olympia Community Planning and Development Department, Advance Planning and Historic Preservation, 2000), 69.

¹² "A Graphic Review of a Pioneer Olympia Industry Established 1896," *The Daily Olympian*, May 1, 1950, 1; "Splendid Water Gives Rise to Brewery Here," *The Daily Olympian*, May 1, 1950, 10.

¹³ Shanna Stevenson *Olympia, Tumwater, and Lacey: A Pictorial History*, rev. ed. (Virginia Beach, VA: The Donning Company, 1996), 156-183.

¹⁴ The Schmidts' Puget Sound Hotels evolved into present-day Westin Hotels, and their Seattle-to-Portland bus line became part of Greyhound (Gary Flynn, "History of the Olympia Brewing Company (1902-2003) Established as the Capital Brewing Company (1896-1902)," *Brewery Gems*, accessed 29 November 2014, <http://www.brewerygems.com/olympia.htm>; and Stevenson, *Olympia, Tumwater, and Lacey*, 178).

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home after less than a year.¹⁵ When Prohibition ended, Bink and two of his four brothers, Adolph Jr. “Bump” and Robert “Bobby”, worked on the construction crew for the new brewing plant. When the building was finished, Bink became the Olympia Brewery’s first night shift engineer.¹⁶

He returned to college in 1936, attending Washington State University to study architectural engineering. Although involved in engineering activities at WSU¹⁷, he did not graduate. He attended the University of Washington for one quarter in 1939, but illness prevented him from taking his final exams, and then his father invited him to go to Europe. Bink stayed in Europe for four months, returning to Olympia in late 1939.¹⁸ In 1941 he married Virginia Aetzel, the daughter of George and Helen Aetzel, describing her as “a girl I’ve known almost all my life.”¹⁹

Aetzel (b. 1916) also came from a family with long roots in Olympia. Her grandfather, Rossell O’Brien, moved to the area in 1870. He married Fanny Steele, daughter of Alden Hatch Steele, whose house is the last remaining pre-statehood residence in downtown Olympia.²⁰ Steele emigrated to Oregon in 1849 and served as surgeon at several military posts in Oregon Territory through the Civil War, then moved to Olympia in 1870 and was active in civic life until his death in 1902.²¹ O’Brien, a Civil War veteran and early Olympia mayor, organized Washington’s first national guard company in 1883²² and is reputed to have initiated the custom of standing during “The Star-Spangled Banner.”²³ A plaque in downtown Tacoma honors this initiative.²⁴ O’Brien’s youngest daughter, Helen, married George A. Aetzel.²⁵ They lived in a house at 201 Union Street built by Rossell O’Brien, now the site of Centennial Park and the Daniel Evans Centennial Redwood Tree.²⁶ Aetzel was vice president of the Olympia Door Company, which provided the cedar shingles used on the Governor’s Mansion²⁷ and was considered a “leading industrial establishment” of the city.²⁸ Thus, the 1941 marriage of Bink Schmidt and Virginia Aetzel joined two prominent families of the region.

¹⁵ “Bink Schmidt Feature,” *The Evergreen State College*, accessed 29 November 2014, <http://archives.evergreen.edu/1986/1986-03Newsreleases/Scans/1974/1974-477.pdf>. Schmidt was founding chairman of the Board of Trustees of The Evergreen State College and served until 1977. He recalled that his “expertise in architectural engineering what what [I] hoped to contribute to Evergreen, which did not yet have a site, much less any buildings” (“Bink Schmidt Feature,” “Minutes of the Board of Trustees, New Four Year State College,” August 30, 1967, *The Evergreen State College*, <http://www.evergreen.edu/trustees/docs/minutesarchive/67BOTminutes083067.pdf#August 20, 1967 Minutes>; and Minutes of Special Meeting of the Board of Trustees of The Evergreen State College, April 6, 1976, *The Evergreen State College*, <http://www.evergreen.edu/trustees/docs/minutesarchive/76BOTminutes040676.pdf>).

¹⁶ “Bink Schmidt Feature.”

¹⁷ “Ball Tickets Go on Sale Tomorrow.” *Washington State Evergreen*, March 2, 1938, 1. Schmidt was a member of the committee for the annual Engineers’ Ball.

¹⁸ “Bink Schmidt Feature;” and *Olympia, Washington: Polk City Directory* (Detroit: R.L. Polk Co., 1939), 283. Schmidt is listed as student, living with Adolph Schmidt, Sr. at 1616 Water Street.

¹⁹ “Bink Schmidt Feature.”

²⁰ “Steele House,” *Olympia Historical Society and Bigelow House Museum*, accessed November 30, 2014, <http://olympiahistory.org/wp/steele-house/>; and T.R. Ingham, “Some of the Early Doctors of Olympia,” *Olympia Historical Society and Bigelow House Museum*, accessed November 30, 2014, <http://olympiahistory.org/wp/early-doctors/>.

²¹ “Details: Alden Hatch Steele Papers, 1849-1884,” *Oregon Historical Society Research Center*, Accessed November 30, 2014, <http://beta.worldcat.org/archivegrid/collection/data/62784784>.

²² “Selected Transcriptions and Images from Olympia Tribune Souvenir Issue 1891,” *Olympia Historical Society and Bigelow House Museum*, accessed November 30, 2014, <http://olympiahistory.org/wp/selected-transcriptions-from-olympia-tribune-souvenir-issue-1891/>.

²³ Paula Wissel, “Tacoma Man the Reason We Stand for Star Spangled Banner,” radio (July 4, 2013: KPLU, Tacoma), accessed November 30, 2014, <http://www.kplu.org/post/tacoma-icon-reason-we-stand-star-spangled-banner>; and Thomas Fleming, “Why We Stand for the Star-Spangled Banner,” *Boys’ Life*, January 1986, 21.

²⁴ “Rossell Galbraith O’Brien,” *Irish Heritage Club of Seattle*, accessed November 30, 2014, <http://www.irishclub.org/RGOBrien.htm>. A recent history of the national anthem disputes this story: “Though the story about O’Brien enjoys widespread credence, the likelihood of it being true is almost nil” (Marc Ferris, *Star-Spangled Banner: The Unlikely Story of America’s National Anthem* [Baltimore: Johns Hopkins University Press, 2014], 74).

²⁵ “Biographies: Dr. Alden Hatch Steele,” Thurston County, Washington, Genealogy and History, *Genealogy Trails*, accessed November 30, 2014, <http://genealogytrails.com/wash/thurston/bio2.html>; and Georgiana Mitchell Blankenship, *Early History of Thurston County, Washington* (Olympia: N.p., 1914), 243.

²⁶ “Centennial Park/Evans Centennial Tree/Rossell O’Brien House Site,” *Olympia Historical Society and Bigelow House Museum*, accessed November 30, 2014, <http://olympiahistory.org/wp/centennial-parkevans-centennial-treerossell-obrien-house-site/>.

²⁷ “Governor’s Mansion,” *HistoryLink*, accessed November 30, 2014, http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=9048.

²⁸ Edward Garner Jones, *The Oregonian’s Handbook of the Pacific Northwest* (Portland, OR: The Oregonian Publishing Company, 1894), 338; “With

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In late 1942, Bink served as warrant officer in the United States Navy Reserve, posted to Althorp, Alaska. Virginia moved back to her family home on Union Street, and their son, Nick, was born there in 1943. In mid-1944, Bink was posted to Corpus Christi, Texas, and Virginia and Nick moved there until the war ended. Their daughter, Judi, was born there in 1945. In 1946, the Schmidts returned to Olympia, living in the Aetzel home, and Bink took up a post as construction engineer at the brewery, where he worked the rest of his career.²⁹

Since the end of Prohibition, the brewery had been expanding. New buildings began going up in the 1930s and more were added regularly through the 1960s.³⁰ Perhaps reflecting the national economic expansion and optimism, a three-story fermentation and storage building was added in 1949.³¹ As construction engineer and later superintendent of construction, Bink would have been heavily involved in expansion plans and building design decisions,³² which would have brought him into contact with Joseph and Robert Wohleb, the father and son principals of Wohleb & Wohleb Architects, and designers of the various brewery additions.

Joseph Wohleb is regionally famous as "Olympia's architect." He came to Olympia in 1911 and filled a need for an architect for the next four decades. Many of Olympia's most notable buildings were designed by Wohleb, including several on the Capitol campus, the Thurston County Courthouse (1930), the Olympia Armory (1939), the American Legion Hall (1921), the Lord Mansion (1923), and the McCleary Mansion (1925).³³ His son, Robert, graduated from the University of Washington in 1939 with an architecture degree, and joined his father's practice in 1946. He developed a specialty in brewery design, and in 1949 became a partner; the firm's name was then changed to Wohleb & Wohleb. Robert Wohleb's noteworthy designs include the State Theater (1949), several houses in the Stratford Place Addition, and Olympia City Hall (1966).³⁴

The relationship between the Wohlebs and the Schmidt family dates to at least the mid-1930s, when Joseph Wohleb designed the 1935 brewhouse and office building and the 1939 bottle house.³⁵ Robert Wohleb worked with the Schmidts on new cellars and brewhouses in the 1950s and 1960s.³⁶ After World War II grain rationing was lifted, the brewery grew rapidly, producing nearly 600,000 barrels in 1950 and triple that in 1960.³⁷ In August 1950, the brewery began producing beer in cans, adding a new option to its kegs, quarts, and iconic "stubby" bottles.³⁸ By the mid-1950s, Bink was a vice president of the brewery and had one patent to his name, a cardboard carton designed to make can removal easier.³⁹ His brother Bump had succeeded their uncle Peter as president.⁴⁰

Bink and Virginia saw several of Bink's relatives reside in the same southeast area where they would eventually build. In 1937, Trueman's uncle Frederick W. built a large, late English revival house at 2831 SE Orange St., designed by Joseph Wohleb. Another uncle, Frank T., lived at 1315 Eskridge in a home also designed by Wohleb (1941). His cousin, Frank A., lived at 2805 Orange. Bink's brother Adolph Jr., lived across the street at 3016 Maringo in a house built in 1939. One of his other brothers, Robert, lived a block away to the south at 703 Governor Stevens, in a home built in 1941 (designed and built by Tumwater Lumber Co.).⁴¹ Straddling the Olympia-Tumwater border, the area was convenient to

the Washington Sawmills," *The Timberman*, March 1910, 27; "Commercial and Industrial Interests," *The Coast*, March 1909, 163-166.

²⁹ "Bink Schmidt Feature," *Olympia, Washington: Polk City Directory* (1946), 306, (1947-48), 309, (1949), 342.

³⁰ Dawn Maddox, "Joseph Wohleb: Resident Architect of the State's Capital," *Landmarks III*, no. 4 (1985), 9.

³¹ "Brewery Constructs New Addition," *The Daily Olympian*, 24 October 1949, 1.

³² *Olympia, Washington: Polk City Directory*, (1947-48), 309; (1949), 342; (1951-52), 294.

³³ "Joseph H. Wohleb, 1887-1958," *Department of Archaeology and Historic Preservation*, accessed December 20, 2014, <http://www.dahp.wa.gov/learn-and-research/architect-biographies/joseph-h-wohle>; Maddox, "Joseph Wohleb."

³⁴ Michael C. Houser, "Wohleb, Robert H. 1916-1966." *DOCOMOMO-WEWA*, accessed December 20, 2014, http://www.docomomo-wewa.org/architects_detail.php?id=120.

³⁵ Maddox, "Joseph Wohleb," 9; Shanna Stevenson and Jennifer Schreck, "Olympia Brewery Report," January 2006, accessed November 30, 2014, http://www.trpc.org/grants/awardedtotrpc/Documents/OlympiaBreweryReport_DAHF.pdf.

³⁶ Stevenson and Schreck, "Olympia Brewery Report."

³⁷ Stevenson and Schreck, "Olympia Brewery Report," 19.

³⁸ "Beer in Cans for Brewery Here Reported," *The Daily Olympian*, August 14, 1950, 3.

³⁹ Trueman L. Schmidt, 1956, Paperboard Can Carton, U.S. Patent 2754047 A.

⁴⁰ Stevenson, *Olympia, Tumwater, and Lacey*, 183; *Olympia, Washington: Polk City Directory* (1954), 317, (1955), 272. (1957), 409.

⁴¹ *Building a Capital City*, 72.

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the brewery, located three-quarters of a mile south on Capitol Boulevard. Robert Wohleb had designed several homes there as well, including one that he lived in after his marriage. A new sewer system was planned to accommodate development—by that time, relatively few lots were unbuilt—and everything from groceries to hardware to gasoline was available within a half-mile.⁴²

Bink and Virginia led active social lives in Olympia, appearing numerous times in society columns. They are listed as chairing the decorating committee for the 1949 New Year's Eve dance at the Olympia Country and Golf Club, a mention noteworthy because it describes them as selecting "a modern decorators theme. Panels in chartreuse, American Beauty and turquoise will be used with painted branches."⁴³ The colors alone suggest the Schmidts were interested in modern design and reportedly they asked Gordon Stacey Bennett, an associate with Wohleb & Wohleb Architects, to help them realize a truly modern home.

