



Olympia Heritage Register Application

Attachment 1 - Application

Property Identification and Legal Description:

Historical Property Name (if determined): _____

Street Address: 420 CARLYON AVE SE

City / State / Zip Code: OLYMPIA WA 90501

Tax Number / Parcel Number: 334002008

Property Owner(s) (attach additional details as required):

Name: Chad & Kim MCGHEE

Street Address: 420 CARLYON AVE SE

City / State / Zip Code: OLYMPIA WA 90501

Phone Number: 503.289.1077 Email Address: kimsmcghee@yahoo.com

Applicant(s) (if different from property owner):

Name: _____

Street Address: _____

City / State / Zip Code: _____

Phone Number: _____ Email Address: _____

NOTE: The property owner must sign the attached Certification statement to indicate their agreement to place their property on the Olympia Heritage Register should the application be approved.

- ☐ **Archaeological Importance** – A property of archaeological importance has yielded or is likely to yield information important in prehistory or history.
- ☐ **Birthplace, Grave or Cemetery** – The birthplace or grave of a person of outstanding historical importance or a cemetery significant for its age, distinctive design features, or association with historic events or cultural patterns.

NOTE: Register properties must have material and design “integrity”, which means that they have not undergone changes which substantially affect their historical character. The level of integrity required is determined by the type of significance, e.g., those of architectural importance require higher integrity than archaeological sites.

Statement of Significance:

Please **attach** a brief description of why this property is important to the history and/or prehistory of Olympia. Describe:

1. **Significant historical information** related to the property, such as people and/or events which have had an impact on society.
2. **The property itself**, such as the style(s) of architecture, original features and material, later additions and restoration work, and any other information relevant to the physical appearance of the building(s), structure, object, or space.

Documentation:

ATTACHED.

1. **Photographs and Maps:** Attach current photographs of the property, showing all elevations (sides) and details that you consider to be important illustrations of the building’s special historical character. If available, include copies of historical maps and photographs.
2. **Historical Information:** Include a bibliography or photocopies of evidence that supports the property’s historical or prehistoric significance. Sources include but are not limited to books, newspaper articles, birth and death records, deeds, census documents, and oral histories.

Submission:

Send all materials to:

Michelle Sadlier, Historic Preservation Officer
Community Planning and Development, City of Olympia, Box 1967, Olympia, WA 98507
msadlier@ci.olympia.wa.us | 360-753-8031

Statement of Significance:

When we purchased this home approximately one year ago, we were given a document that has been handed down over the years to homeowners. It contains a written statement documenting the timeline of ownership of her family members in the 1920's, including lots of hand-noted family photographs.

This house was built by Mr. Carlyon, a well-known local builder at the time. It appears that a very influential and well-known banking family lived in this home in the 1920's. This timeline is well-documented by one of the early residents in her attached letter and noted photographs.

The architectural home features a swooping roof line, along with exposed brackets and rafter tails. I read that this home is a considered a modest Tudor Revival cottage. You had noted during your first visit to the home that you thought it may be one of the Tumwater Kit Homes, but I was unable to locate it as I looked thru a few catalogues that I found online.

Luckily, it has retained most of the original exterior (and many interior) features, including windows and horizontal wood cladding. There appears to be some original wallpaper inside a few of the home's interior closets, which is a beautiful surprise! Unfortunately, the fireplace was lost during the earthquake.

Please let me know if I can provide any further information. We look forward to moving forward on this process with you!

Best regards, Kim

A handwritten signature in black ink, reading "Kim S. McShee". The signature is written in a cursive, flowing style. The first name "Kim" is written in a larger, more prominent script, followed by "S." and "McShee". The signature is positioned below the typed name "Kim".

Kim S McGhee

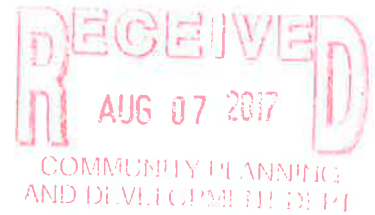
420 Carlyon Avenue SE, Olympia WA 98501 | 503.289.1077 | kimsmcghee@yahoo.com

07.31.217

Michelle Sadlier

HPO, City of Olympia

PO Box 1967, Olympia WA 98507



Dear Michelle Sadlier:

We are very excited to submit this application for our home at 420 Carlyon Avenue SE to be placed on the Olympia Heritage Register under the criteria of "historic and architectural importance".

In addition to the application form, please find enclosed our Statement of Significance, Historic Inventory Report, Property Report, historic dated & noted photographs with accompanying letter from Mrs. Frank Marshall, current plan and elevation and Thurston County Assessor's property information.

I work with Garner Miller at MSGS Architects, and I understand that he's on this committee. What a small world!

Sincerely,

A handwritten signature in black ink that reads "Kim S McGhee". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Kim McGhee



Historic Inventory Report

Attachment 1 - Application

Location

Field Site No.

DAHP No.

Historic Name:

Common Name:

Property Address: 420 Carlyon SE, Olympia, WA 98501

Comments:

Tax No./Parcel No. 334002008

Plat/Block/Lot Bates Ext

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T18R02W	38			Thurston	OLYMPIA

Coordinate Reference

Easting: 1042950

Northing: 624574

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: Governor Stevens Survey

Date Recorded: 03/06/2010

Field Recorder: Olympia Heritage Commission

Owner's Name:

Owner Address:

City:

State:

Zip:

Classification: Building

Resource Status:

Comments:

Survey/Inventory

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:



Historic Inventory Report

Description

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: L-Shape

Stories: 1.5

Structural System: Unknown

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Slight

Changes to Other:

Other (specify):

Style:

Cladding:

Roof Type:

Roof Material:

Tudor - Tudor Revival

Wood - Boards

Gable - Cross Gable

Asphalt / Composition

Foundation:

Form/Type:

Concrete - Poured

Single Family - Cross Gable

Narrative

Study Unit

Other

Date of Construction:

1926 Built Date

Builder:

Engineer:

Architect:

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

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

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

Statement of Significance:

The house is a good example of a modest Tudor revival cottage. Examples are fairly common in early 20th century neighborhoods in Olympia. The house does not include the half-timbering associated with high style Tudor revival homes, but is a smaller, more modest example of a bungalow with Tudor and Craftsman details. It retains its integrity in design, craftsmanship, feeling and materials. The majority of its windows are wood, it is clad in horizontal wood boards, and it retains its distinctive swooping roof line along with its brackets and exposed rafter tails.

Description of Physical Appearance:

420 Carlyon is a cross-gabled, L-shaped Tudor revival cottage facing south. It is one-and-a-half stories and is ornamented with craftsman details. The L is made up a side gabled central structure and a protruding, south facing leg on the house's western half. The house is approached from a poured concrete stoop sheltered by the L's sweeping gable roof. The house has a central entry with flanking focal windows. These craftsman windows include divided lights above fixed lights. The door also features divided lights. Craftsman details include brackets and exposed rafter tails. The house has an attached garage on its eastern elevation.

Major Bibliographic References:

Photos



Assessor's Photo

1939



South-facing front facade

2010

SALES PRICE	RECORD	LEGAL OWNER	Sec. or Plat	BATES EXT	Subdiv.	Lot	Blk	L No
15750	241	HOLE ROBT W						
17500	241	GENNOTTI GUIDO						
18800	242	GENNOTTI PATRICIA						
2-76 35000	243	Owen, Boyd M.						
12-77 44500	244	Hallett, Robert R.						
4-90 57500	245	Haupt, Robert E.						
	246	Cook, Benton S.						

LEGAL DESCRIPTION: 20.3 FT of L 4
W 42. FT - L 9
and that part L 8 lying east of a line running from a point on the S line of said L 8, 20.3 ft W of its SE cor. Nely to a point on the line said L 17.3 ft W of its NE cor.

