



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 98501

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 98501

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 that reads "Kim McShee". The signature is written in a cursive, flowing style with a large initial "K" and "M".

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

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:



Historic Inventory Report

Photos



Assessor's Photo

1939



South-facing front facade

2010



SALES PRICE	RECORD	LEGAL OWNER	Sec. or Plat	BATES EXT	Subdy.	Lot	Blk	L No.
15750	241	HOLE ROBT W						
17500	241	GENNOTTI GUIDO						
18800	242	GENNOTTI PATRICIA						
18800	242	Owen, Boyd M.						
2-76 35000	242	Hallett, Robert R.						
12-77 44500	242	Haupt, Robert E.						
4-90 57500	242	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	89/09	Bulkhead
96							33600	96500	29/09	Grade
96							33600	124500	29/09	Condition
97							42000	118100	01	Soil Class
1970										Land 68. C, P.C. & R.D.
1971								15800		FV 2400
1972							2800			1/8, 200.
1973										and 72 ft x 22
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 200776

[illegible]

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

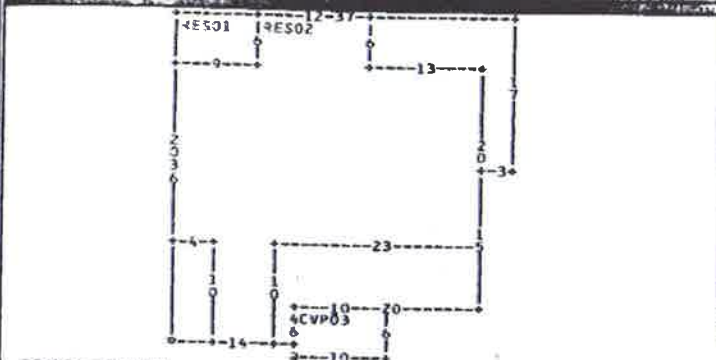
[illegible]

Replacement Cost New This Building	Depreciation	Estimated Salvage Value
J1 77,239	27,806	49,433
VALUE OF BUILDINGS	05/14/85	49,433
VALUE OF MISC. EQUIP.	05/02/85	11,537
VALUE OF LAND	05/02/85	11,500
VALUE BY COST METHOD	05/28/86	62,470
MARKET VALUE ADJUSTMENT		02,470
VALUE BY Mkt. Adj. Cost Method		62,470

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=U36237017C3D15L2004114.010
RES02=U2049U6R1206R13D20L23D10L7U10L4.01
2R14
CVP03=U6R10D6L10.



SCALE = 1:10000

QUALITY GRADE		300 AVERAGE		IMPROVEMENT TYPE		R1 SINGLE F	
SP. ASS. GROUP		1 ALL RESI		FUNCTIONL. OBSOLESCE		36m	
CONDITION		AVERAGE		G S.F. RESI		On	
APPRAISED BY		013		01/01/85		PERMETER	
BROKAYNE		VCELO7		02/00		286.0	
Building Name		Building		Number of Units		Floor Area	
RES 01		OR SITTING OR SHIN		1.2		26	
RES 02		OR SITTING OR SHIN		1.2		26	
CVP 03		OD		1.0		26	

[illegible]

Component	Number of tests	Test Type	Shaded Life	Year Is	Quality Grade	Length	Width	Equivalent Value
CP-1	1.00	1.00	20	1925	1	0+0	0+0	660
OHK	2.00	1.00	30	1926	3	0+0	0+0	500
FP3	1.00	1.00	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		NO 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. MARK	PAGE
NET ADJUSTMENT		ON	

01	24312	0	09/85	08/95	800	88
----	-------	---	-------	-------	-----	----

2-10-54	74	54	
---------	----	----	--

	Actual Value	Budgeted Value	Variance Value	Approved Value	Disapproved Value	Unrated Value
1900	0	0	0	0	0	0

881	816	12/77	22	ALLIED		9	QUALIF	1	37,300
				ALLIED		3	QUALIF		44,500

SPECIFIED BY
VALUATION CODE

ROXANNE MCCLEOD
01
REVALUATION AREA 01/01/89

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-Pronged Print-O-Matic-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.