Bennett had finished his war-interrupted architecture studies at the University of Oregon in 1946, and worked for the Wohlebs during summer vacation, joining the firm full-time in 1947.⁴⁴ He was hired as an associate of the firm, not quite a full partner, but shared in the responsibilities for design work, implementation and construction. During this time, projects at the Wohleb & Wohleb firm included Miller's Department Store, which opened just after the 1949 earthquake, and Goldberg's Furniture Store, which replaced a quake-damaged building.⁴⁵

Bennett would go on to "set the architectural standard" for Olympia during the 1950s and 1960s.⁴⁶ In 1961, he left the Wohleb firm (after the 1958 death of Joseph Wohleb, Robert had continued the firm as Robert Wohleb & Associates) and opened his own practice. In 1962 Bennett took on a partner, Steve Johnson and the name of the firm was changed to Bennett & Johnson. That firm eventually became Bennett, Johnson, Slenes & Smith (BJSS) in 1983, and today is called Ambia.⁴⁷ Notable Bennett designs from the 1950s and 1960s in Olympia include:

- G. Stacey Bennett House, French Road NW (1952)
- Norman and Isabelle Benner House, 512 Sherman Street SW (1959)
- Medical Arts Building, 1015 W. 4th Avenue (1961)
- John Berschauer House, 2606 Fir Street SE (1961)
- Truman Price House, 1705 5th Street SW (1961)
- Henry Berschauer House, 504 East 18th Street (1961)
- Edward Duley House, 3220 French Lane NW (1963)
- Dick Lewis Pontiac-Cadillac Dealership, 1100 Plum Street (1964)
- Carriage Inn, 1211 Quince Street (1965)
- L. P. Brown Elementary School, 2000 26th Avenue NW (1965)
- Capital Center Building, 410 W. 5th Avenue (1966)
- Olympia Federal Savings & Loan, 421 Capitol Way N. (1967)
- Washington Mutual Savings Bank, 825 Capitol Way S. (1968)

⁴² "Carlyon Area Sewer Job Bids Asked," *The Daily Olympian*, March 17, 1950, 1; "Tumwater Square Shopping District" (ad), *The Daily Olympian*, April 7, 1950, 3; "Wildwood Grocery" (ad), *The Daily Olympian*, October 19, 1950.

⁴³ "Here and There," *The Daily Olympian*, December 29, 1949, 5. See also "Here and There" on these dates: April 17, 1949, 10; September 4, 1949, 7; May 17, 1950, 9; August 6, 1950, 15; September 10, 1950, 19; and April 22, 1951, 18.

⁴⁴ "G. Stacey Bennett," *History and Organization: Wohleb & Wohleb and Associates, Architects and Engineers, Olympia, Washington, 1955*," Wohleb & Wohleb, Architects Reference File, Box 14, University of Washington Special Collections; and "Bennett, Gordon S. (1916-1998)," *DOCOMOMOWEWA*, accessed November 30, 2014, http://www.docomomo-wewa.org/architects_detail.php?id=94.

⁴⁵ "Miller's: Olympia's Modern, New Department Store" (ad), *The Daily Olympian*, April 28, 1949, 22.

⁴⁶ *Mid-Twentieth Century Olympia: A Context Statement On Local History And Modern Architecture, 1945-1975*, Olympia Heritage Commission, 2008, 58.

⁴⁷ "Bennett, Gordon S. (1916-1998)," *DOCOMOMO-WEWA*.

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- Washington State Employees Credit Union, 502 Union Avenue SE (1968)
- Pioneer Elementary School, 1655 Carlyon Avenue SE (1969)

A New Hampshire native, Stacey Bennett studied structural engineering at Boston's Wentworth Institute, graduating in 1938. He began architecture studies at the University of Oregon in 1939, but was interrupted by World War II. During the war he served in the Army field artillery unit and rose to the rank of 1st Lieutenant (1940-44). After the war he returned to the University of Oregon and eventually finished his BA in Architecture in 1946, receiving his Washington license the same year. Bennett was active in the Washington State architecture community, serving on the State Legislative Committee of the American Institute of Architects; the Washington State Architectural Registration Board; and the State Administration Committee of the Washington State Council of Architects.⁴⁸

Bink and Virginia's daughter, Judi Schmidt, recalled that her parents worked closely with Bennett on the design of the house at 2932 Maringo. Attention was lavished on every detail, and materials were used creatively because even four years after World War II ended, some materials were in short supply. "They were so proud of that house," she said.⁴⁹

To build the house the Schmidts hired Lacey contractor A.G. Homann (1897-1975). Albert G. Homann was had constructed numerous other Wohleb designed buildings including several structures at the brewery, as well as Goldberg's Furniture (1950), the State Theater (1949), Olympia Oil & Wood Products /Rockway-LeLand Bldg (1941), and the Keeton Furniture Co. Building (c.1950). Other notable Homann projects included 85 homes in Sunnyside (1945), the Simpson Logging Co. Office (1949) in Shelton, Roosevelt Elementary School (c.1952) in Olympia, and Baran Hall and the Faculty Building (1960) at St. Martin's College in Lacey.⁵⁰ Well respected and well-liked by the community, Homann was elected the first mayor of Lacey when the community was incorporated in 1966.

Together, Bennett and the Schmidts created a post-war residence that is extraordinary in its attention to detail and innovative for its time. Its cutting-edge details, many of which survive intact, included radiant heat, cork floors, one of the earliest dishwashers in Olympia, an intercom system, a sprinkler system, landscape lighting, a ventilation system that combined louvered screens with a whole-house fan, motorized drapes, an automatic coat closet light, and extra-thick walls in the main living area that muted sound in the bedroom wing. According to the third owner, the house was considered a "showplace" when it was built.⁵¹

Post-WWII Housing. The house exemplifies high-end Modern design. Built into the southwest edge of a glacial kettle—a deep depression formed as glaciers retreated from Puget Sound during prehistoric times⁵²--the house both sits on the kettle's rim and is built into its side. The land drops so steeply into the kettle that the view from the main floor is into the middle and upper canopies of surrounding mature trees. The topographic sketch shows the situation clearly; from west to east, the land dropped more than 10 feet in elevation.

From the street, horizontal lines and natural materials dominate the Modern Ranch style. The roof is low-slung and angled, following the reverse "S" shape of the house. Exterior walls are clad in vertical cedar shake and brick with minimal ornamentation. Horizontal windows with integrated screens project from the house and are tucked under the large overhanging eaves, mitigating the strong western summer sun. These windows admit light and air, but maintain privacy; the house is oriented toward the glacial kettle and woods in back. Two banks of floor-to-ceiling windows

⁴⁸ National Council of Architectural Registration Boards, "Information Submitted by Applicant as to Training, Experience, and Professional Practice," September 18, 1961, Collection of Michael Houser, Washington State Department of Archaeology and Historic Preservation. In addition to architecture, Bennett was passionate about fly fishing ("G. Stacey Bennett," *The Olympian*, December 25, 1998; "Anglers Prepare Gear for the Big Catch," *The Daily Olympian*, August 6, 1950, 13.)

⁴⁹ Judi Schmidt, telephone conversation with author, 24 April 2014. Schmidt was married in Olympia in September 1968 and held her wedding reception in the house. Her husband, Roger Pearsall, was music director for KABC in Los Angeles. The station sent a film crew to Olympia, and *Good Day L.A.* host Jerry Dexter narrated a ten-minute segment about the wedding and reception that includes interviews with Judi, Virginia, and others. (Adolph Schmidt, *Roger Pearsall & Judi Schmidt Wedding Day*, video, 9:48, November 28, 2012, https://www.youtube.com/watch?v=G-9alUygi_8).

⁵⁰ Builders of Washington, Building & Trade Publications, No date. Section on A.G. Homann.

⁵¹ Neumaier, "The House"; "Home on Range," 13.

⁵² O'Connell, "Three Geologic Features."

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provide an asymmetrical, Modern element to the front entry, which is recessed under large overhangs and angled away from the street.

The unusual siting of the house contributes to its significance. In addition to the innovative use of the glacial kettle, the house is situated within one block of Capitol Boulevard, the major thoroughfare serving Olympia. A small shopping center built in the late 1930s continues to serve the area today, and a larger shopping center about a half-mile south provided comprehensive services, including groceries, pharmacy, hardware, variety store, and gas station. The neighborhood is considered a suburb of downtown, and is about halfway between the downtown core and the Olympia Brewing Company, a major employer at the time and the family business of Trueman Schmidt. As Olympia experienced a building boom in the years after World War II, this house was an example of the influence of Modernism in residential structures, exemplified by the blurring of interior and exterior spaces and strong geometric themes.

Blurring of exterior and interior. The blurring of exterior and interior is typical of Modern style, which makes explicit the connection between inside and outside spaces. The exterior is seen as an extension of interior living, and while this is relatively easy to accomplish in sunny California, it is more difficult in the maritime Pacific Northwest, where most of the year features a rainy, albeit temperate, climate. This blurring is achieved in a number of ways:

- Large, plate-glass windows dominate the back of the house on both stories, drawing the eye outdoors. Even on rainy days, the view is not oppressive but blends with the interior to create an atmosphere of tranquility. In the master bedroom, the outside wall is angled so that a large window looks straight into the trees. The room is designed so that the bed must be placed on the opposite wall, where occupants wake every morning to a forest view.
- Materials and colors flow seamlessly from inside to out. The flagstone of the front walkway continues on the back patio. (A singular dark green stone in the front walkway appears to be the same material as the living room hearth.) The flagstone grout is tinted pale gray-green and matches the tile in the front entry and the tinted concrete of the front porch. Exterior siding continues to the interior. Brick features in the living room, rec room, master bedroom and laundry room; vertical cedar shake is found in the living room and rec room.
- Windows in the dining room, downstairs bedroom, rec room, utility room, and master bedroom feature louvered screens designed to allow fresh air to circulate through the home. Ventilation panels were placed underneath the projecting windows in the children's bedrooms, master bathroom, and children's bathroom; according to an account written by the third owner, these did not function as planned and the windows were replaced by double-pane sliding and casement windows.¹ The projecting windows are smaller than those in the living areas, reflecting the private nature of the rooms they grace and to offset the strong western sun in the summertime.
- The house features six exterior doors: four on the main level and two on the lower level. In addition to the striking front door and side entry door, four exterior doors open to the rear of the house (two onto the patio and two into the lower garden).
- When open, the windows and doors admit the musical sound of the waterfall in the pond anchoring the northeast corner of the property. The pond serves as a focal point in the lower garden, attracting birds and other wildlife; the concrete Japanese lantern is original.
- Eave overhangs of at least four feet over the patio and front porch provide shelter in inclement weather year-round. Large overhangs on the west and south sides of the house provide shade and minimize overheated bedrooms in the summertime.

Horizontal, vertical, and circular geometric themes. From the street, the house appears to be a one-story, low-slung structure with a horizontal emphasis. The low-pitched roof, large overhangs, exterior brick, and projecting windows all contribute to the horizontality. From the back, the long flagstone patio with its strongly defined integrated-seat railing (part of which overhangs the lower garden), large eave overhangs, and brick exterior emphasize the horizontal. Inside, horizontally laid brick is found in the living room, rec room, master bedroom, and utility room. Long bookshelves in the living room and rec room, as well as a ribbon of storage cupboards in the bedroom wing hallway and an uninterrupted counter in the utility room, add horizontal elements. The band of tall windows in the living room creates a panoramic

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horizontal perspective on the outdoors. The louvered screens throughout the home, as well as the louvered doors of the kitchen pantry, linen closet, children's closet, children's bathroom vanity, and rec room storage all add horizontality.

Verticality is evident in the unbroken cedar shake used inside (living room, rec room) and on portions of the exterior, including both gable ends. A double bank of floor-to-ceiling square windows next to the front door strikes a vertical note, especially as it is paired with a bank of single square windows, these made of translucent pleated glass, in the adjacent powder room (the square theme of the entry and powder room windows is reflected in the square tiles used in the entry (both interior and exterior), in the cork tiles in the powder room floor, and in the ambient interior and exterior lights installed in the ceiling and overhangs). The grasscloth wallpaper in the entryway has a vertical grain. Vertical elements are also found in the tall china cabinets built into the kitchen wing hallway, the tall windows in the main living room, and the storage cabinets in the dining area. These are set off by tall windows of vertical-grained reed glass that allow ambient light into the hallway and refract artificial light into the dining area at night.

Circles create a contrast to the straight lines that characterize much of the house. The door pulls on the cabinets in the dining area, the kitchen and bedroom hallways, and the living room cabinet are all custom-made in a dish shape. These pulls provide the only ornamentation in the main living spaces beside the simple window and door trim and natural texture of the wall materials. Cupboards set into the wall along the stairs also feature a smaller version of these dish pulls. The striking circular front doorknob, placed in the middle of the door, is matched in miniature by the custom doorbell and provides a focal point for visitors approaching the house. In the rec room, a half-circle copper hood ventilates a replacement gas fireplace. The half-circle is repeated in the shape of the TV shelf on the same wall. The kitchen counter ends in a circular peninsula. This form—although not the counter material—is original to the house.⁵³

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⁵³ "Home on Range," 13. The photo shows the curved shaped of the kitchen counter.

Schmidt, Trueman and Virginia, House

Name of Property

Thurston, Washington

County and State

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Schmidt, Trueman and Virginia, House
Name of Property

Thurston, Washington
County and State

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Schmidt, Trueman and Virginia, House
Name of Property

Thurston, Washington
County and State

10. Geographical Data

Acreage of Property Less than one acre.
(Do not include previously listed resource acreage.)