TAX CODE 110

TAX YEAR	TIMBER B. FT	IMP. ACRES	UNIMP. ACRES	TIMBER VALUE	IMP. VALUE	UNIMP. VALUE	TOTAL L.S.T. 1959	IMPS. 1955	TOTAL VALUE	Street
82							12000	52600	1A	Curb
86							11500	51000	2.71	Sidewalk
88							11500	51000	13/27	Electricity
92							17300	60200	11/09	Water
93							24000	73100	11/09	Sewer
94							24000	91500	29/09	Driveway
95							28800	96500	89/69	Bulkhead
96							33600	96500	29/09	Grade
96							33600	124500	29/65	Condition
97							42000	118100	01	Soil Class
1970										Land 68. C.P.C. & R.D.
1971								15800		FV 2400
1972							2800			1/8, 800.
1973										Land 72 R & L
1974							2800	18020		EK
1975										
1976										
1977										
1978							4250	29300		JS
1979										

Address 420 CARLYON

Picture No. 3310

Depreciation Rate %

3	3	4	0	0	2	0	0	5	4
PLAT	BLK	LOT	SEG						

00800 2007766

BUILDING	ROOF	STORIES	1	2	3	4	5
Cabin	Fld	No. Rooms	5	1	2		
Dwelling	Hls	Halls	1	1	1	1	1
Duplex	Gable	Living	1	1	1	1	1
Apartment		Kitchen	1	1	1	1	1
Court Apt.	Shingles	Dining	1	1	1	1	1
Motel	Shakes	Bed	2	1	1	1	1
Office	Pkt. Shing.	Powder	1	1	1	1	1
Hotel	Tar & Gravel	Bath	1	1	1	1	1
Store		Sun	1	1	1	1	1
Theatre	CONSTRUCT.	Utility	1	1	1	1	1
Bank	Single	Hook	1	1	1	1	1
Hall	Double		1	1	1	1	1
Can'l Gar.	Frame	CEILED	1	1	1	1	1
Lt. Wfs.	Brick	Wall Board	1	1	1	1	1
Featory	Concrete	Paper	1	1	1	1	1
Loft	Concrete Bk.	Plank Brd.	1	1	1	1	1
Warehouse	Ord. Wry.	Plaster	1	1	1	1	1
Greenhouse	Mill Wry.		1	1	1	1	1
Gas Sta.	Insulation NC	TRIM	1	1	1	1	1
Barn		Flr	1	1	1	1	1
Poultry	HEATING	Hardwood	1	1	1	1	1
	Fireplace		1	1	1	1	1
	Stoves	Tile	1	1	1	1	1
	Floor-Wall	Marble	1	1	1	1	1
	Pipeless Furn.	Steel	1	1	1	1	1
FOUNDATION	Plan Funs. FA		1	1	1	1	1
Concrete	Hot Water	FLOORS	1	1	1	1	1
Conc. Blk.	O. I. Rad.	Soft	1	1	1	1	1
Stone Brick	Concrete	Hard	1	1	1	1	1
Pole	Concrete	Concrete	1	1	1	1	1
Pile	Bas S. Rad.	Aq. Tile	1	1	1	1	1
EXT. WALLS	Panel Rad.	Lithium	1	1	1	1	1
Brk. & Bldg	Oil Burner	Carpet	1	1	1	1	1
Rubble	Gas Burner		1	1	1	1	1
Shiplap	Coal Stoker		1	1	1	1	1
Tar Paper	Electric	None	1	1	1	1	1
Order	Air Cond.	Full	1	1	1	1	1
Shingles		Part	1	1	1	1	1
Shakes	EXTRAS	Concrete Floor	1	1	1	1	1
Stucco	Demons	Dirt Floor	1	1	1	1	1
Conc. Blks.	Perches	Garage	1	1	1	1	1
Stucco Mar'y	Bay Window		1	1	1	1	1
Tile	Beek Cases	PLUMBING	1	1	1	1	1
Stone	Beam Coll.	2nd G.	1	1	1	1	1
Galv. Iron	Ventil. Sys.	Show.	1	1	1	1	1
Aluminum	Refrig.	Toilet	1	1	1	1	1
Brick	Plate Glass	Black	1	1	1	1	1
	Elevator	Garbage Dis.	1	1	1	1	1
	Auto. Servs.	Dish Washer	1	1	1	1	1
Brick Vm.		N. W. Heater	1	1	1	1	1
Com. Sel.		Laundry Tray	1	1	1	1	1
Woman	LIGHTNING	Automatic Washer	1	1	1	1	1
Regard	Electric		1	1	1	1	1
	Gas		1	1	1	1	1
		No. Pictures	1	1	1	1	1

Year Built 1926 Class RANG. 70

Year Re-Bld. Condition AVE. 2

Av. Wf. Yrs. Listed by GFU 7-14-56

Used For RES

OUTLINE IN RED ACTUAL DATA OF HOUSE

Rate Adj. - + Base Rate 15.50 Variation 1.15 Adj. Base Rate 16.65 Square Feet 1851 (22120) Cable Feet Perimeter Height % Completed

Total 1.70

Rate Variation

REMARKS: Don't show with 2nd floor, are smaller but also of blue. See by m.t. 6/26/12-67

House smaller than previously shown. Added porch. 4th story larger than shown, house larger than shown. 2nd basement room. Spent \$5000 renovating outside. 8/11/27-78

ADDITIONAL BUILDINGS	First	Second	Third
Garage x LEX 2500			
CARPORT 5000	1445	2350	
DRWAY 3400x20	240	290	
TOTAL	1685	2590	945
ADDED FEATURES			
4.5 ADD APPROX 6000x15	10685		2805
Basement Area 2500x10	2900	4900	1780
Basement Area 2500x10	750	2025	535
Heating			970
Plumbing	500	945	475
Fireplace	900	1500	
Attached Garage			
Porch 40'x10'	200	110	315
TOTALS	15900	9040	7120
Adjustments			
Base Cost 18810x26.31	50000	49490	

NOTHING LEFT CARD 1-2477 J.E. FISH - B.W. KA

PARCEL 13400200800
ALTERNATE KEY: 2208325
CARLYON AV 00420 SE
OLYMPIA 98501

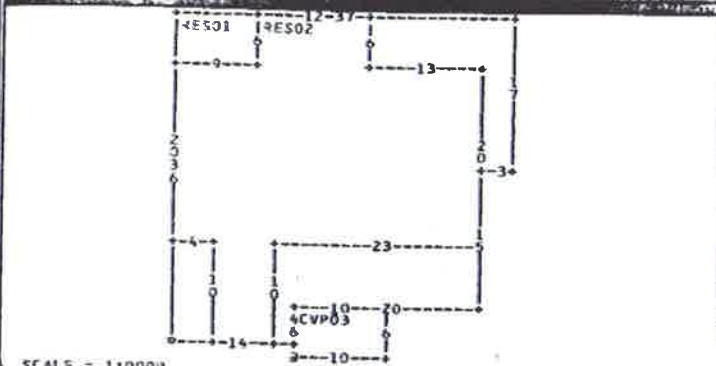
[illegible]

Replacement Cost Less This Building	Description	Indicated Value
01 77,239	27,806	49,433
VALUE OF BUILDINGS	05/14/83	49,433
VALUE OF MISC. IMPR.	05/02/85	1,337
VALUE OF LAND	05/02/85	11,500
VALUE BY COST METHOD	05/28/86	62,270
MARKET INDEX ADJUSTMENT		
VALUE BY MKT. ADJ. COST METHOD		62,270

CURRENT VALUE

TAX YEAR 85	USE CODE 1110
TCA 110	APPR. NUM 13
LAND VALUE	11,500
BUILDING VALUE	51,000
NEW CONTR VALUE	
TOTAL VALUE	62,500
IMPROVED ACRES	
UNIMPROVED ACRES	
TOTAL ACRES	

RES01=U36R37D17C3D15L2004114-010
RES02=U2049U6R1206R13D20L23D10L7U10L4-01
2R14
CVP03=U6R10D6L10-



SCALE = 1:100000

QUALITY GRADE		300 AVERAGE		IMPROVEMENT TYPE		R1 SINGLE F			
SP. APP. GROUP		1 ALL RESIDENTIAL		FUNCTIONAL OBSOLESCE		36%			
CONDITION		AVERAGE		G S.F. RES.		On			
APPRAISED BY		013		01/01/85		LOCATION OBSOLESCE			
ROXANNE MCLEOD		NEXT REVIEW		06/00		PERMETER			
286.0						286.0			
Building	Room	Material	Wall Type	Number of Sides	Wall Type	Area Sq. Ft.	Percentage %	Estimated %	Notes
RES 01	02	SITING	UR SHIN	1.3	26	63	29		1.196.0
RES 02	02	SITING	OR SHIN	1.3	26	0	0		822.0
CVP 03	03	OD		1.0	26	0	0		60.0

ROOF TYPE	01	CABLE	
ROOF COVER	03	WOOD SHINGLE	
HEATING TYPE	01	FORCED AIR	
HEATING SOURCE	03	OIL	
FOUNDATION	1	CONCRETE	
INTERIOR FLOOR	03	CARPET	
	04	PLASTER	
BATHROOMS	4		
BATH 4-PICTURES	0	3-PICTURES	
BATH 4-PICTURES	0	BETTER PICTURES	
FIREPLACES	1		
BUILT-IN KITCHEN	NO	AIR CONDITIONING	NO
COMPACTOR	NO	GARAGE REMOVAL	NO
INTERCOM	NO	DISAPPEAR	NO
MATERIAL	NO	CLIMATE	NO

Component	Number of units	Unit Type	Unit Life	Year In	Quantity	Length	Width	Equivalent Value
CPY	1.25	5	20	1925	1	0.0	0.0	660
DMC	1.25	5	20	1925	3	0.0	0.0	500
FP3	1.02	5	50	1926	3	0.0	0.0	377

ST FOR RESID2 ACCORDING TO THE SKETCH SHOULD BE B22 SF
43H-LV LA 1981
ROOF IN FAIR CONDITION RM-84.

