

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 Stoecker, Richard & Lydia, House
 other names/site number Stoecker-Gunstone House

2. Location

street & number 1701 4th Avenue East not for publication
 city or town Olympia vicinity
 state Washington code WA county Thurston code 067 zip code 98506

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 _____

Stoecker House
Name of Property

Thurston Co, WA
County and State

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.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing
1	
1	
	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

Olympia Residential Architecture from Early Settlement to 1944

None

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC: Single Dwelling

WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

LATE 19th & EARLY 20th CENTURY AMERICAN

foundation: CONCRETE

MOVEMENTS: Bungalow/Craftsman

walls: WOOD: Clapboard

roof: ASPHALT

other: _____

Stoecker House

Name of Property

Thurston Co, WA

County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Located on the southeast corner of 4th Avenue East and McCormick in Olympia, Washington, the Richard & Lydia Stoecker House is a 1½ story, frame home built in 1925. The dwelling faces 4th Avenue to the north and sits above the street on an upward sloping lot formed by a retaining wall of large stone boulders on the north and west sides. At the far northwest corner is a premier landmark tree, a European chestnut planted in the 1920s. Landscaping on the site is mature and consists of a variety of plantings mainly on the edges of the property.

The house rests on a raised, poured concrete foundation and is clad with 4" clapboard siding. The 34' x 30' footprint is sheltered by a cross gable roof covered in asphalt shingles. Each gable end has been clipped, forming a decorative jerkin-head. Exposed purlins on the gable ends highlight flared bargeboards. Exposed rafter tails have been hidden by metal gutters. A large jerkin-head dormer is located at the rear elevation. The interior sloped brick chimney has been parged with a skim coat of concrete.

At the northwest corner is a large inset porch supported by full height tapered columns. The original decking is currently covered with outdoor carpet. Here, the main entry to the home is through a Craftsman style door (model A-6) complete with an upper half light divided into three panes which is then highlighted by a Craftsman style bracket. Windows are original wood sash units typically three-over-one as single units and four-over-one as tri-partite arrangements. The raised basement and sloping site accommodate a basement entry garage on the west façade. A modern garage door and newer concrete retaining walls are found here. At the rear of the home is a newer covered metal patio extension. The east façade has a small shed roof covered entry porch that allows access to the kitchen. Below are exterior concrete steps that lead to the basement level.

The exterior of the house is nearly original with the exception of a modern greenhouse window box in the kitchen, the garage door, the center portion of the living room window, and a Jalousie style window at the rear in the 1st floor bathroom area.

Inside the home retains its original layout and a majority of finishes. On the main floor is the living room, two bedrooms, a kitchen/ built in dinette area and full bath. While the kitchen was updated c. 1960, and the bathroom c. 1950, the spaces retain their original trim, doors and wall and ceiling finishes. Floors throughout the first floor are red oak and fir on the second floor. The short hallway boasts a variety of built-in linen closets and cabinetry, and a small telephone nook. The living room has a decorate fireplace surround with paneled cabinetry and adjacent bookcase. The fireplace surround contains ceramic tile which portrays images of Mount Rainier and Northwest forests created by an unknown artist. The daylight basement is unfinished. Here you can see original 6 inch x 6 inch posts supporting large unfinished beams and joists. Open joists are marked with Tumwater Lumber Mills kit numbers, J3, J4, etc.

Original heat was supplied by a kitchen woodstove. Upper kitchen cabinets open to allow heat from the kitchen to travel to other areas of the house. The house is well maintained and well landscaped.

Stoecker House
Name of Property

Thurston Co, WA
County and State

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.