UTM References NAD 1927 or NAD 1983

(Place additional UTM references on a continuation sheet.)

1	<u> </u>	<u> </u>	<u> </u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

Or Latitude/Longitude Coordinates
(enter coordinates to 6 decimal places)

1	<u>47° 1'20.21"N</u>	<u>122°53'38.08"W</u>	3	<u> </u>	<u> </u>
	Latitude	Longitude		Latitude	Longitude
2	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>
	Latitude	Longitude		Latitude	Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated area is located in the northeast quadrant of Section 26 south, Township 18, Range 2 West, of the the Willamette Meridian, in Thurston County, Washington, and is legally described as the South 90 feet of Tract 10 of Replat of Bates Extension of Hazard Stevens Farm as recorded in Volume 10 of Plats, page 14; Situate in Thurston County. It is otherwise identified as Tax Parcel 33400003900 at the said location.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property encompasses the entire urban tax lot (97 x 95 feet) that is occupied by the Trueman and Virginia Schmidt House.

11. Form Prepared By

name/title Lauren Danner, owner
organization date November 30, 2014
street & number 2932 Maringo Road SE telephone 360-951-6988
city or town Olympia state WA zip code 98501
e-mail ldanner@me.com

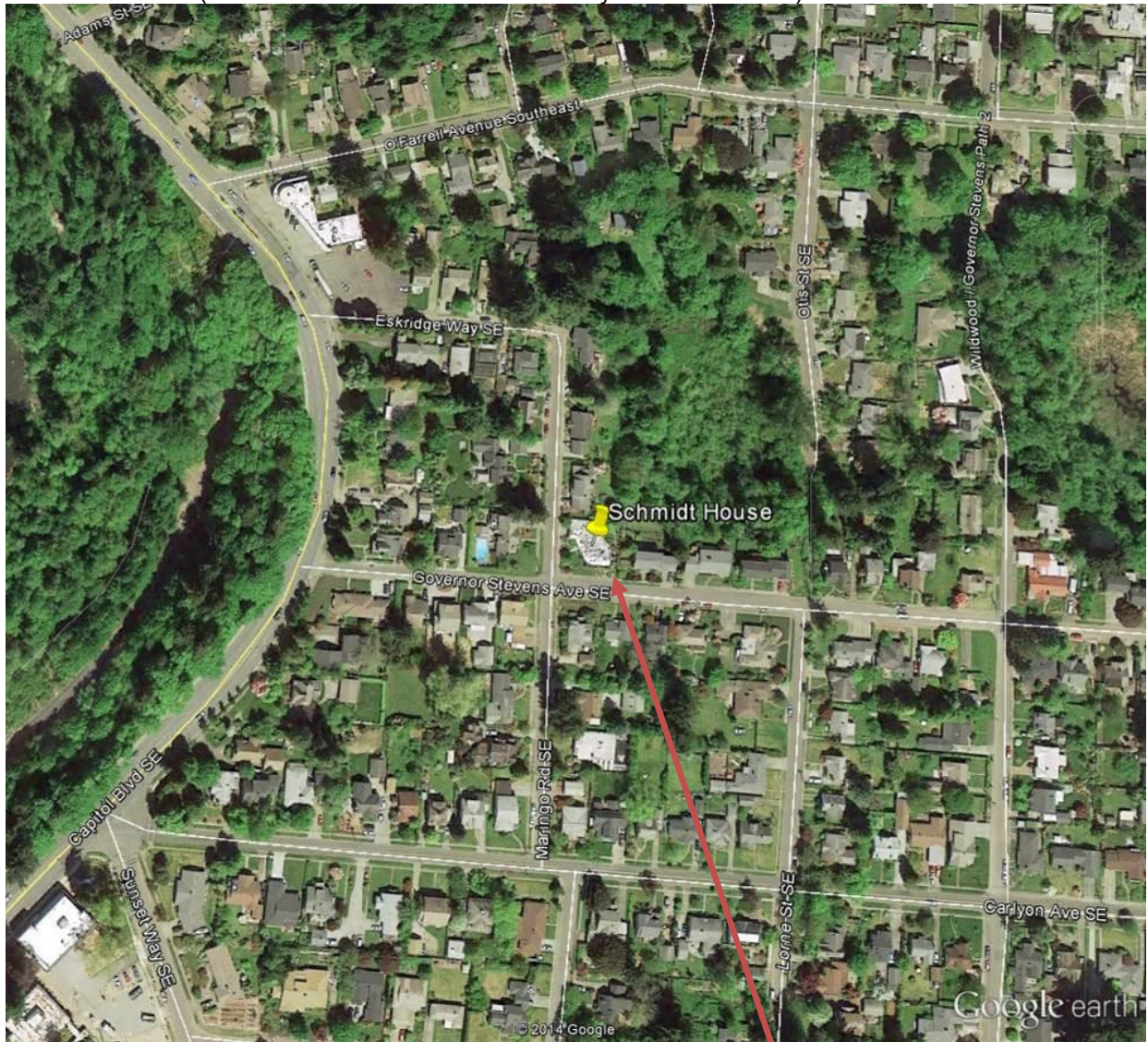
Schmidt, Trueman and Virginia, House
Name of Property

Thurston, Washington
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- Continuation Sheets
- Additional items: (Check with the SHPO or FPO for any additional items.)