PROPERTY DATA		MO DATA	
NEIGHBORHOOD			
LAND USE			
IMPROVEMENT TYPE			
QUALITY GRADE			
NUMBER OF STORIES			
EXTENSION WALL TYPE			
EFFECTIVE AGE GROUP			
NUMBER OF BEDROOMS			
NUMBER OF BATHROOMS			
GARAGE/CARPORT			
		(Y/N)	
		(Y/N)	
AIR CONDITIONING			
SUBSIDIZED			
LIVING AREA			
NUMBER OF LAND UNITS			
COMPARABLE SALES SELECTED BY			
ON			
PARCEL			
SALE PRICE			
		Q.A. BOOK	PAGE
NET ADJUSTMENT			

01	24312	0	09/85	08/95	800	88
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

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SPECIFIED BY VALUATION CODE ROXANNE ALLEN 01 REVALUATION AREA 01/01/83

Sec. or Plat

Subdiv.

Lot

Blk.

SS #

LOT #

Sheet 2

LEGAL DESCRIPTION

No.

Less

ACRES

Bal.

NOTES

Date

Sales Price

Record

RECORD OF OWNERSHIP

Tax
YearTimber
AcresTimber
ValueTotal
AcresLand
ValueImp.
Value

App.

1544-Prompt Print-Olympic-4/79

Address _____

Picture No. _____

SEN. CIT. # _____ YR. _____

334002008

PARCEL NO.

Check
DigitState
FireTax
Code
Area

Mrs. Frank M. Marshall
209 Beaver Dam Drive
Salisbury, Maryland 21801
(301) 749-7741

October 8, 1991

Ms. Sandra Moss
Mr. Benton S. Cook
420 Carlyon Avenue
Olympia, WA 98501

Dear Sandra and Benton,

What a truly delightful adventure it was to meet you and see "208" Carlyon Avenue again! You gave me a great deal of pleasure and I'm most grateful!

The house was part of my life for many years and I often think of it, and the wonderful times I had there, as a child and teen-ager. Because my parents moved often, my grandparents' home seemed to be more my "permanent" home than any other. I loved it and I'm so pleased you do too.

In brief, the history of the house is this:

My mother's parents, Howard Chauncey and Minnie Brooks (Yoder) Lucas, in 1924, were living in Yakima. Granddaddy was with The Yakima Trust Company. In the course of his business there, he met Clarence J. Lord who was the founder, owner and president of what was then The Capital National Bank. (Later, the National Bank of Commerce and now is called, I think, Security-Pacific Bank.)

Mr. Lord invited Howard to be his new Vice President, and Howard accepted. In August of 1924 Howard and Minnie moved to Olympia. They first lived in a house near the Capitol Building, not far from the Post Office. (I can't remember the name of the street, only the house number - "301".) At first, many of their household goods remained unpacked, much to Minnie's distress, while they looked for a house to buy. (Presumably they unpacked much more by September 12, 1925, since my mother was married in the house that day.)

On Saturday, January 23, 1926, Minnie notes in her diary, Howard brought home the plans of a new house built by a Mr. Carlyon, on Carlyon Avenue, in what was called "Carlyon Addition". It was just outside the city limits then, a drawback, because the residents had to pay an extra fee for fire protection and water, but Carlyon had the reputation of being a fine builder, and the house was in a quiet neighborhood and away from the busy downtown buildings.

Minnie had already met Mrs. Carlyon. Both were members of "P.E.O." (a womens' international Philanthropic and Educational Organization Minnie had joined in 1900.) At that time, the Carlyons lived on Capitol Blvd., just about a block away from the new house. The Carlyons, Minnie and Howard inspected the house and on Tuesday, January 26th, they decided to buy it.

On Saturday, January 30th Minnie writes, she and Howard took some of her china out to the new house. (Our two daughters and I now have some of those same pieces. They sat in the same cupboards you now have and they've made a good many cross-country moves since then.) On February 4th the moving men took almost all the furniture out to the new house, but their son, William, moved the Grandfather Clock. (It would seem that even then, moving companies were not trusted to move the most valuable pieces!) On Saturday, February 6, 1926, Minnie, Howard, Minnie's mother, Josephine Elmira (Maffett) Yoder, then age 78, William, and "Baylo", a German shepherd, all had dinner in the new house. Minnie said, "Now, I feel we are living here!"

William (called "Billie"), by the way, on September 15, 1928, married Helen Elizabeth Lord, the daughter of C.J. and Elizabeth (Reynolds) Lord. The Lord's home is now The Capitol Museum. (I remember that home too, nearly as well as "208". The two families shared Thanksgiving and Christmas dinners, alternating years, in both homes. I'm sad to say, I'm probably the only one still living, who remembers the "Museum", when it was a real "home". Billie and Helen's two children, my cousins, Denny and Liz, are 6 and 11 years younger than I. (I was born the on June 28, 1926.)

I've enclosed copies of old pictures and written a few words about each one. They are all only snapshots, but fun and the only pictures I seem to find, at the moment. Hope you enjoy them.

If you have any further questions about it, which you think I might answer, please write. You might also contact my second cousin, (on my father's side), who lived two blocks down the street on Carlyon, when we were both young. She is Virginia (Bench) Mugartequi, the daughter of Howard and Charlotte (Doty) Bench. She's lived in Olympia all her life and would be happy, I know, to answer any questions. She's the owner of the J-Vee Health Food Stores in Lacey and Tumwater.

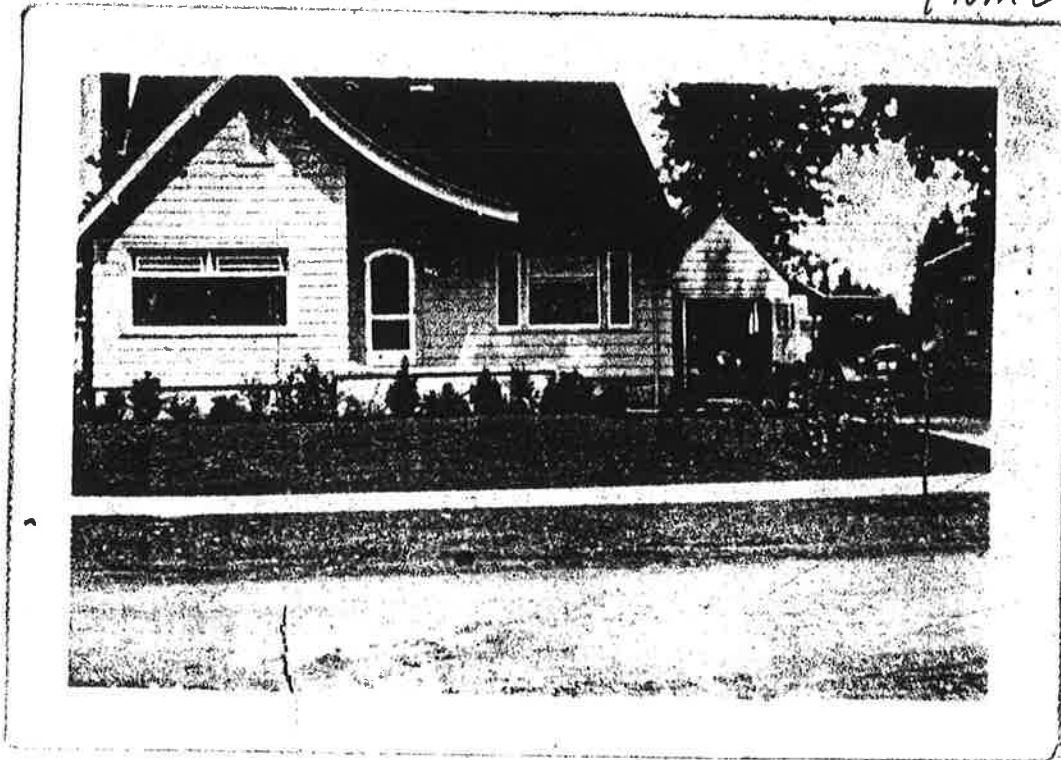
Thank you again for the happy tears you brought to my eyes when I saw your lovely home! I can't tell you how much I enjoyed it!