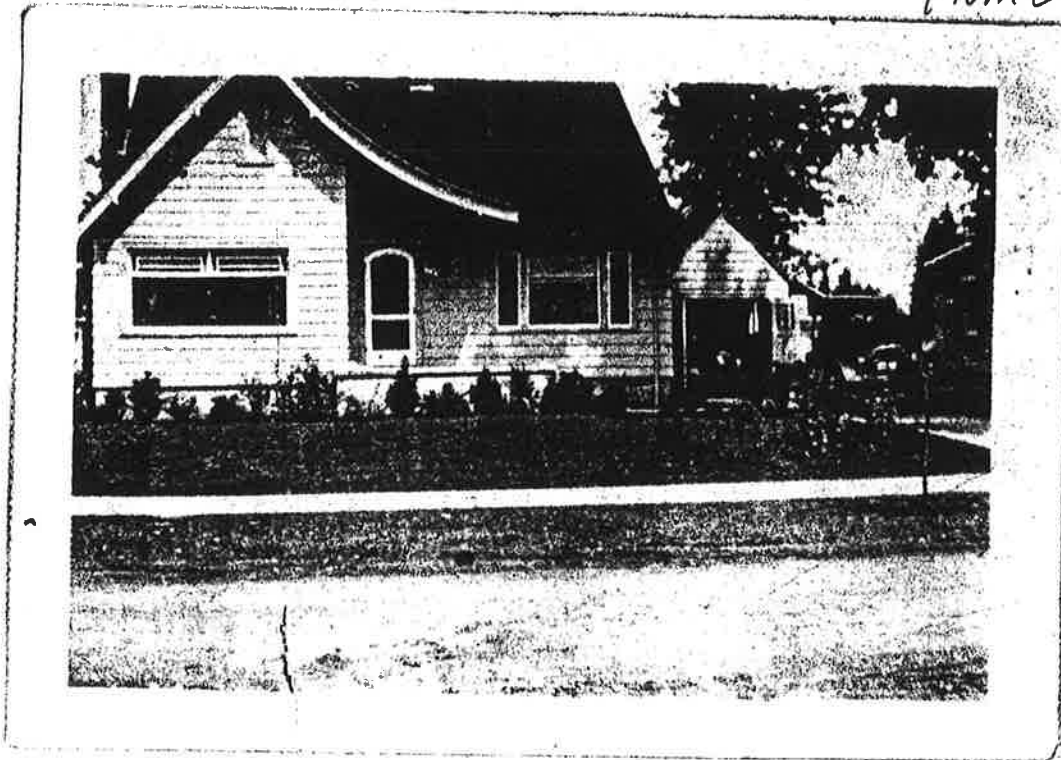
Thank you again for the happy tears you brought to my eyes when I saw your lovely home! I can't tell you how much I enjoyed it!