Google Earth - Edit Placemark

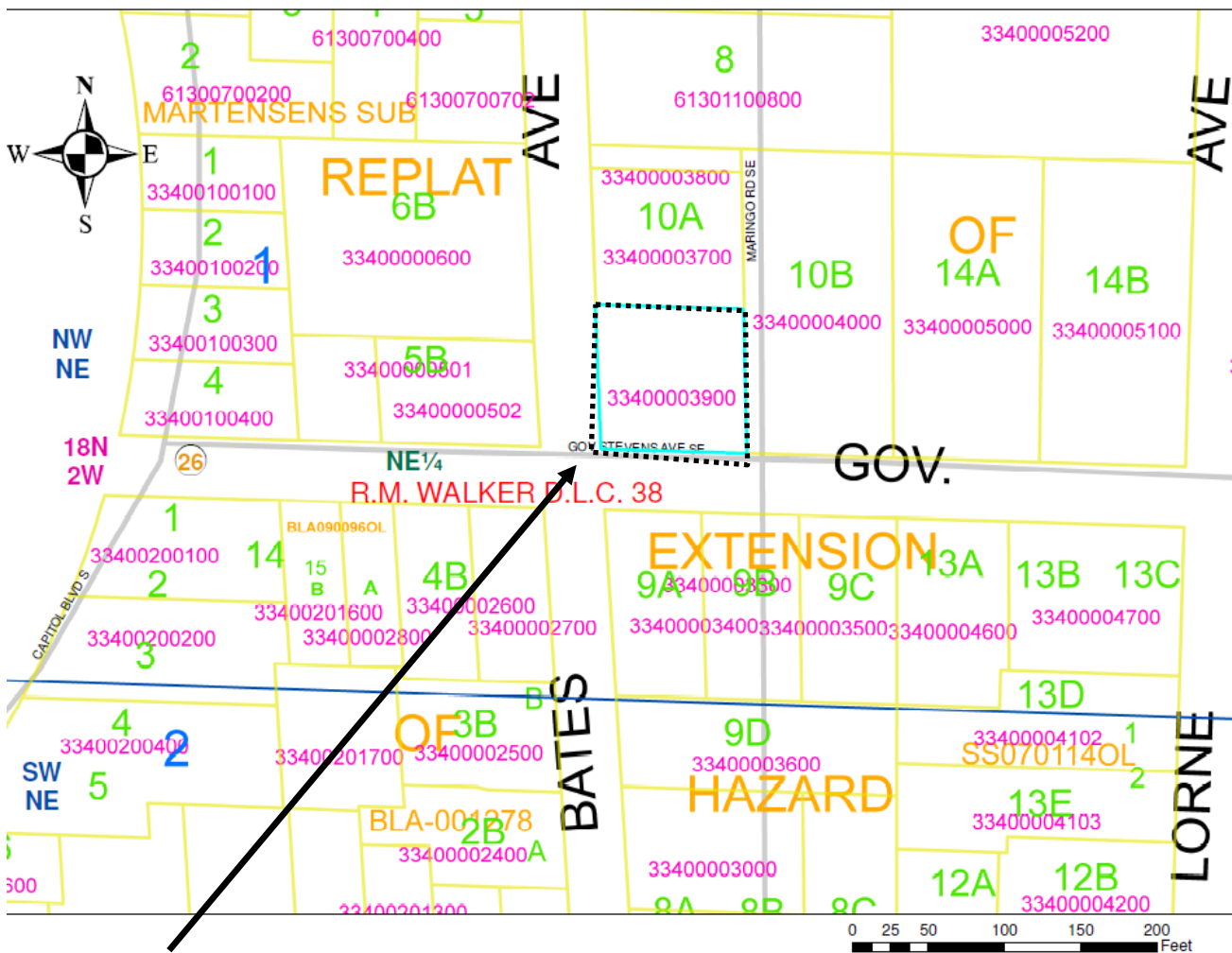
Name: Schmidt House

Latitude: 47° 1'20.21"N

Longitude: 122°53'38.08"W

Schmidt, Trueman and Virginia, House
Name of Property

Thurston, Washington
County and State

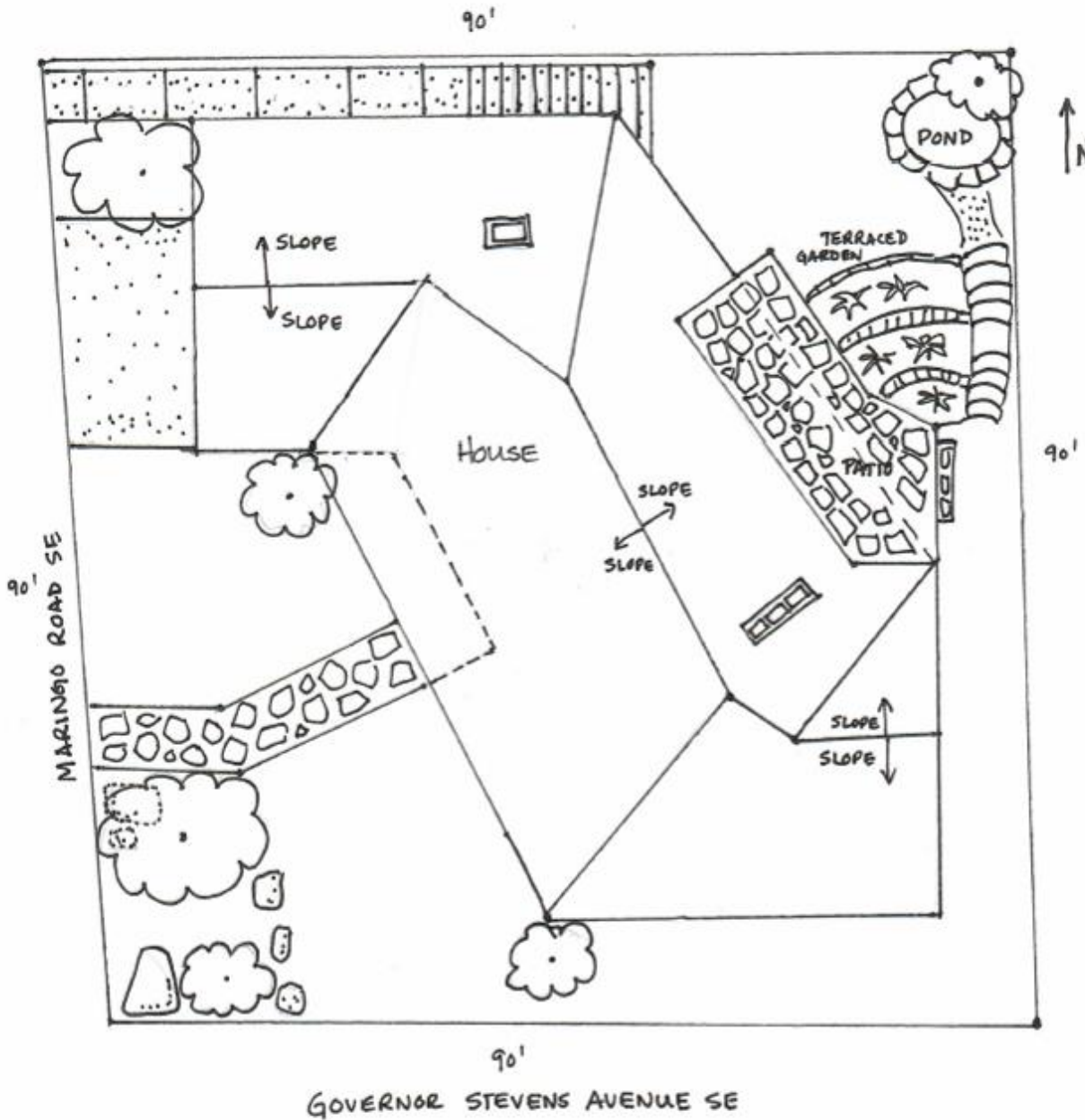


Schmidt House
2932 Maringo Rd SE
Olympia, WA

Assessor Map
Tax Parcel No. 33400003900

Schmidt, Trueman and Virginia, House
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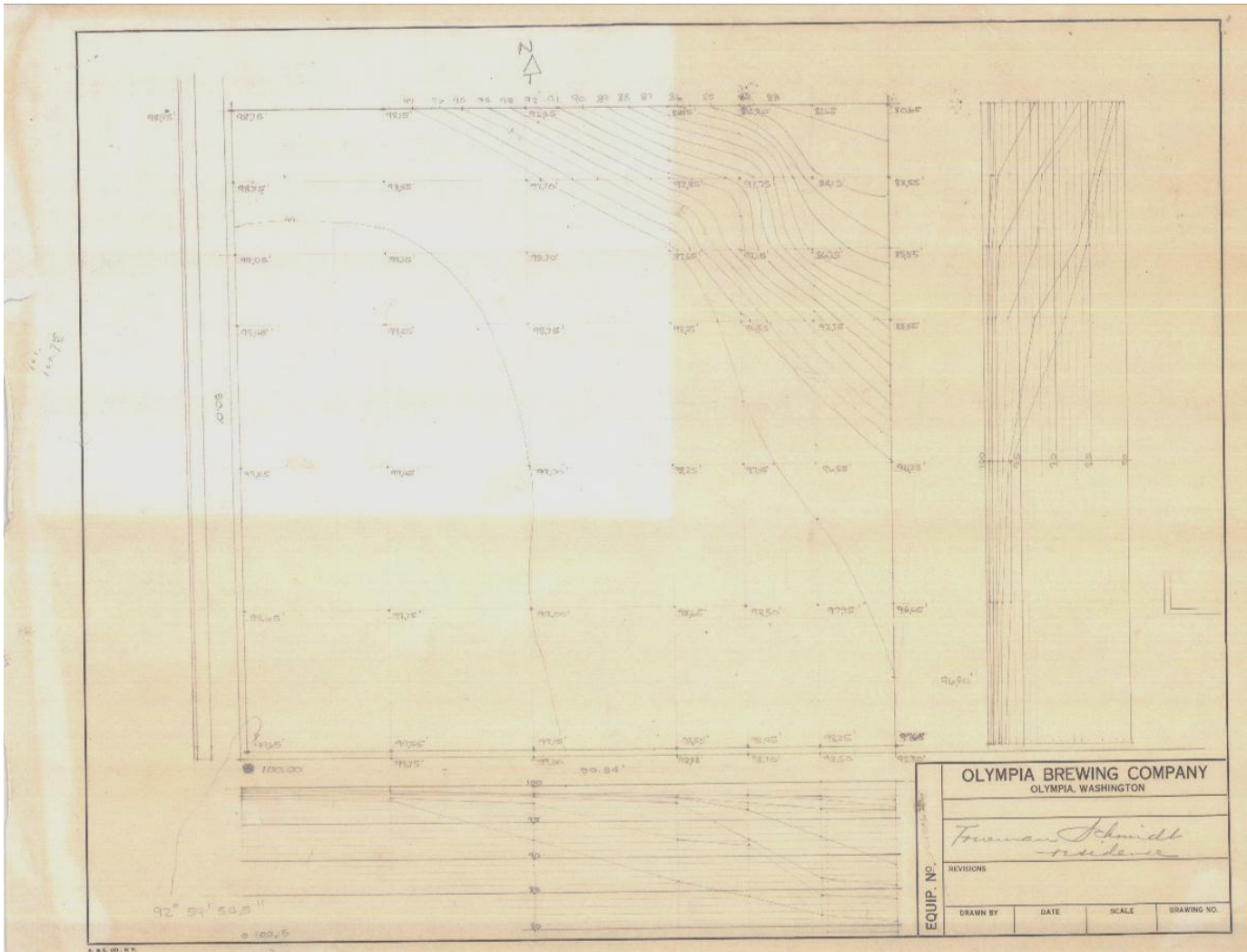


Schmidt House
2932 Maringo Rd SE
Olympia, WA

Site Plan
Not to scale

Schmidt, Trueman and Virginia, House
Name of Property

Thurston, Washington
County and State



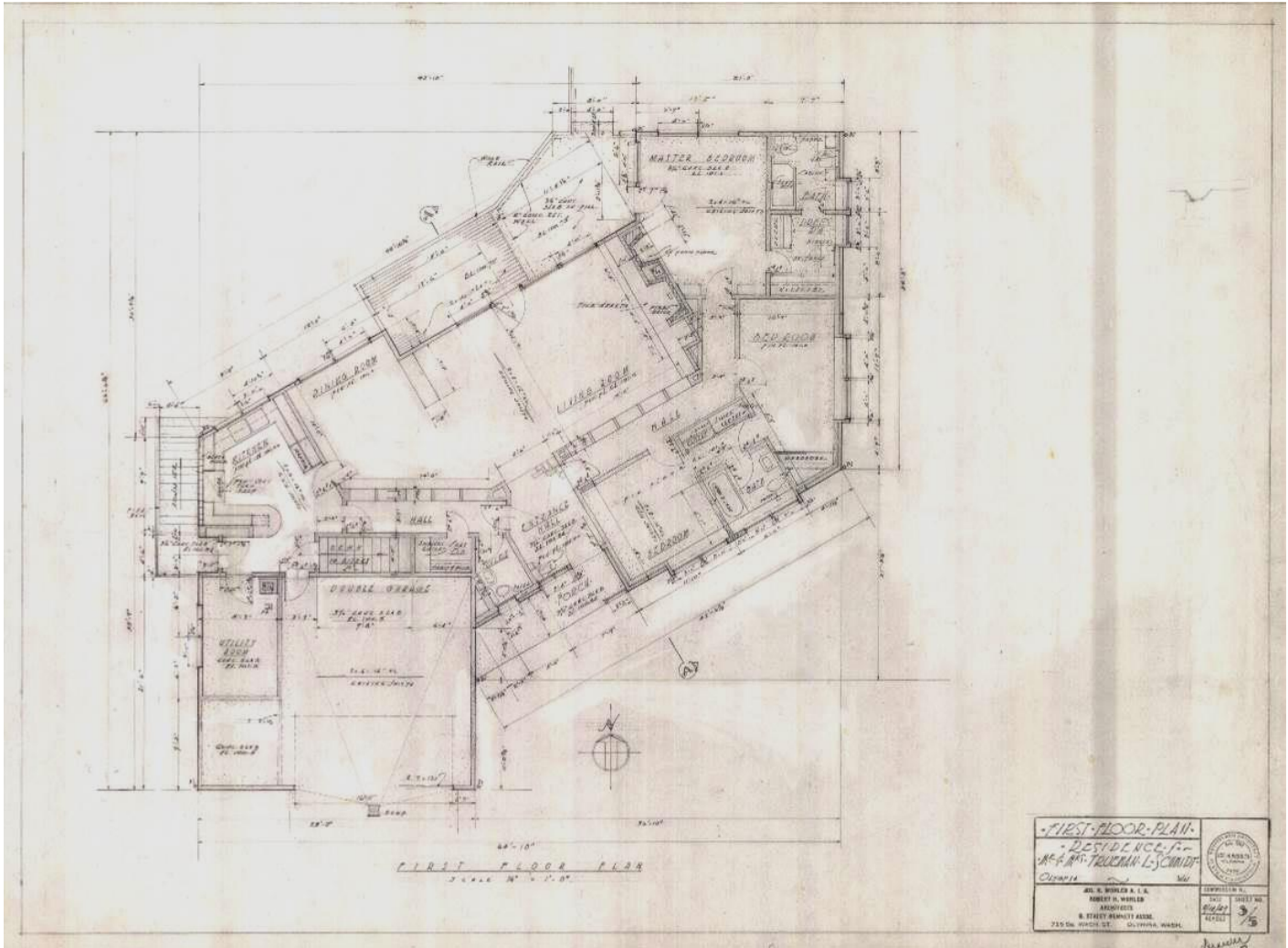
Schmidt House
2932 Maringo Rd SE
Olympia, WA

Topographic Map

Note this map was included in the architectural drawings for the house. It has an Olympia Brewing Company label on it, which may suggest that Trueman "Bink" Schmidt created it.

Schmidt, Trueman and Virginia, House
Name of Property

Thurston, Washington
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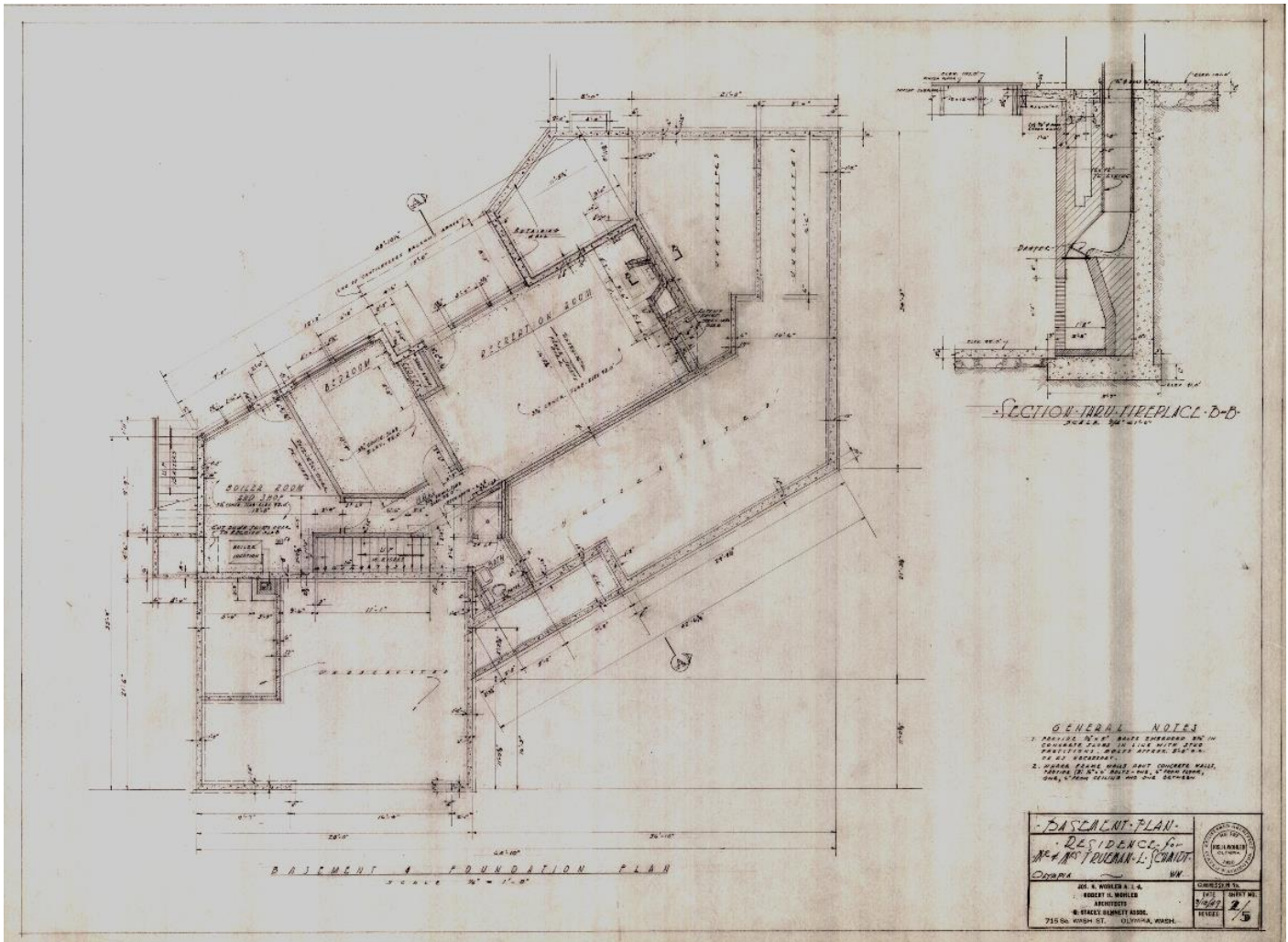