Affectionately,



Jean

HISTORIC PHOTOGRAPHS 14/
Attachment 1 - Application
HOMEOWNERS



Early Summer, 1926 - Taken from across the street in front of the
"Blanchard's house". In Howard's handwriting on the back side -
"The Ford in the driveway belongs to a friend of William's"



Early Spring, 1927

William Dennis Lucas, II

with neice, Jean Lucas Auld and Baylo in front yard of
of Leo Couch, Carlyon Avenue, Olympia



Early Spring, 1927
William Dennis Lucas, II
with neice, Jean Lucas Auld and Baylo in front yard of
of Leo Couch, Carlyon Avenue, Olympia



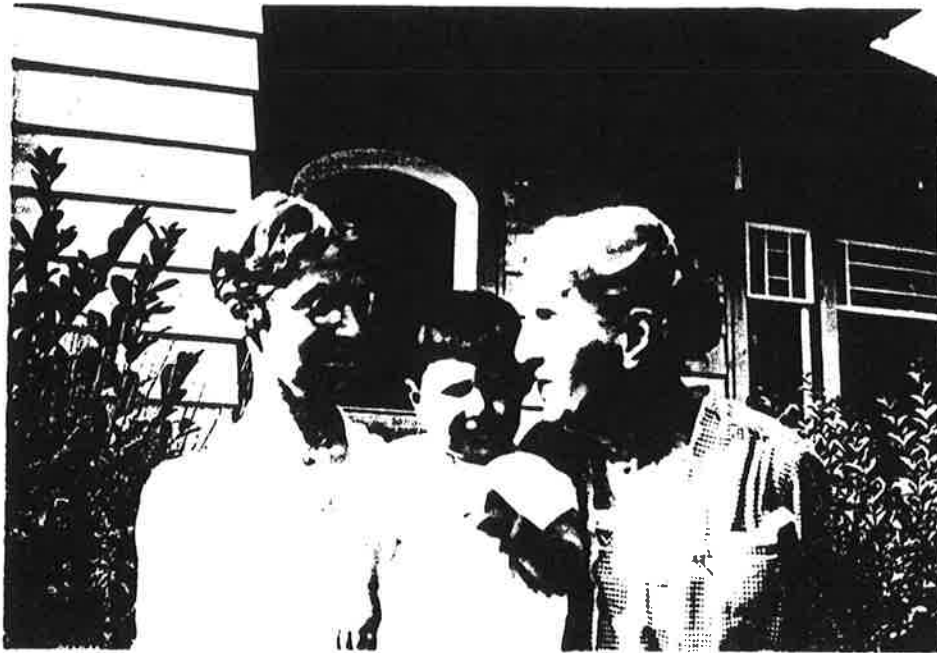
Circa. Summer, 1932

Harriet Yoder (Lucas) Auld, age 34

Jean Lucas Auld, age 6

Howard Chauncey Lucas, 60

Minnie Brooks (Yoder) Lucas, age 62



Circa. 1927

l. to r. Minnie Brooks (Yoder) Lucas, Mrs. H. C. Lucas
Jean Lucas Auld
Josephine Elmira (Maffett) Yoder, Mrs S. C. Yoder



June 28, 1932. Front, Margie Plum -
Center, left to right - Jean Auld, Virginia Bench,
Elizabeth Evans, Helen Evans, Donny Couch, Jean Couch (all neigh-
bors in Carlyon Addition.
Behind - Grandmother Minnie