Affectionately,



Jean

HISTORIC PHOTOGRAPHS by
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



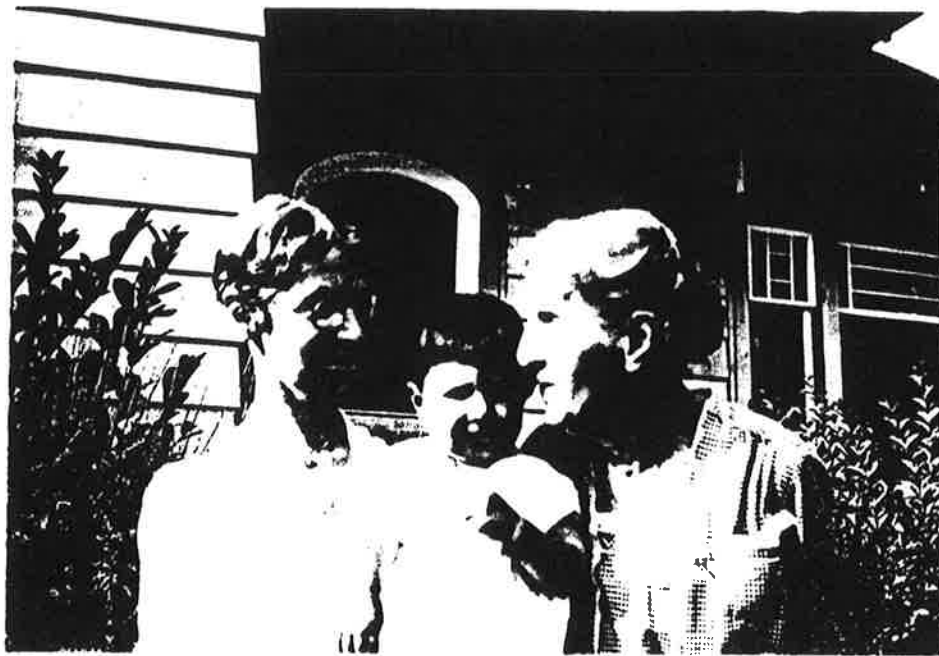
Circa. Summer, 1932

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

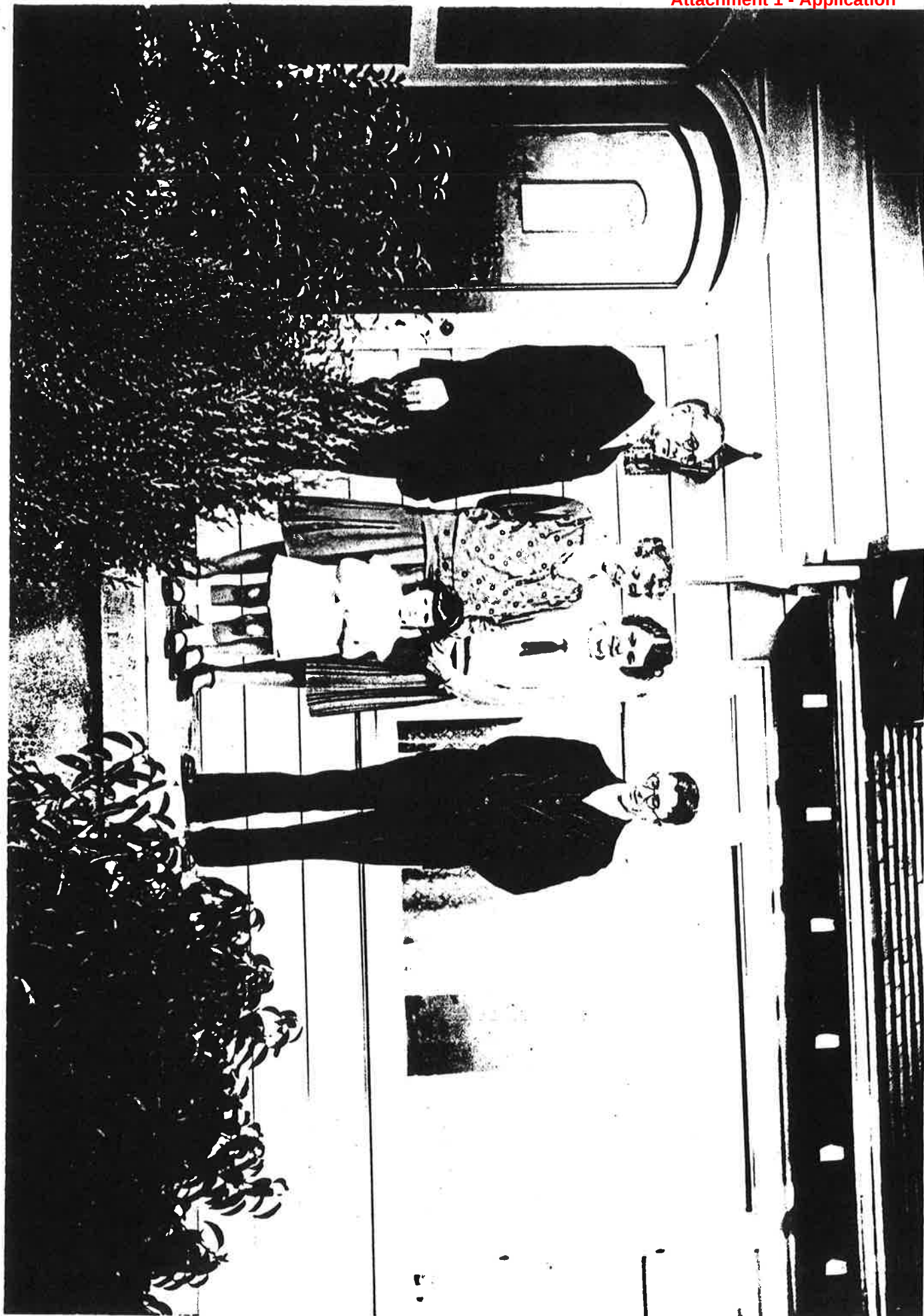
Jean Lucas Auld, age 6

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.