Schmidt House
2932 Maringo Rd SE
Olympia, WA

First Floor Plan

Schmidt, Trueman and Virginia, House
 Name of Property

Thurston, Washington
 County and State

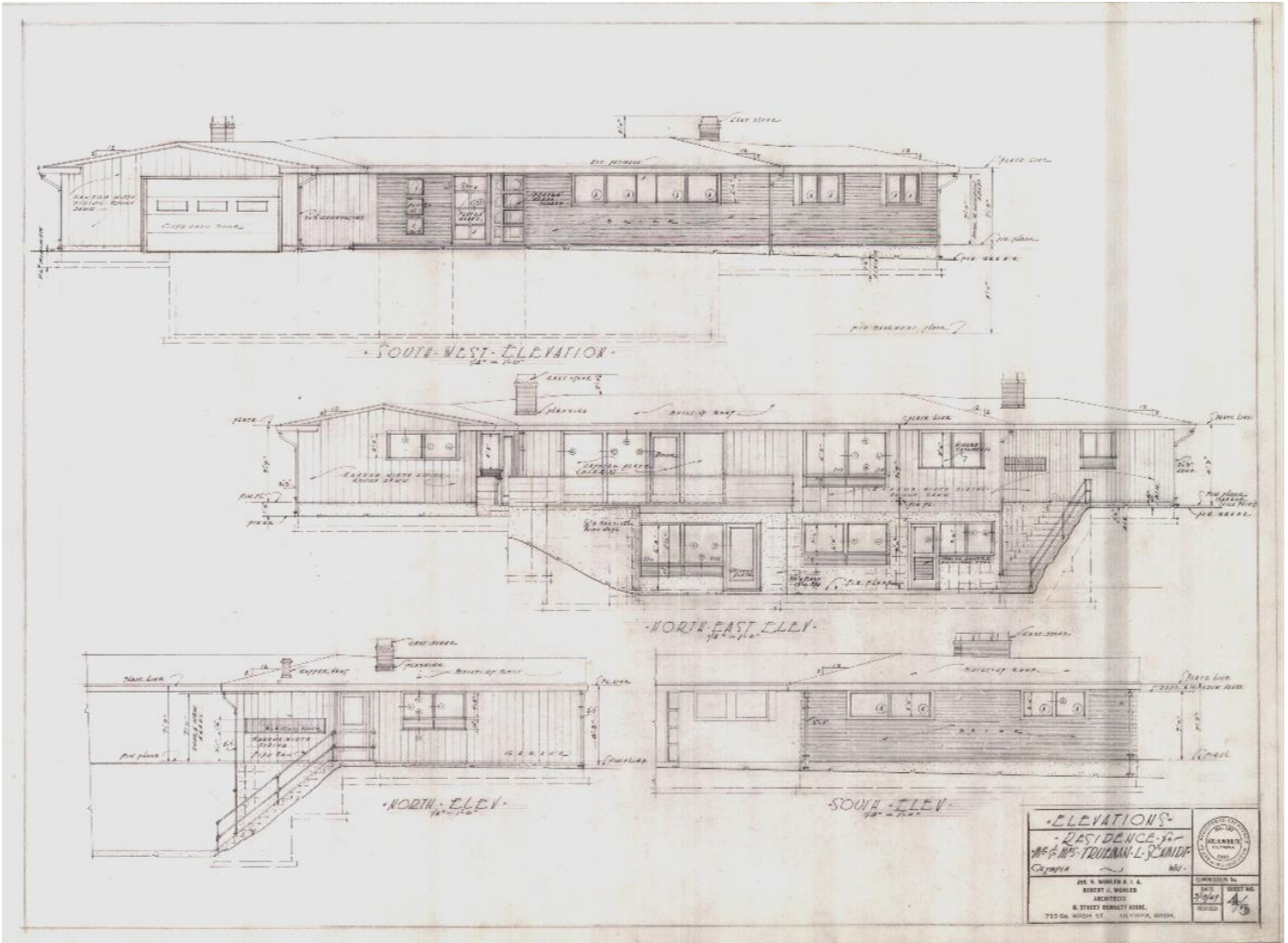


Schmidt House
 2932 Maringo Rd SE
 Olympia, WA

Basement Floor Plan

Schmidt, Trueman and Virginia, House
Name of Property

Thurston, Washington
County and State

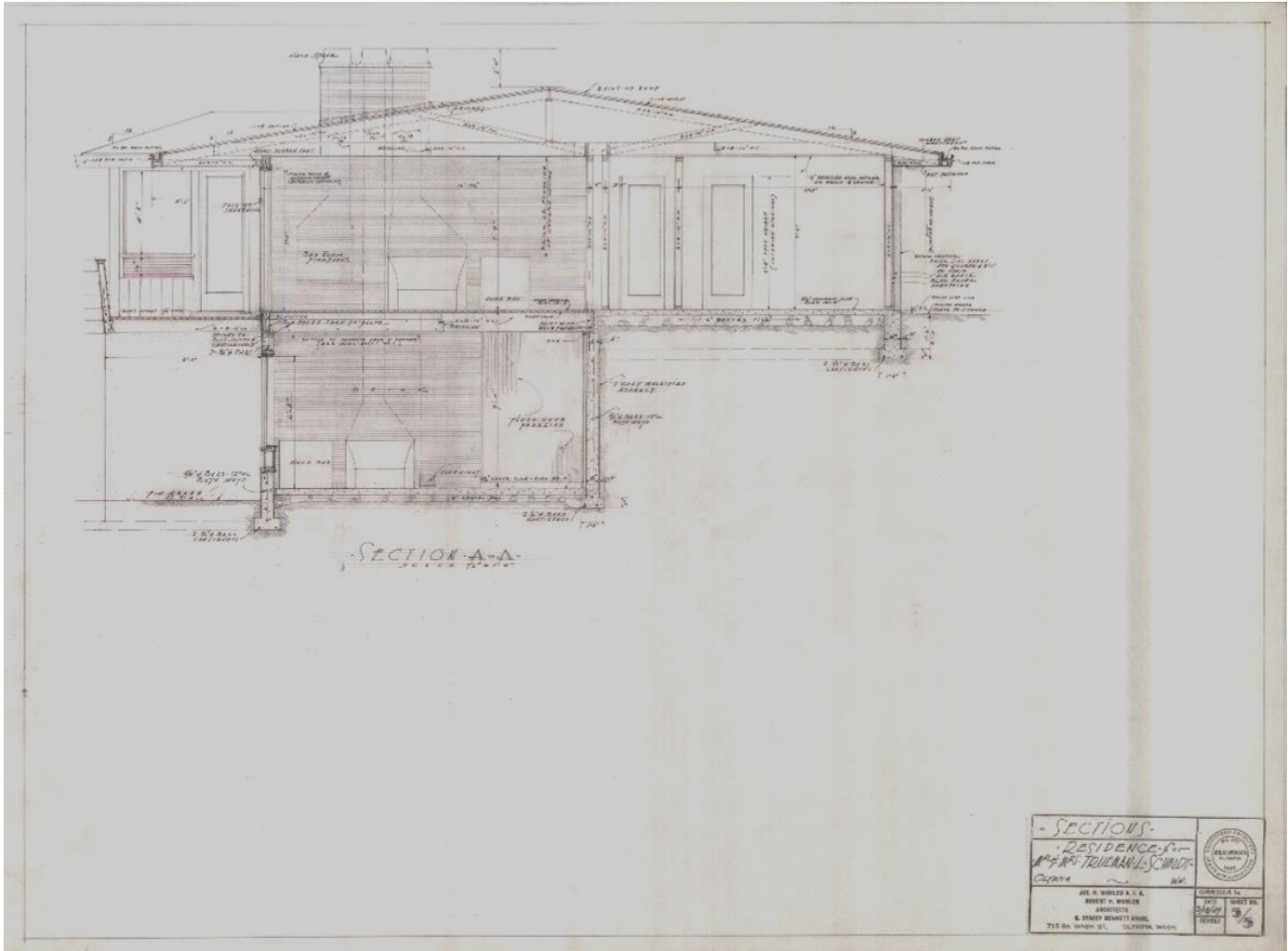


Schmidt House
2932 Maringo Rd SE
Olympia, WA

Elevations

Schmidt, Trueman and Virginia, House
Name of Property

Thurston, Washington
County and State



Schmidt House
2932 Maringo Rd SE
Olympia, WA

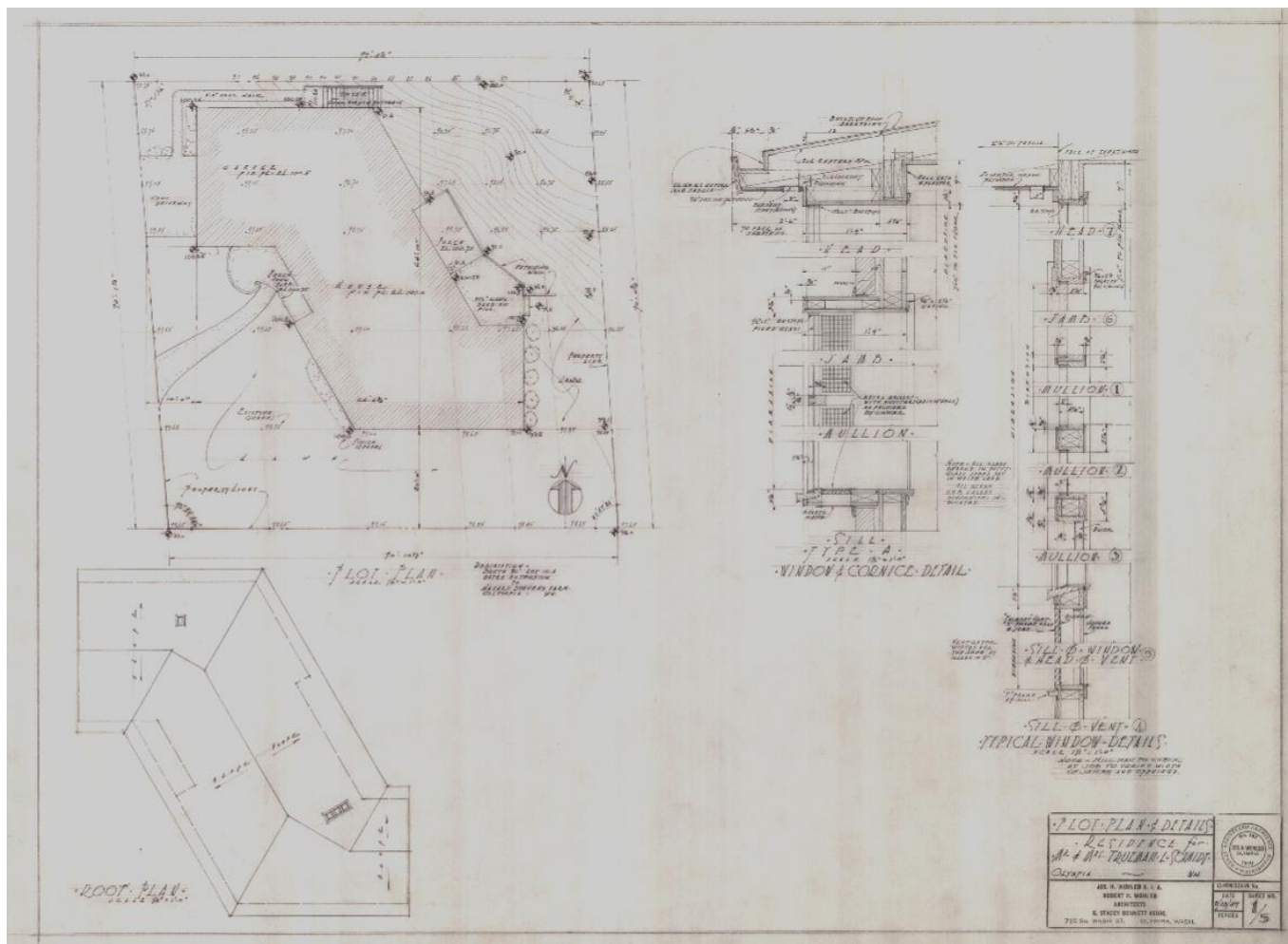
Cross Section A-A

Schmidt, Trueman and Virginia, House

Name of Property

Thurston, Washington

County and State

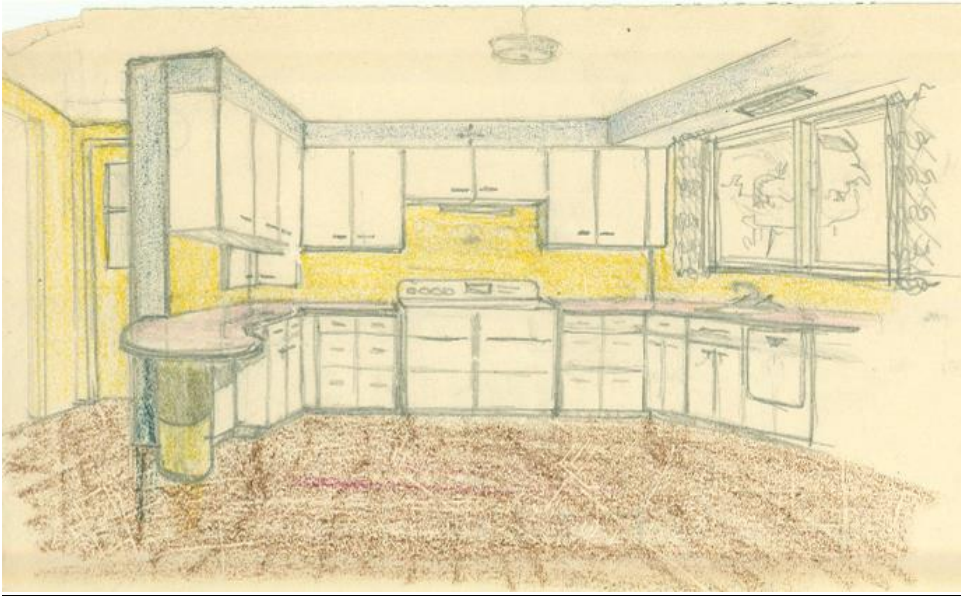


Schmidt House
2932 Maringo Rd SE
Olympia, WA

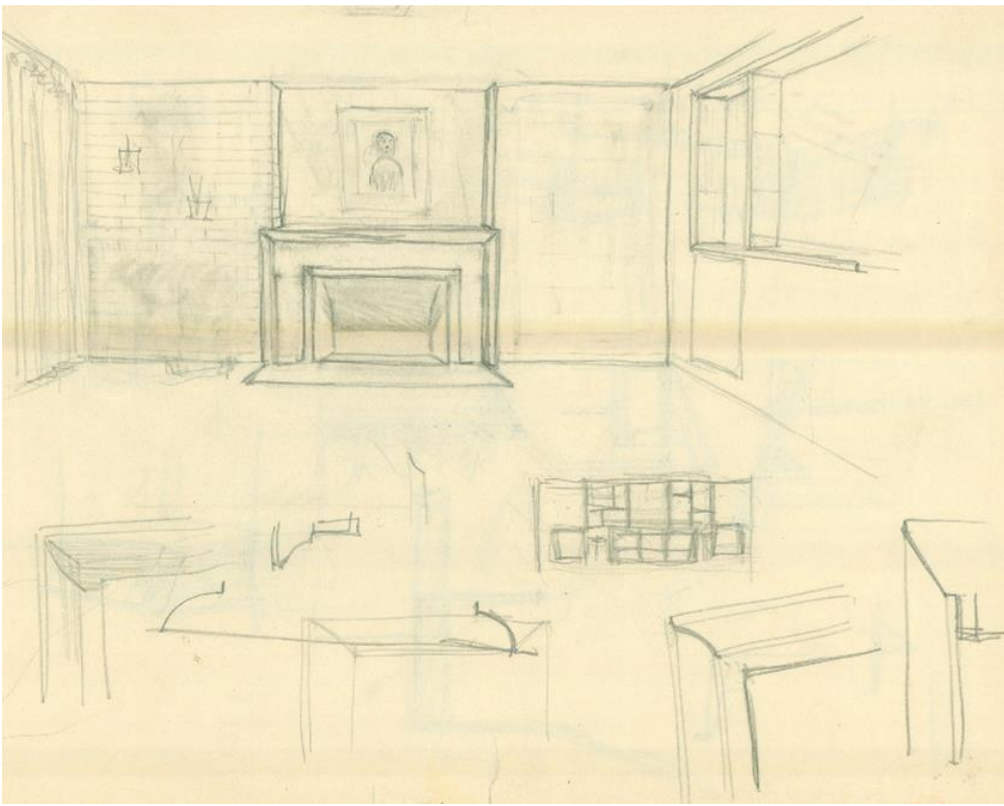
Plot Plan & Details

Schmidt, Trueman and Virginia, House