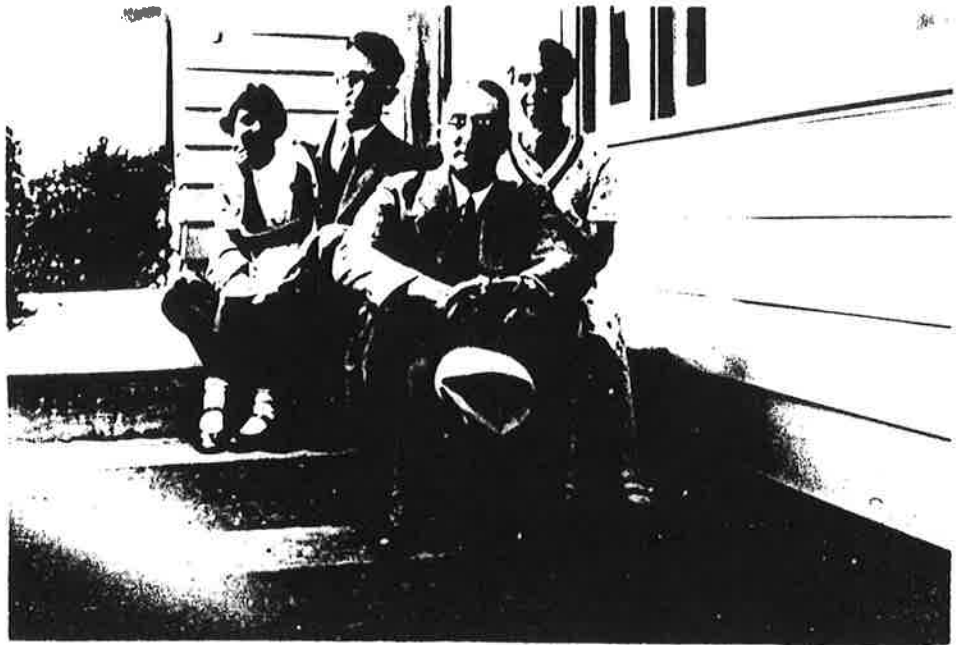
Circa. Summer, 1932

Harriet Yoder (Lucas) Auld, age 34

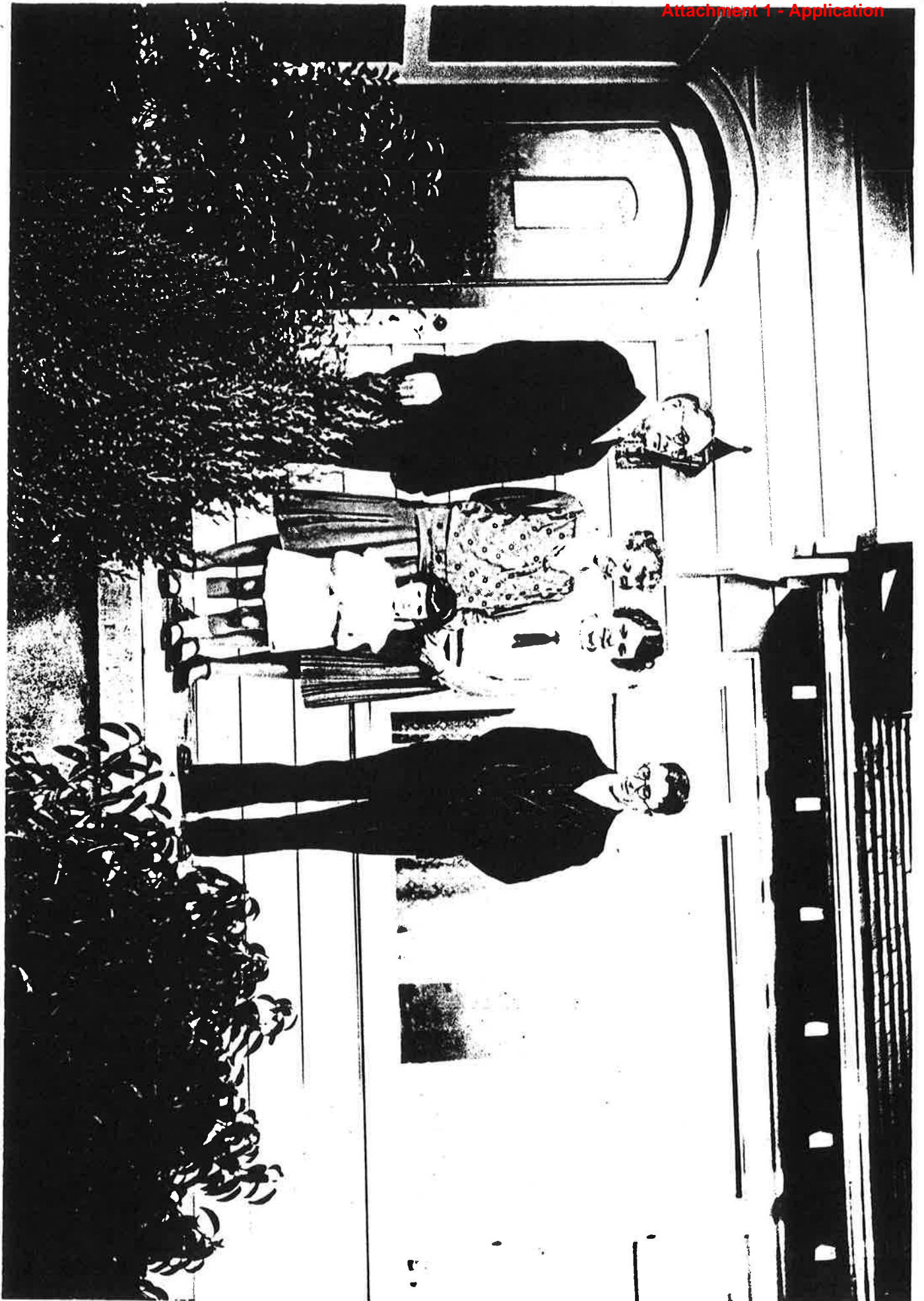
Jean Lucas Auld, age 6

Howard Chauncey Lucas, 60

Minnie Brooks (Yoder) Lucas, age 62



Circa. 1932 Front steps of #208 Carlyon Avenue (now #420)
Jean Lucas Auld, Chauncey Doty Auld, Howard Chauncey Lucas and
Minnie Brooks (Yoder) Lucas.





Circa., Summer, 1929 Taken from the vacant lot next door to the Blanchard's house. The child on the sidewalk is, I think, Jean Couch, who lived in the one story house on the right.





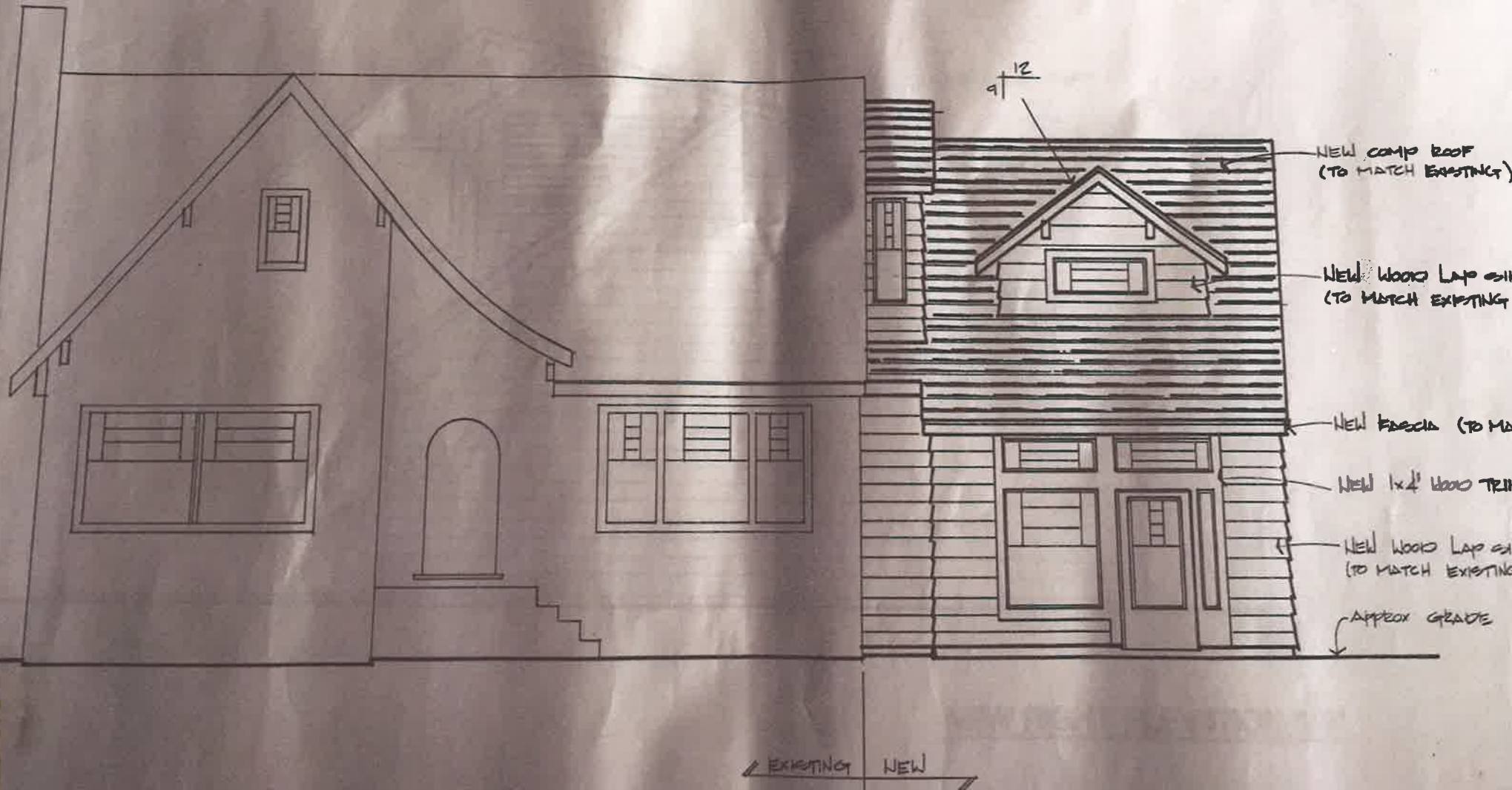
Spring, 1927
Josephine Elmira (Maffett) Yoder with Great-granddaughter,
Jean Lucas Auld. Taken in the side yard, between Lucas and Couch
Houses.