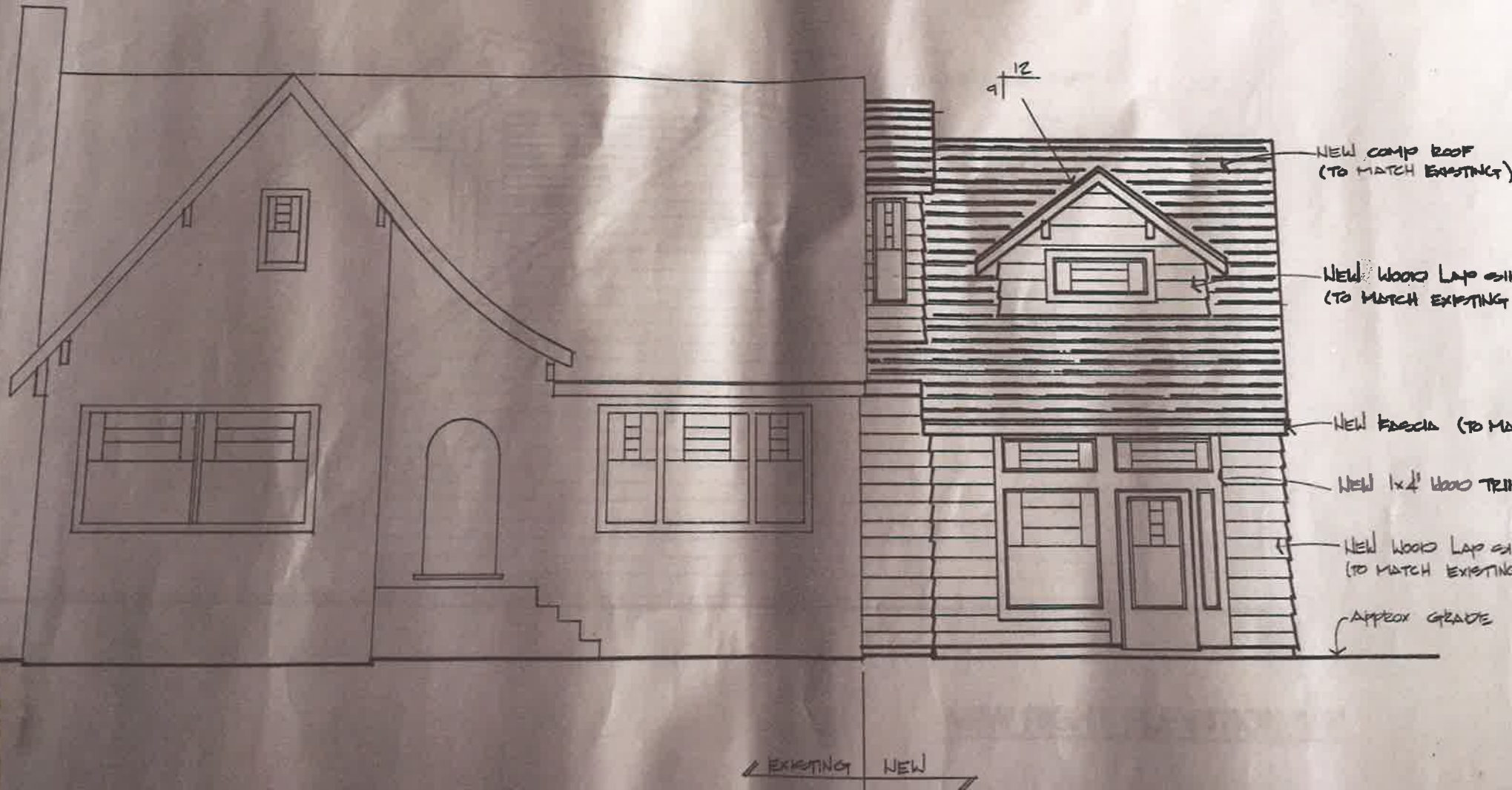
Spring, 1927
Josephine Elmira (Maffett) Yoder with Great-grandaughter,
Jean Lucas Auld. Taken in the side yard, between Lucas and Couch
Houses.