Name of Property

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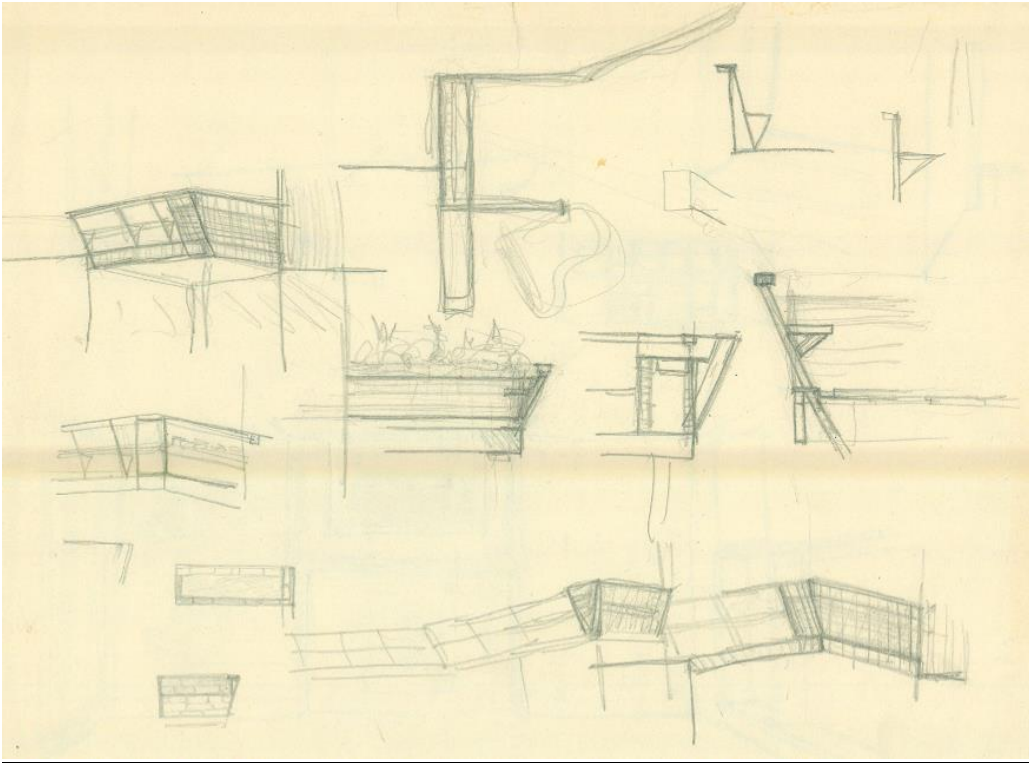
Schmidt House Kitchen Sketch



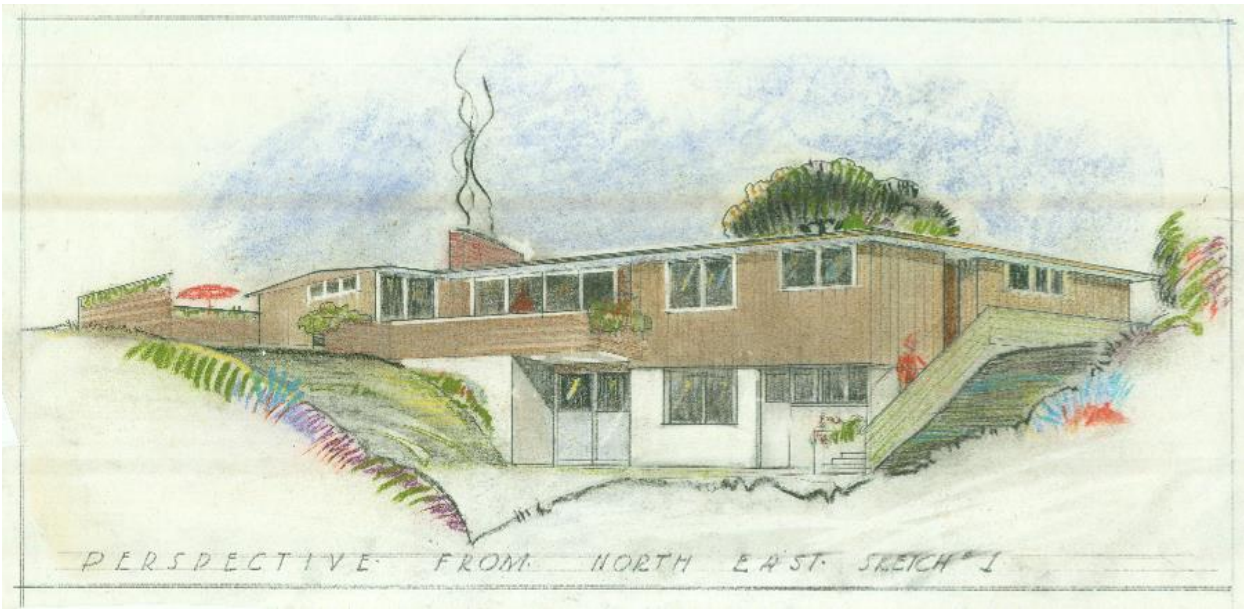
Schmidt House Living Room Sketch

Schmidt, Trueman and Virginia, House
Name of Property

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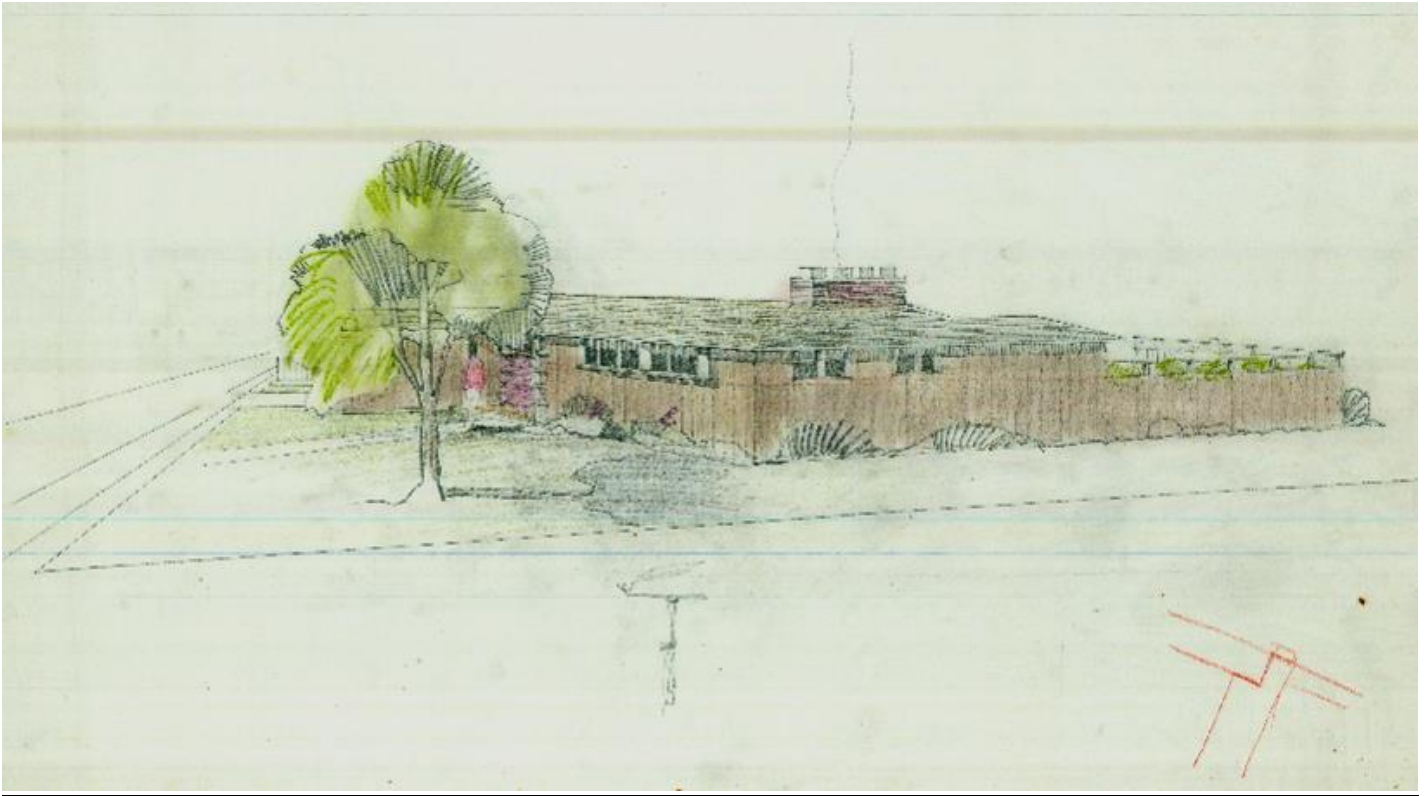
Schmidt House Deck Railing Details Sketch



Schmidt House Perspective of rear of home

Schmidt, Trueman and Virginia, House
Name of Property

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Schmidt House Perspective of front of home from SW corner



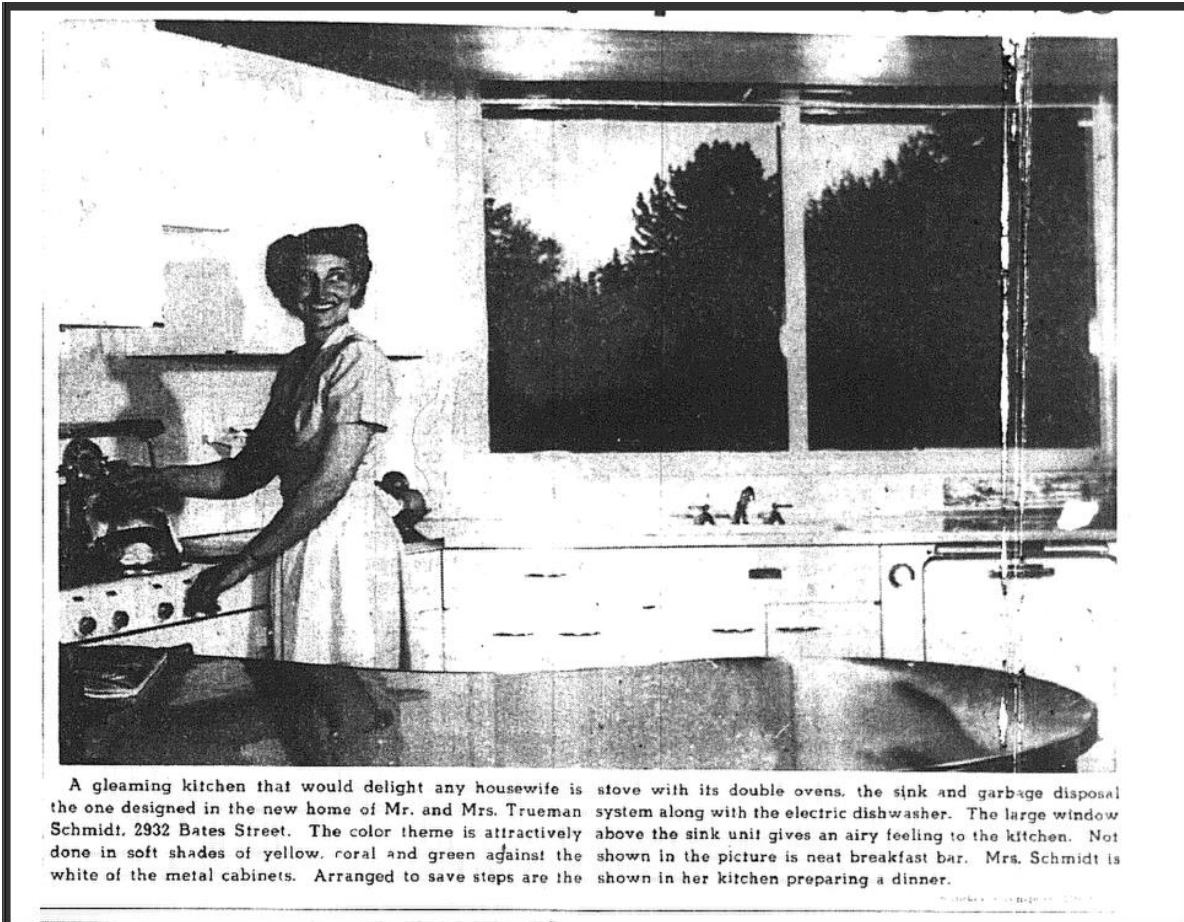
Joseph H. Welsch, A.S.A., architect

RESIDENCE OF MR. TRUEMAN L. SCHMIDT
Olympia, Washington

Builders of Washington – published by Building Trade publications, Mount Vernon, WA – no date, c. 1952
Trueman House featured in section on builder A.G. Holmann.