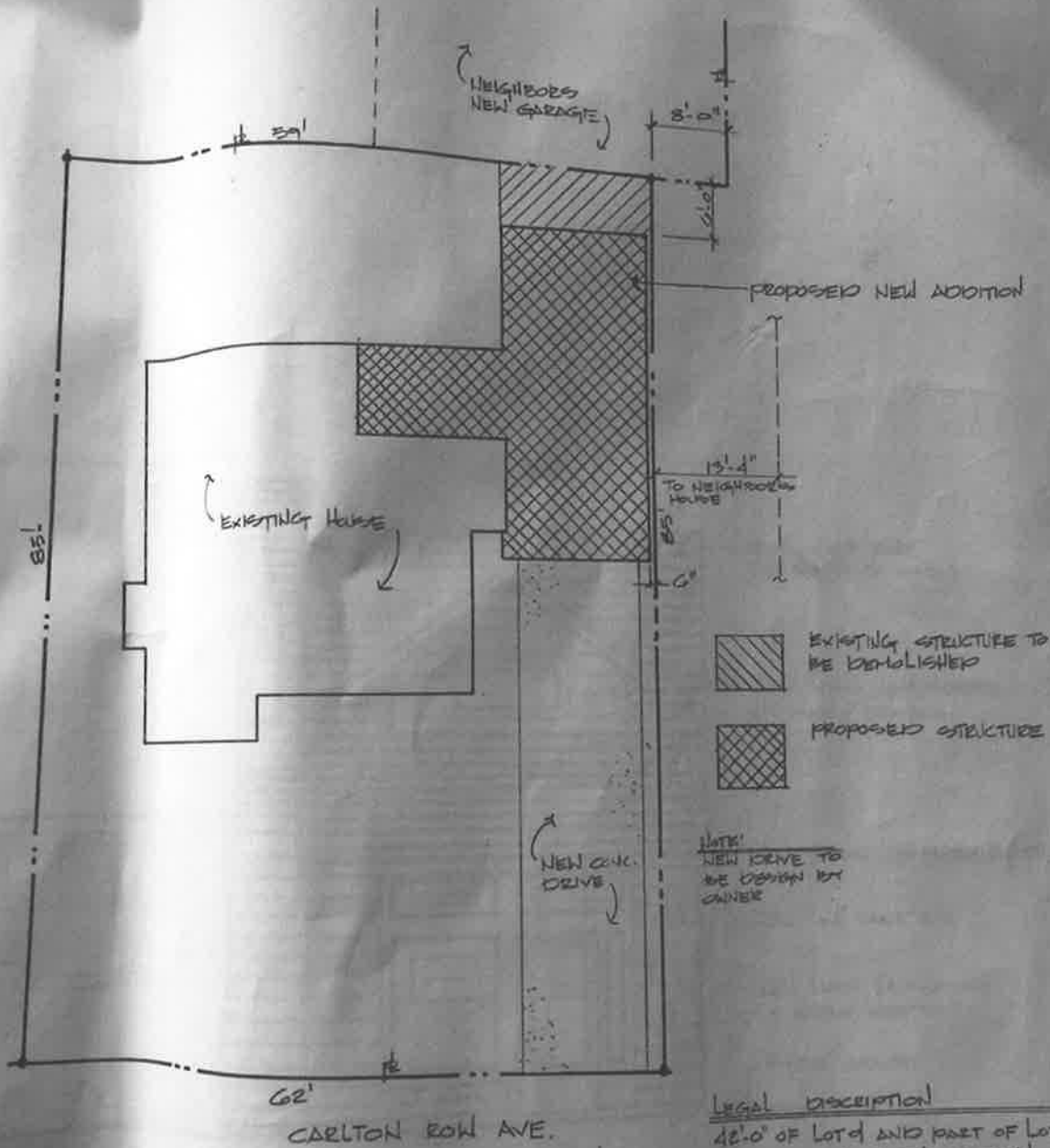
Spring, 1927.
William Dennis Lucas, II
with neice, Jean Lucas Auld, in the side yard of 208 Carlyon Ave.,
Olympia - showing Ernest Gribble House in background.



Back yard of #208 Carlyon Avenue - (now #420)
Jean L. Auld and Grandmother, Minnie Y. Lucas



CRIMINAL PROSECUTION.



LEGAL DESCRIPTION

42'-0" OF LOT 1 AND PART OF LOT 2
VOLUME 10 OF PLATS PAGE 14

ADDRESS

420 CARLTON AVE
OLYMPIA WA 98501

SITE PLAN 1"=10'

FOR: COOK / MOSS
ADDITION

CUSTOM HOME DESIGN & STOCK PLANS
KENT - 3922 184th S.E. Suite E 209-2954
GIG HARBOR - 5775 Soundview Dr. N.W. 871-9199
KIRKLAND - 12618 N.E. 85th 277-0336
OLYMPIA - 2385 Pacific Ave. S.E. 342-2822
OCEAN SHORES - 873 PL. BROWN AVE. 289-3157



DATE: 4/5
REV:
DRAWN:
T.M.

SHEET

1

10

PLAN NUMBER

Thurston County Assessor

Parcel Number: **33400200800**

Date: 5/24/2017

Situs Address: 420 CARLYON AVE SE

Sect/Town/Range: 26 18 2W

Owner: MCGHEE, CHAD & KIMBERLEY S

Size: 0.12 Acres

Address: 420 CARLYON AVE SE
OLYMPIA, WA 98501

UseCode: 11 Single Unit

TCA Number: 110

Neighborhood: 15R2

Property Type: RES

Total Living Units: 1

Taxable: YES

Active Exemptions: None

School District: OLYMPIA S.D. #111

Taxpayer: MCGHEE, CHAD & KIMBERLEY

Address: 420 CARLYON AVE SE
OLYMPIA, WA 98501Abbreviated Legal: BATES EXT PT B 2 W 42 F L 9 AND PT L 8 LY E OF LN
RUN FR PT N S LN OF SD L 8 20.3 F W OF ETS SE COR
NELY TO PT ON N LN L 17.3 F W OF NE COR

Water Source: PUBLIC

Sewer Type: SEWER

Market Values

Tax Year	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008
Assessment Year	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007
Market Value Land	\$73,850	\$64,150	\$67,000	\$60,900	\$62,750	\$73,800	\$75,550	\$78,450	\$84,250	\$81,350
Market Value Buildings	\$242,800	\$236,600	\$225,200	\$200,500	\$196,700	\$192,800	\$199,100	\$267,200	\$259,700	\$272,000
Market Value Total	\$316,650	\$300,750	\$292,200	\$261,400	\$259,450	\$266,600	\$274,650	\$345,650	\$343,950	\$353,350

Residential Structures

Year Built	1926	Fireplaces/Wood Stoves	1
Construction	1 1/2 STORY	Heat Type	FORCED-AIR
Construction Quality	AVE/GOOD	Fuel Type	GAS
Physical Condition	GOOD	Foundation Type	CONCRETE
Number of Bedrooms	4	Exterior Wall Type	WOOD-SIDING
Full Baths	1	Roofing Material	COMPOSITION
Partial Baths	2		
Residence Square Footage			
Main Finished Area	1470		
Upper Finished Area	1276		
Additional Finished Area	205		
Basement Square Footage			
Basement Area	1055		
Misc Structures			
Covered Porch	60		

Land Characteristics

Land Flag	1100	Land Influence(s)	No Influences Listed
Lot Square Footage	5217		
Lot Acreage	0.12		
Effective Frontage	Not Listed		
Effective Depth	Not Listed		
Water Source	Public		
Sewer Source	Public		

Sales

Sale Date:	07/14/2016	11/02/2005	04/26/2005
Price:	\$366,500	\$300,000	
Excise:	731881	345258	336996
Sale Type:	STATUTRY WARNTY DEED	STATUTRY WARNTY DEED	QUIT CLAIM DEED
Recording Number:	4511875	3786406	3728209
Seller:	PENROD JOSEPH R & MICHELLE L	COOK JR BENTON	COOK BENTON
Buyer:	MCGHEE CHAD & KIMBERLEY S	PENROD JOSEPH R & MICHELLE L	COOK JR BENTON
Multiple Parcel Sale:	N	N	N

420 Carlyon Ave SE – Current Photos
Olympia Heritage Register Application #17-3717
Taken January 2, 2018









Additional Research on Lucas House 420 Carlyon Ave SE

- This building is currently not designated as a historic property.
- Sanborn Fire Insurance Company maps did not cover this far south in the city until the 1947 update, the final printed version of the map.
- The Thurston County Assessor lists the construction date for the property as 1926.
- *Polk's City Directories* indicate that Howard C. Lucas lived at the property from ca. 1927 to ca. 1943. Newspaper articles show that the Lucases moved to the house in 1926. The 1946 and 1947-48 directories list Howard and Minnie Lucas's address as 1003 Columbia Apt. 9. That is their last listed address in Olympia.