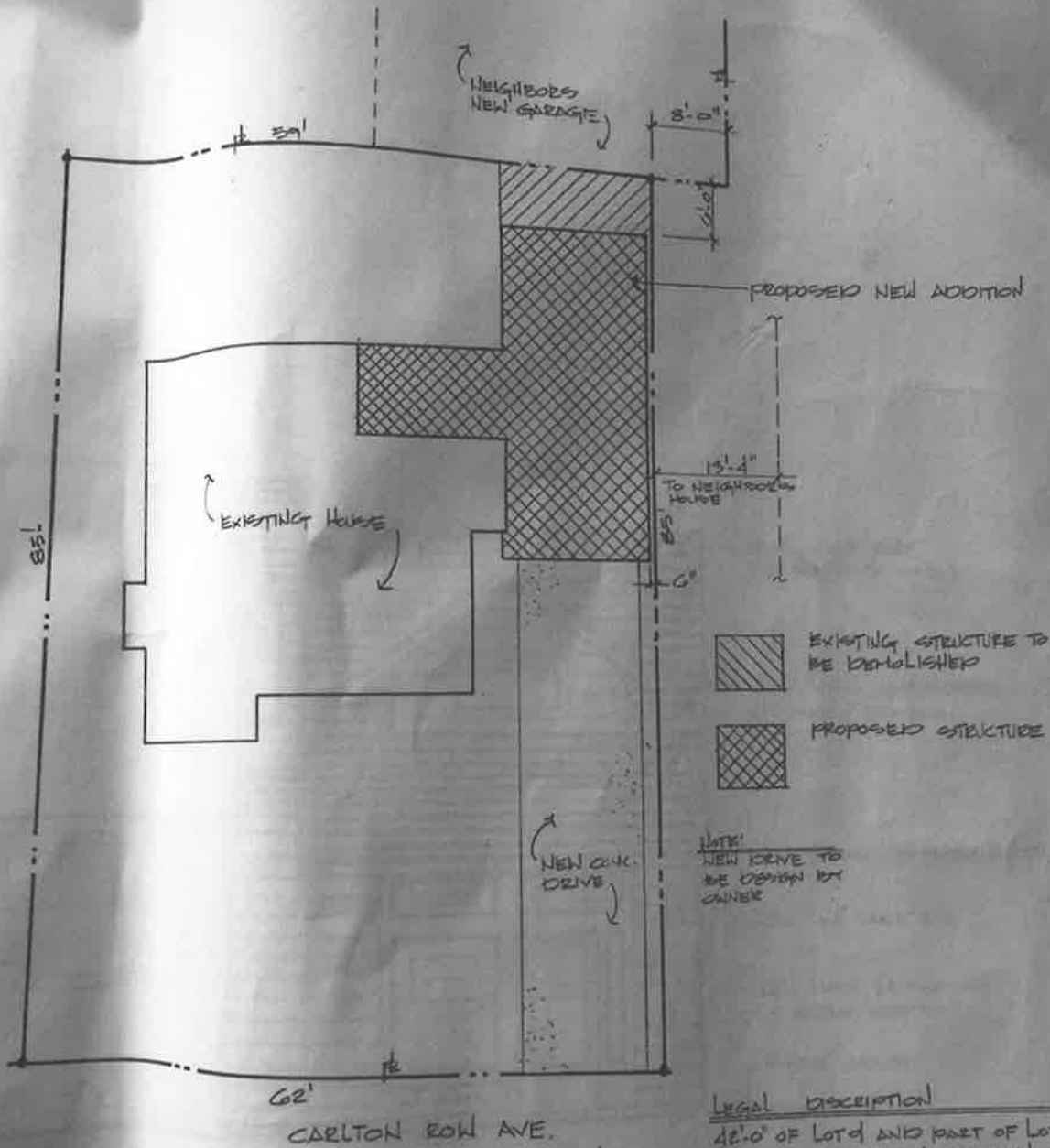
Spring, 1927.
William Dennis Lucas, II
with neice, Jean Lucas Auld, in the side yard of 208 Carlyon Ave.,
Olympia - showing Ernest Gribble House in background.



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 1846 S.E. 8th E 89-2954
GIG HARBOR - 5775 Soundview Dr. N.W. 871-9199
KIRKLAND - 12438 N.E. 85th 877-0336
OLYMPIA - 2385 Pacific Ave. S.E. 342-2822
OCEAN SHORES - 873 PL. BROWN AVE. 289-3157

CRANE
design

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
Taxpayer:	MCGHEE, CHAD & KIMBERLEY	TCA Number:	110
Address:	420 CARLYON AVE SE OLYMPIA, WA 98501	Neighborhood:	15R2
Abbreviated 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	Property Type:	RES
		Total Living Units:	1
		Taxable:	YES
		Active Exemptions:	None
		School District:	OLYMPIA S.D. #111
		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