Schmidt, Trueman and Virginia, House
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A gleaming kitchen that would delight any housewife is the one designed in the new home of Mr. and Mrs. Trueman Schmidt, 2932 Bates Street. The color theme is attractively done in soft shades of yellow, coral and green against the white of the metal cabinets. Arranged to save steps are the stove with its double ovens, the sink and garbage disposal system along with the electric dishwasher. The large window above the sink unit gives an airy feeling to the kitchen. Not shown in the picture is neat breakfast bar. Mrs. Schmidt is shown in her kitchen preparing a dinner.

“Home on Range is Gay Kitchen Themme Song For Olympia Housewives” Sunday Olympian – June 4, 1951 pg 13. This newspaper pictorial features the Schmidt’s kitchen shortly after it was built, showing the curved countertop and other high-end amenities.



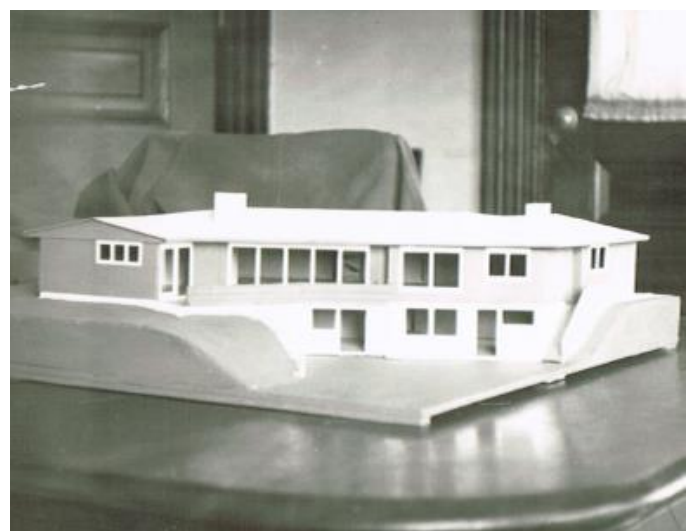
Schmidt House – Living room (left, 1967) (Right, Judi Schmidt on couch, 1964)

Schmidt, Trueman and Virginia, House
Name of Property

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Schmidt House – Construction images, c. 1949



Schmidt House – Architectural Model, c. 1949

Schmidt, Trueman and Virginia, House
Name of Property

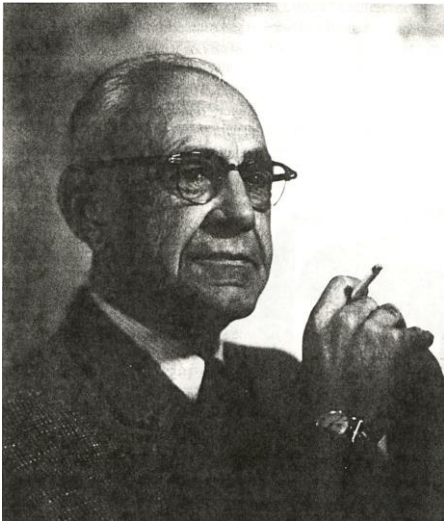
Thurston, Washington
County and State



Schmidt House – Judi Schmidt Wedding Reception, September 1968

Schmidt, Trueman and Virginia, House
Name of Property

Thurston, Washington
County and State



Joseph H. Wohleb (1887-1958)



Robert H. Wohleb (1916-1966)



Gordon S. Bennett (1916-1998)

WOHLEB AND WOHLER AND ASSOCIATES

ARCHITECTS AND ENGINEERS

715 SOUTH WASHINGTON

OLYMPIA, WASHINGTON

TELEPHONE 3325

JOSEPH H. WOHLER, A. I. A.
ROBERT H. WOHLER, A. I. A.

ASSOCIATES

J. V. HOWARD G. STACEY BENNETT
Mechanical Engineer *Architect*
J. C. BRIDGER, ASCE HAROLD V. SARGENT, ASCE
Civil & Structural Engineer *Civil & Structural Engineer*

Wohleb & Wholeb and Associates - letterhead - 1954

Schmidt, Trueman and Virginia, House
Name of Property

Thurston, Washington
County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Schmidt, Trueman and Virginia, House

City or Vicinity: Olympia

County: Thurston **State:** WA

Photographer: Lauren Danner

The above information applies to all photographs.



1 of 30.

Date Photographed: 12/7/14
Front (west-southwest) elevation.

Schmidt, Trueman and Virginia, House
Name of Property

Thurston, Washington
County and State



2 of 30.

Date Photographed: 12/7/14

Garage (west) façade.



3 of 30.

Date Photographed: 12/8/14

Main façade with landscaping, looking northeast.

Schmidt, Trueman and Virginia, House

Name of Property

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4 of 30.

Date Photographed: 12/8/14

South façade.



5 of 30.

Date Photographed: 12/8/14

Northwest corner elevation.

Schmidt, Trueman and Virginia, House
Name of Property

Thurston, Washington
County and State



6 of 30.

Date Photographed: 12/7/14

Front entry with flagstone walk, facing east.



7 of 30.

Date Photographed: 12/14/14

Rear façade, looking west.

Schmidt, Trueman and Virginia, House
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County and State



8 of 30.

Date Photographed: 12/7/14

Rear façade with terraced garden, looking south.



9 of 30.

Date Photographed: 12/7/14

East façade.

Schmidt, Trueman and Virginia, House
Name of Property

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County and State



10 of 30.

Date Photographed: 12/14/14

Flagstone rear patio, looking north-northwest.



11 of 30.

Date Photographed: 12/8/14

Salvaged stone steps from Old State Capitol, looking south.

Schmidt, Trueman and Virginia, House
Name of Property

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12 of 30.

Date Photographed: 12/14/14

Pond feature, looking down from patio and facing northeast.



13 of 30.

Date Photographed: 12/14/14

Angled bench railing on patio, looking north.
Olympia Heritage Commission

Schmidt, Trueman and Virginia, House
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14 of 30.

Date Photographed: 12/14/14
Projecting box window, west façade.



15 of 30.

Date Photographed: 12/14/14
Projecting box window detail, west façade.

Schmidt, Trueman and Virginia, House
Name of Property

Thurston, Washington
County and State



16 of 30.

Date Photographed: 12/14/14

Fixed-pane window with louvered screen, north façade.



17 of 30.

Date Photographed: 12/14/14

Pleated glass window in powder room, facing west.

Schmidt, Trueman and Virginia, House
Name of Property

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18 of 30.

Date Photographed: 12/14/14
Front entry window banks, west façade.



19 of 30.

Date Photographed: 12/13/14
Living room interior, facing east-southeast.

Schmidt, Trueman and Virginia, House
Name of Property

Thurston, Washington
County and State



20 of 30.

Date Photographed: 12/10/14

Living room windows, facing east-southeast.



21 of 30.

Date Photographed: 12/10/14

Living room interior, facing north.

Schmidt, Trueman and Virginia, House
Name of Property

Thurston, Washington
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22 of 30.

Date Photographed: 12/10/14

Dining cabinet detail, facing west-northwest.



23 of 30.

Date Photographed: 12/10/14

Entry hall, facing west.

Schmidt, Trueman and Virginia, House
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24 of 30.

Date Photographed: 12/10/14

Bedroom wing hallway from entry hall, facing south.



25 of 30.

Date Photographed: 12/14/14

Kitchen wing hallway from kitchen, facing south-southwest.

Schmidt, Trueman and Virginia, House
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26 of 30.

Date Photographed: 12/14/14
Kitchen, facing east.



27 of 30.

Date Photographed: 12/14/14
Cork floor detail in powder room, facing west.

Schmidt, Trueman and Virginia, House
Name of Property

Thurston, Washington
County and State



28 of 30.

Date Photographed: 12/14/14
Laundry room, facing west.



29 of 30.

Date Photographed: 12/14/14
Stairway to lower level with canning cabinets, facing south.

Schmidt, Trueman and Virginia, House
Name of Property

Thurston, Washington
County and State



30 of 30.

Date Photographed: 12/13/14
Rec room, facing south-southeast.

Property Owner: (Complete this item at the request of the SHPO or FPO.)

name David and Lauren Danner
street & number 2932 Maringo Road SE telephone 360-951-6988
city or town Olympia state WA zip code 98501

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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[Home](#) ➔ [Working with Section 106](#) ➔ [Users Guide](#) ➔ [National Register Evaluation Criteria](#)



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National Register Evaluation Criteria

National Register criteria for evaluating properties. The criteria applied to evaluate properties (other than areas of the National Park System and National Historic Landmarks) for the [National Register](#) are listed below. These criteria are worded in a manner to provide for a wide diversity of resources. The following criteria shall be used in evaluating properties for nomination to the National Register, by the [National Park Service](#) (NPS) in reviewing nominations, and for evaluating National Register eligibility of properties.

Guidance in applying the criteria is further discussed in the "[How To](#)" publications, Standards and Guidelines sheets, and opinions of the Keeper of the National Register. Such materials are available upon request from [National Register of Historic Places Publications](#).

Criteria for evaluation. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

(a) that are associated with events that have made a significant contribution to the broad patterns of our history; or

(b) that are associated with the lives of persons significant in our past; or

(c) that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

(d) that have yielded, or may be likely to yield, information important in prehistory or history.

Criteria considerations. Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

ATTACHMENT 3

- (a) A religious property** deriving primary significance from architectural or artistic distinction or historical importance; or
- (b) 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; or
- (c) A birthplace or grave** of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life.
- (d) 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
- (e) A reconstructed building** when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- (f) A property primarily commemorative** in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- (g) A property achieving significance within the past 50 years** if it is of exceptional importance. [This exception is described further in NPS's "How To" booklet No. 2, entitled "[How to Evaluate and Nominate Potential National Register Properties that Have Achieved Significance Within the Last 50 Years](#)," available from NPS.]

Updated March 11, 2008

[Return to Top](#)

**CERTIFIED LOCAL GOVERNMENT
NATIONAL REGISTER NOMINATION
EVALUATION REPORT FORM**

If a nomination falls within the jurisdiction of a Certified Local Government, review is required by the local landmark commission or historic review board before any nomination to the National Register is heard by the State Advisory Council on Historic Preservation as per the National Historic Preservation Act of 1966 and the CLG program requirements as amended in 1993. This form must be received by DAHP five days in advance of the State Advisory Council meeting. By law the CLG has 60 days to review the NR nomination form. If the commission and the chief local elected official recommend that a property not be nominated to the NR, the SHPO will take no further action on the application unless an appeal is filed.

Property Name: ____

Address: _____

Certified Local Government Name: ____

Date of public meeting in which nomination was reviewed _ _

Applicable Criteria: (Please Check the Appropriate Box)

- | | |
|--|---|
| <input type="checkbox"/> Criterion A (Historical Events) | <input type="checkbox"/> Criterion C (Architecture) |
| <input type="checkbox"/> Criterion B (Important Person) | <input type="checkbox"/> Criterion D (Archaeological) |

Please check the following box that is appropriate to the nomination.