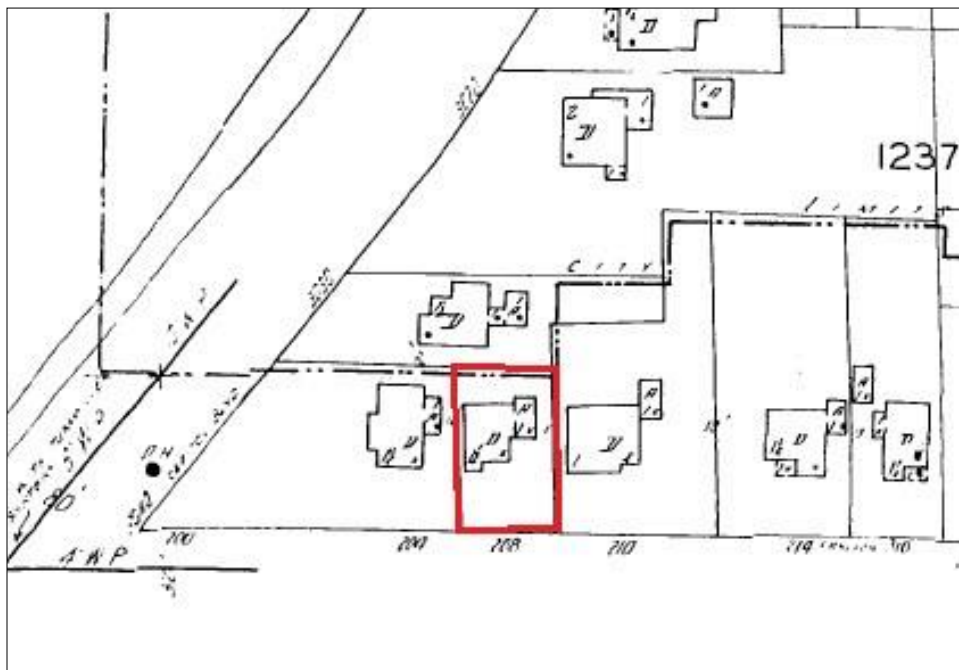
Current Aerial Image of Area



Aerial Imagery Courtesy of City of Olympia Online Mapping

Polk's Directories on 420 Carlyon Ave SW (formerly 208 Carlyon)

- (1925 = *Lucases address listed at 301 18th Ave; not listed in previous directory*)
- 1927 to 1943 = Howard C. & Minnie Y. Lucas (variously listed as V Pres Cap Natl Bank and Asst Mgr & Asst Trust Officer National Bank of Commerce, Seattle, Capital Branch)
- 1946 = John J. Quine
- 1947 to 1949 = A. E. Huycke
- 1951-52 = *No listing for 208 or 420 Carlyon Ave*
- 1954 = Dale T. Sweeney; first listing of address as 420 Carlyon Ave
- 1955 to 1963 = Robt. W. and Virginia Ingle (listed as salesman for Northwestern Drugs)
- 1964 = *VACANT*

1947 Sanborn Fire Insurance Map

Historical Images



1939 Thurston County Assessor Photo

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gun-fighting "rough stuff."

NAME OFFICIALS OF LOCAL INSTITUTIONS

Two additions were made to the directorates of Olympia banks when annual meetings of stockholders were held Tuesday evening. Howard C. Lucas was made a director of the Capital National bank and Gerry Lemon was added to the list of Security Bank and Trust company directors. All other officers and directors retain their positions in the three local banks for the coming year.

Officers and directors of Olympia banks are:

Capital National: O. M. Green, president; P. M. Troy, vice-president; Earl McCroskey, cashier; Sheridan R. Jones, assistant cashier and Louis Muench, K. L. Partlow, P. F. Knight, J. B. Bridges, George Draham, Earle M. McCroskey, P. M. Troy and O. M. Green, directors.

Capital National: C. J. Lord, president; W. J. Foster, M. E. Reed and H. C. Lucas, vice-presidents; W. H. Brackett, cashier; S. E. Mowell and T. Parker, assistant cashiers and directors: C. J. Lord, Geo. W. Ingham, W. J. Foster, J. J. Brenner, M. E. Reed, S. C. Mumby, Henry McCleary, Mitchell Harris, C. H. Springer, Jos. F. Kearney and Howard C. Lucas.

Security Bank and Trust: Millard Lemon, president; L. L. Hunter and Walter W. Kroger, vice-presidents; J. Frank Libby, cashier; Chas. H. Kroger, assistant cashier with Millard Lemon; L. L. Hunter, Walter W. Kroger, J. Frank Libby, J. B. Stentz, Martin Gottfeld and Gerry Lemon, directors.

JUDGE FULLERTON BETTER

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A Check Book Is the Housewife's "Books"

Every business is required by law to have a bookkeeper to keep track of business transactions. Keeping a house is a business, too, even though the government does not exact requirements there. It's a big problem to keep track of all the items that go out for groceries, rent, light, water, amusements and incidentals, unless you have a check book. Many women pay all their bills by check and at the end of a month know just where every penny has gone. Why don't you try this easy way to keep record of your expenditures?

CAPITAL NATIONAL BANK

OLYMPIA, WASH.

OFFICERS

C. J. Lord, President	M. E. Reed, Vice-President
W. J. Foster, Vice-President	H. C. Lucas, Vice-President
W. H. Brackett, Cashier	S. E. Mowell, Asst. Cashier
T. Parker, Asst. Cashier	

DIRECTORS

C. J. Lord	J. J. Brenner	Mitchell Harris
Geo. W. Ingham	M. E. Reed	C. H. Springer
W. J. Foster	S. C. Mumby	Jos. F. Kearney
Henry McCleary		Howard C. Lucas

Morning Olympian, December 13, 1925, p 7

Morning Olympian, January 15, 1925, p 2

<p>was hostess to Friday Sewing society appointed. The club will have Mrs. Emmett Olympian.</p> <p>Mr. Mitchell and Kane who have chell's brother-in-law Mrs. George and days left</p>	<p>Mr. and Mrs. P. H. Carlyon and Mrs. Fred W. Carlyon have cards out for a bridge tea Tuesday afternoon at the home of Mrs. Fred W. Carlyon, 1141 Carlyon Addition.</p> <p>* * *</p> <p>Remove to New Home—</p> <p>Mr. and Mrs. H. C. Lucas and Mrs. F. C. Yoder are removing Thursday from 301 East Eighteenth street to their new home recently completed at 208 Carlyon Avenue in the Carlyon addition.</p> <p>* * *</p> <p>The South Bay Parent-Teacher asso-</p>	<p>Harley McW... Arnold Myers Myers and R...</p> <p>OAK</p> <p>Mr. and M... coma and M... sons called... home Sunday... Mrs. F. H... Roy Walker... recently whil... The iack slin</p>
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Morning Olympian, February 4, 1926, p 3

BEAUTIFUL HOME TYPIFIES RESIDENTIAL DEVELOPMENT AT THE CARLYON ADDITION



With occupants moving into newly-completed homes almost every month the Carlyon addition is being rapidly filled out as one of Olympia's most

covered by the last government census does not tell the whole story, as the smaller plants are not included in the enumeration. During this same period the Manufacturers' Association of Washington recorded 316 new factories, without regard to size.

Transportation, markets, power and operating conditions on the Pacific coast are the magnetic factors directing the forces of manufacturing toward the rim of the Pacific on whose waters the world's greatest commercial achievements are yet to be consummated.

attractive residence districts. Since active work was started on this development about three years ago by Fred W. Carlyon, transactions have averaged in the neighborhood of \$100,000 a year, almost reaching the \$200,000 figure in 1926. Although the district constitutes a section of Olympia, building there is not reflected in the city's building permits, since it is not inside the city limits.

The whole addition comprises about 90 acres and city services are virtually all available to residents. Streets are almost all graded and gravelled and water is supplied from Tumwater.

The residence pictures above is typical of the class of homes being erected by Mr. Carlyon in the re-

stricted district. It was completed a little over a year ago and is occupied by Howard C. Lucas, vice president of the Capital National bank. The fifth house started by Mr. Carlyon since January is now being completed he states, and the general building program is to finish one house each month.

A continued demand for homes in this district is reported by Mr. Carlyon. At the present time, he says, every finished residence in the addition is sold and customers seem to appear for new structures as rapidly as they are completed.

Morning Olympian, May 25, 1927, p 4

Howard C. Lucas Seeks Election To State Office

**Retired Olympia Banker
Candidate For Treasurer
On Republican Ticket**

Howard C. Lucas, well known Olympia banker, announced Monday he is a candidate for the republican nomination for treasurer of the state of Washington.

Lucas, who retired May 1 as manager of the Capital Branch of the National Bank of Commerce, is on a vacation trip in the middle west and east. He authorized associates here to announce his candidacy.



HOWARD C. LUCAS

Lucas' entry into the contest for state treasurer follows 47 years of experience in the field of private banking. He came to Olympia in 1924 to become vice president of the Capital National bank, predecessor of Capital Branch. He later became assistant manager of Capital Branch, and in 1937, following the death of C. J. Lord, was appointed manager. He held this position until his retirement less than a month ago.

Former Legislator

He is not new in the field of politics, having served in three sessions of the state legislature as a representative from Yakima county, in 1919, 1920 and 1921. There was a special session in 1920.

Lucas entered the banking business in Des Moines, Iowa, in 1893. After short stops at Sibley, Iowa, and Tacoma, he was named vice president and manager of the Yakima Trust company in 1906. He was elected president of that institution in 1915, continuing in that capacity until he accepted the position with the Olympia bank in 1924.

High Banking Official

While in Yakima Lucas served as director of Ellensburg normal school; a member of the Yakima school board; and president of the Yakima Chamber of Commerce. He was president of the Washington Bankers association, and a member of the executive council of the American Bankers association. He was a member of the legislative committee of the Washington association for many years.

In Olympia Lucas has played an important part in civic affairs, although this is his first entry into active politics since coming to Olympia.

The retired banker has one son, William, who is a student at Northwestern university.

Golden Wedding Celebrated By Howard Lucases

In celebration of their golden wedding anniversary, Mr. and Mrs. Howard C. Lucas, Columbia Manor Apartments, received friends in the Woman's Club House, from three-thirty to five-thirty o'clock, last Wednesday afternoon, September 12. Scores of Olympians and out-of-town guests called to pay their respects to the happy couple on their fiftieth wedding anniversary.

Mr. and Mrs. Lucas were married fifty years ago, September 12, 1895, in the home of the bride's parents, Mr. and Mrs. S. C. Yoder, Des Moines Iowa. The bride was the former Miss Minnie Yoder born in Sharon Pennsylvania. Howard C. Lucas was born in Ames Iowa.

In 1904 the couple came West, finally moving to Olympia where they have resided for the last 20 years.

Wearing her wedding gown and satin slippers, Mrs. Lucas was again the bride of 1895. Her full-skirted gown was fashioned of cream silk mull over cream satin with a lace-trimmed bodice, leg-of-mutton sleeves and high neck. She wore an orchid corsage bouquet, a gift from her children, and also carried a corsage bouquet of yellow roses and small yellow chrysanthemums, given her by Mr. and Mrs. Fred Carlyon.

Present at the reception were two children and three grandchildren of Mr. and Mrs. Lucas—a daughter, Mrs. C. D. Auld, and her daughter, Jean, Walla Walla, and Mr. and Mrs. William D. Lucas, son and daughter-in-law and two children, Denny and Elizabeth, Palo Alto, California. Mrs. Lucas is the former Miss Helen Lord of Olympia.

Pouring were Miss Mildred Lemon, Miss Gertrude Marsland, Mrs. George Ingham and Mrs. William Lasher.

Assisting were Mrs. Dana Egbert in the dining room, and Mrs. Hubert Overton, Mrs. Ivan Moorhouse, Mrs. Carl Frank and Mrs. C. Raymond Bordeaux. Mrs. J. L. Peters had charge of the guest book and Mrs. C. J. Lord greeted the guests.

NOTICE: Return this certificate to the clerk of the county in which the ceremony was performed

No. 9521

FILED
In Superior Court Thurston Co. Wash.
SEP 17 1928
DEPT. CLERK

Certificate of Marriage

STATE OF WASHINGTON,) ss.
COUNTY OF THURSTON)

This is to Certify, that the undersigned, a Minister by authority of a license bearing date the 14 day of Sept A.D. 1928 and issued by the County Auditor of the County of Thurston did on the 15 day of Sept A.D. 1928 at the hour of 8 o'clock P.M. in the County and State aforesaid, join in lawful wedlock Wm. Dennis Lucas of the County of Thurston State of Wn. and Helen Elizabeth Lord of the County of Thurston State of Wn. with their mutual assent in the presence of Gertrude I. Mott and Edwin Mott Sr. witnesses

Witness my hand,

Signed Gertrude I. Mott Witness
Signed Edwin Mott Sr. Witness
Signed William D. Lucas Groom.
Signed Helen E. Lord Bride.

Frank E. Carlson
OFFICIATING MINISTER, JUDGE OR JUSTICE OF THE PEACE.
RESIDENCE Olympia, Wn.

Marriage Certificate for William Lucas, son of Howard and Minnie Lucas, to Helen Elizabeth Lord, daughter of Clarence and Elizabeth Reynolds Lord, original residents of the Lord Mansion

Howard C. Lucas Dies In California City

Howard C. Lucas, a resident of Olympia for twenty years and formerly manager of the Capital Branch of The National Bank of Commerce, died today in Palo Alto, California. Coronary thrombosis the cause of death.

Mr. Lucas was born at Ames, Iowa, on April 11, 1872, and came to the Northwest in the early 1900s. He was president of the Yakima Trust Company from 1906 to 1924. He came to Olympia in 1924 to assume the vice presidency of the Capital National Bank and after this institution became a branch of the National Bank of Commerce, Seattle, served as assistant manager and manager. He was retired in December, 1939.

Mr. Lucas moved to Palo Alto a few years ago, where his son William D. Lucas, and family reside. Mrs. William D. Lucas is the former Helen Lord of Olympia.

Mr. Lucas is survived by his widow, Mrs. Minnie Lucas, Palo Alto, who is now staying at the home of William D. Lucas, 950 University Avenue of that city; a son, Dr. William D. Lucas, Stanford University; a daughter, Mrs. C. D. Auld, Walla Walla; a sister, Mrs. W. T. Reynolds, Beverly Hills, California; a grandson, Corporal William Dennis Lucas, U. S. Marine Corps, Korea; and by two granddaughters, Miss Elizabeth Lucas, Palo Alto, and Mrs. F. M. Marshall, Des Moines, Washington.

Mr. Lucas was a past president of the Washington State Bankers Association and had served on the executive council of the American Bankers Association. He held membership in the Masons, Elks, Knights of Pythias and Rotary Club.

A private funeral service will be held.

Morning Olympian, 8 7 1961, p 10



Meeting Minutes Heritage Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Michelle Sadler
360.753.8031

Monday, January 8, 2018

12:00 PM

On Location

Meeting of the Heritage Review Committee

1. CALL TO ORDER

The meeting was called to order at 12:10 p.m.

1.A ROLL CALL

Present: 3 - Chair Kat Kelly, Commissioner Dwayne Harkness and Commissioner Nicholas Vann

Excused: 2 - Commissioner Garner Miller and Commissioner Sheila Swalling

2. BUSINESS ITEMS

2.A [18-0026](#) Olympia Heritage Register Preliminary Application Review: Minnie Y. & Howard C. Lucas House - 420 Carlyon Ave SE (#17-3717)

Heritage Review Committee members conducted the preliminary evaluation of the Register application on site. Discussion included observations that while there were some modifications to the building over time - including replacement of the original garage with a new, compatible addition, replacement of some windows, and alteration of the front door opening (rounded arch to horizontal lintel), the building maintains high material integrity.

Following visual inspection and discussion, the Committee voted unanimously to recommend the application for review by the full Commission, as it meets condition requirements and meets the requirement that the property possess at least two elements of integrity. The Committee concluded that the property possesses all five elements of integrity.

Commissioner Harkness moved, seconded by Chair Kelly, to recommend for final review by the Heritage Commission the application to designate 420 Carlyon Ave SE on the Olympia Heritage Register because the property meets condition requirements and possesses integrity of location, design, setting, materials, and workmanship. The motion carried unanimously.

3. ADJOURNMENT

The meeting was adjourned at 12:45 p.m.

18.12.080 Heritage Register - Criteria to Designate Property

Any building, structure, object, site or district may be designated for inclusion in the City Heritage Register if it has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, state or nation; is at least fifty (50) years old, or is of lesser age and has exceptional importance; possesses at least two (2) elements of integrity of location, design, setting, materials, workmanship; is well-maintained; and if it falls into at least one (1) of the following categories:

- A. Is significantly or substantially a part of or connected with events that have made a significant contribution to the broad patterns of national, state or local history.
- B. Embodies the distinctive architectural characteristics of a type, period, style or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
- C. Is an outstanding work of a designer, builder or architect who has made a substantial contribution to the art.
- D. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering or architectural history.
- E. Is significantly or substantially a part of or connected with the lives of persons significant in national, state or local history.
- F. Has yielded or may be likely to yield archaeological information important in pre-history or history.
- G. Is a religious property deriving primary significance from architectural or artistic distinction or historical importance.
- H. Is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event.
- I. Is a birthplace or grave of a historical figure of outstanding importance.
- J. Is a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events, or cultural patterns.
- K. Is a reconstructed building that has been executed in a historically accurate manner on the original site.
- L. Is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

(Ord. 7011 §1, 2016; Ord. 6491 §8, 2007).