- The Commission recommends that the property or properties should be listed on the National Register of Historic Places.
- The Commission recommends that the property or properties should not be listed in the National Register for the following reasons:
- _____
- The Commission chooses not to make a recommendation on this nomination for the following reasons: _____

The Commission would like to make the following recommendations regarding the nomination: (use additional sheets if necessary)

Note that both signatures required below

Landmarks Commission/Historic Review Board Chair or Representative

Print Name: ____ Approved Not Approved

Signature: _____

Elected Official/Designee

Print Name: ____ Approved Not Approved

Signature: _____



Heritage Commission

Preparation for OHC Retreat: Review of Approved 2014 Work Program

Agenda Date: 1/28/2015
Agenda Item Number: 6.B
File Number: 15-0109

Type: discussion Version: 1 Status: In Committee

Title

Preparation for OHC Retreat: Review of Approved 2014 Work Program

Recommended Action
Discussion only.

Report

Issue:

The Olympia Heritage Commission (OHC) retreat is scheduled for February 21, 2015. One item of business at the retreat will be the review and approval of a proposed 2015 OHC Work Plan. At the January 28 OHC meeting, Commissioners will review the approved 2014 Work Plan and determine which work items to carry forward and/or add to the work plan for the coming year.

Staff Contact:

Michelle Sadlier, Historic Preservation Officer, Community Planning & Development, 360.753.8031

Presenter(s):

Holly Davies, Chair, Olympia Heritage Commission
Michelle Sadlier, Historic Preservation Officer

Background and Analysis:

Attachment 1 to this report is the approved 2014 OHC Work Plan for review.

Olympia Heritage Commission - 2014 Work Plan

The Olympia Heritage Commission (OHC) proposes to meet nine (9) times in 2014 on the fourth Wednesday of the following months: February, March, April, May, June, August, September, October, and November. Subcommittee meetings and special meetings will be held as needed.

Section 1. 2014 Special Areas of Emphasis – Includes policy issues or major new initiatives that the OHC proposes to undertake in 2014. <ul style="list-style-type: none"> Estimated Percent of Overall Committee Effort: 40% Professional Staff Liaison to OHC: Michelle Sadlier 				
Title Description End Product	Committee Lead and Commitment <i>Committee hours, not individuals.</i>	Staff Commitment <i>Hours reflect working with the OHC, not total staff time.</i>	Schedule <i>Estimated timeline from start to finish.</i>	Budget Implications
1.a Partner with Olympia Historical Society and Bigelow House Museum (OHSBHM) on Interactive Map Proposed Work: <i>Continue partnership with OHSBHM to develop interactive map of historic properties hosted on the OHSBHM website.</i> Deliverable: <i>Link from the City's website to the OHSBHM's user-friendly tool for promoting and informing about Olympia's historic places and history.</i>	OHC Outreach Committee: 20 hours	CP&D Staff: 0 hours	January – December	None
1.b Contribute to Programs and Activities to Enhance Downtown Olympia Proposed Work: <i>Continue 2013 work on the Alley Project and expand work with other City of Olympia citizen member advisory boards, City departments, and downtown partners to further downtown planning and improvements.</i> Deliverable: <i>Downtown plans and improvement projects compatible with the City's historic character and sense of place.</i>	OHC Downtown Committee: 40 hours	CP&D Staff: 20 hours	January – December	Included in base budget

Olympia Heritage Commission - 2014 Work Plan

<p style="text-align: center;">Title Description End Product</p>	<p style="text-align: center;">Committee Lead and Commitment</p> <p style="text-align: center;"><i>Committee hours, not individuals.</i></p>	<p style="text-align: center;">Staff Commitment</p> <p style="text-align: center;"><i>Hours reflect working with the OHC, not total staff time.</i></p>	<p style="text-align: center;">Schedule</p> <p style="text-align: center;"><i>Estimated timeline from start to finish.</i></p>	<p style="text-align: center;">Budget Implications</p>
<p>1.c Review of Comprehensive Plan & Implementation Strategy</p> <p>Proposed Work: <i>i. Conduct final review of Historic Preservation text as needed prior to City Council adoption. ii. Review Action Plan and provide comments to City Council</i></p> <p>Deliverable: <i>A Comprehensive Plan which reflects the work of the Commission with the City's historic places.</i></p>	<p>OHC to review and discuss at regularly scheduled meetings</p>	<p>CP&D Staff: 5 hours</p>	<p>January – June</p>	<p>Included in base budget</p>
<p>1.d Develop the Maintenance Program</p> <p>Proposed Work: <i>Partner with Neighborhood Associations and other organizations to help improve at-risk historic properties.</i></p> <p>Deliverable: <i>Support for homeowners and neighborhoods; viable and sustainable improvements to at-risk historic properties.</i></p>	<p>Maintenance Committee: 40 hours</p>	<p>CP&D Staff: 20 hours</p>	<p>January – December</p>	<p>Included in base budget</p>
<p>1.e Develop Preservation Assets Projects</p> <p>Proposed Work: <i>Assess status of existing Olympia Heritage Register and Olympia Historic Inventory properties. Expand list of Inventory properties. Utilize Certified Local Government (CLG) grant to expand survey of mid-century properties.</i></p> <p>Deliverable: <i>Accurate Register and Inventory lists.</i></p>	<p>Inventory Committee: 40 hours</p>	<p>CP&D Staff: 40 hours</p>	<p>January – December</p>	<p>Some provision included in base budget; \$2,000 hard match by City (approved); \$6,000 CLG grant</p>

Olympia Heritage Commission - 2014 Work Plan

Section 2. 2014 Work Items – Includes routine and/or on-going committee work that does not require Council policy review. <ul style="list-style-type: none"> Estimated Percent of Overall Committee Effort: 60% Professional Staff Liaison to OHC: Michelle Sadlier 				
Title Description End Product	Committee Lead and Commitment <i>Committee hours, not individuals.</i>	Staff Commitment <i>Hours reflect working with the OHC, not total staff time.</i>	Schedule <i>Estimated timeline from start to finish.</i>	Budget Implications
2.a. Plan for and Conduct Commission Meetings Proposed Work: <i>Prepare and conduct OHC and sub-committee meetings on topics described in the Work Plan.</i> Deliverable: <i>Decisions and recommendations to the City Council.</i>	All Commissioners prepare for and attend meetings Full Commission: 27 hours	CP&D Staff: 180 hours	Fourth Wednesday of nine months in 2014	Included in base budget
2.b Promote and Oversee the Olympia Heritage Register Proposed Work: <i>Promote and provide guidance and information to people interested in adding their property to the Olympia Heritage Register or forming a historic district. Conduct public hearings on proposed additions.</i> Deliverable: <i>Recommended additions to Heritage Register for action by City Council; plaques for newly listed properties; recommended establishment of new historic districts.</i>	Commitment varies: Individual Commission members make on-site visits; OHC determines Register recommendations at regularly scheduled meetings	CP&D Staff: Varies	As needed	Included in base budget

Olympia Heritage Commission - 2014 Work Plan

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<p>2.c Conduct Historic Property Permit Review</p> <p>Proposed Work: <i>OHC Heritage Review Committee reviews proposed alterations to Olympia Heritage Register and historic district properties. Review proposed demolition of Olympia Historic Inventory properties. Make resulting recommendations to the City of Olympia Building Official.</i></p> <p>Deliverable: <i>Recommendations to Building Official; public education and outreach.</i></p>	<p>Heritage Review Committee: 36 hours</p>	<p>CP&D Staff: 48 hours</p>	<p>January – December, approx. 1 proposal per month</p>	<p>Included in base budget</p>
<p>2.d Plan and Execute Preservation Month Activities in May</p> <p>Proposed Work: <i>i. OHC Outreach Committee organizes and conducts Historic Preservation Month activities such as themed information materials, tours, programs, and booths; OHC members take part in events. ii. OHC as a whole nominates award recipients for the recognition of excellence in preservation to be presented by the City Council.</i></p> <p>Deliverable: <i>Preservation Month events; preservation awards.</i></p>	<p>Outreach Committee: 40 hours;</p> <p>Full Commission: 10 hours</p>	<p>CP&D Staff: 40 hours</p>	<p>January – December, with peak in May</p>	<p>Included in base budget</p>

Olympia Heritage Commission - 2014 Work Plan

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<p>2.e Administer Special Property Tax Valuation Program</p> <p>Proposed Work: <i>Review applications and make recommendations to City Council. Monitor approximately 30 properties currently on the program.</i></p> <p>Deliverable: <i>Recommendations to City Council; ongoing monitoring.</i></p>	<p>Heritage Review Committee: 18 hours;</p> <p>OHC as a whole reviews Committee recommendations at regularly scheduled meetings</p>	<p>CP&D Staff: 36 hours</p>	<p>January – December</p>	<p>Included in base budget</p>
<p>2.f Review and Provide Comment on Land Use Actions</p> <p>Proposed Work: <i>Provide comment on land use actions such as SEPA with respect to impact on historic properties.</i></p> <p>Deliverable: <i>Comments on land use actions.</i></p>	<p>OHC reviews and issues comments at regularly scheduled Commission meetings</p>	<p>CP&D Staff: Varies</p>	<p>As needed</p>	<p>Included in base budget</p>
<p>2.g Conduct and Collaborate on Historic Preservation Outreach</p> <p>Proposed Work: <i>Provide preservation-related training. Coordinate with area preservation organizations and citizen member committees on projects related to Olympia's and the region's historic places.</i></p> <p>Deliverable: <i>Training and advice on historic preservation and heritage properties.</i></p>	<p>OHC members: Varies;</p> <p>Outreach Committee: Varies</p>	<p>CP&D Staff: Varies</p> <p>Communications Staff: Varies</p>	<p>As needed</p>	<p>Included in base budget</p>

Olympia Heritage Commission - 2014 Work Plan

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<p>2.h Pursue and Enhance Partnerships and Integration with City Departments and Other Citizen Advisory Boards</p> <p>Proposed Work: <i>Pursue partnerships and respond to inquiries on issues related to Olympia's historic places.</i></p> <p>Deliverable: <i>Partnerships; coordinated approaches to shared issues.</i></p>	<p>OHC members: Varies</p>	<p>CP&D: Varies</p>	<p>January – December</p>	<p>Included in base budget</p>
<p>2.i Serve on Joint Design Review Board</p> <p>Proposed Work: <i>OHC Heritage Review Committee members join with Design Review Board members to provide comments on proposed projects to Heritage Register and historic district properties that are within Design Review Districts.</i></p> <p>Deliverable: <i>Recommendations on potential design impacts of proposed project on historic properties.</i></p>	<p>Meetings scheduled as needed, ca. 4 per year</p> <p>Heritage Review Committee: 12 hours</p>	<p>CP&D: 80 hours</p>	<p>As needed</p>	<p>Included in base budget</p>
<p>2.j Conduct Heritage-Related Ordinance Review and Monitoring</p> <p>Proposed Work: <i>OHC Policy & Ordinance Committee will review existing City ordinances and municipal code relevant to historic properties to identify and make recommendations on areas for potential code updates. Monitor impacts of code and its enforcement on historic properties.</i></p> <p>Deliverable: <i>Recommendations on potential code updates.</i></p>	<p>Policy & Ordinance Committee: 20 hours</p>	<p>CP&D: 10 hours</p>	<p>January – December</p>	<p>Included in base budget</p>

Olympia Heritage Commission - 2014 Work Plan

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<p>2.k Communication and Public Education</p> <p>Proposed Work: <i>Provide advice to staff on City of Olympia-produced brochures, website, and other communication and public education activities about Olympia's Heritage Register, historic districts, and historic preservation issues.</i></p> <p>Deliverable: <i>Recommendations to staff.</i></p>	<p>OHC Members: Varies</p> <p>Outreach Committee: Varies</p>	<p>CP&D Staff: Varies</p> <p>Communications Staff: Varies</p>	<p>As needed</p>	<p>Included in base budget</p>



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8447

Heritage Commission

Approval of January 5, 2015 Olympia Heritage Commission Heritage Review Committee Meeting Minutes

Agenda Date: 1/28/2015
Agenda Item Number: 6.C
File Number: 15-0098

Type: minutes Version: 1 Status: In Committee

Title

Approval of January 5, 2015 Olympia Heritage Commission Heritage Review Committee Meeting
Minutes



Meeting Minutes - Draft

Heritage Commission

ATTACHMENT 1

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Michelle Sadlier
360.753.8031

Monday, January 5, 2015

12:00 PM

On Site

Heritage Review Committee Meeting

1. CALL TO ORDER

The meeting was called to order at 12:06 p.m.

1.A ROLL CALL

Present: 3 - Chair Holly Davies, Vice Chair Dwayne Harkness, and Commissioner Mark Rentfrow

Excused: 7 - Commissioner Mary Coacher, Commissioner Benjamin Helle, Commissioner Luke Howard, Commissioner Patricia McLain, Commissioner Garner Miller, Commissioner Rachel Newmann, and Commissioner Nicholas Vann

2. BUSINESS ITEMS

- 2.A [15-0022](#) Jim Keogh, Window and Step Repairs or Replacement, 419 Central Street SE, Pre-Submission Advice

Heritage Review Committee members discussed the homeowners' questions about wood-framed windows on the south side. While some windows have experienced some deterioration, Committee members observed that they are in relatively good condition. In their current condition, the Committee recommends repairing windows with deteriorated frame segments.

They also inspected the two sets of concrete stairs to the front door, which have deteriorated and are potential safety hazards. Because they are early (possibly original) features, the Committee recommends replacement in kind as closely to the original material and design as possible.

3. ADJOURNMENT

The meeting was adjourned at 12:41 p.m.