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.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1925

Significant Dates

1925

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Tumwater Lumber Mills (Builder)

Stoecker House

Name of Property

Thurston Co, WA

County and State

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

The Richard & Lydia Stoecker House in Olympia, Washington is historically significant under criterion C as an example of a property that embodies the distinctive characteristics of its period and method of construction. Completed in 1925, the home is an intact example of a pre-cut kit designed dwelling, a popular mode of construction during the early and mid 20th century. Reportedly over 100,000 kit homes were built in the United States between 1908 and 1940. The nominated home was manufactured by Tumwater Lumber Mills Co., an early prefabricated housing company in the Pacific Northwest. The period of significance begins and ends in 1925, the date of construction.

The house retains a high level of integrity having been owned by members of the original family until 2015. The house is a typical example of Craftsman Bungalow design as defined by the Olympia Residential Architecture from Early Settlement to 1944 MPD property type and meets the registration requirements as defined. The MPD provides some context regarding pre-cut homes. Such properties were defined as eligible for listing if they

1. are located within the city of Olympia,
2. are at least 50 years old,
3. have excellent integrity in features like windows, porches, massing, and roof and porch details,
4. are associated with mid 20th century residential development of Olympia,
5. have documented significance when evaluated in the context of residential architecture in Olympia, and
6. are associated with the theme as expressed in the provided context statement.

The original owners of the nominated home were Richard & Lydia Stoecker. Not much is known about this family who resided in the home for over 10 years, from 1925 to 1939. Richard (1874-1953), an electrician, was a Missouri native and served in U.S. Army during WWI, rising to the level of Sargent. He is buried with his wife, Lydia F. (c.1882-1939), at the Fort Rosecrans National Cemetery in San Diego, California. Upon his wife's death, George moved to California and sold the home to George & Kathryn Gunstone.

The Gunstones were long-time proprietors of the Central Drug Store in Olympia. George Thomas Gunstone was born in Thurston County on October 14, 1899 but grew up on a farm in the Fife area. After attending college in California, he and his wife Kathryn (1906-2001), moved to Olympia and opened the Central Drug Store. They ran the store for 30+ years. George retired in 1970 and passed away on June 12, 1992. His widow resided in the nominated house until 2001. Ownership was retained by their children, Beverly and James, until 2015.

Based on original floor plans, the Stoecker House has been identified as Tumwater Lumber Mills Co. Plan No. 54. Kit house component numbers are visible on various structural elements of the home such as the basement joists. Here, hand written numbers (J3, J4, etc.) are written with grease pencil, identifying which joists go in which locations. Unfortunately, none of the known company catalogues feature this model number.

Tumwater Lumber Mills Co.

The Tumwater Lumber Mills Company began production of its "kit" or prefabricated homes in 1921. Over the course of a 25 year history, they supplied hundreds of homes to the greater Olympia area and beyond. The company has its origins in Ursviken area of Sweden, home to family patriarchs, Anton & Mitilda Anderson. They along with their six of their seven sons (Sten, Olof, Arthur, Edward, Karl, & Ossian) and two daughters (Amy & Lilly) migrated to the United States in the early part of the 20th century. One brother, Dan, remained in Sweden. Anton Anderson had extensive lumber interest in back in Sweden, and it was inevitable that his boys would make their way into the family business.

Stoecker House

Name of Property

Thurston Co, WA

County and State

Arthur (1888–1939), the oldest son, was sent to New York in 1906 to complete his education. After returning to Sweden, but not being content there, he returned to the United States in 1912, and made his way to Fort Dodge, Iowa where he was engaged in the contracting businesses. For reasons unknown, in 1917 he came to the Olympia area with his two brothers, Ossian and Edward, and together they joined forces to buy the F.W. Lee Shingle Mill and several timber rights above Tumwater Falls near the site of the Olympia Brewery. Realizing profits to be made, the brothers built a new and larger mill and added additional lumber cutting operations at Mud Bay and Shelton, and in Lewis County, near Mendota. When business grew, they even expanded as far south as Reedsport, Oregon.

Soon they were joined in Olympia by their brothers Sten, Karl and Olof. Arthur would serve as president of the company, and his brother Edward (1893-1961), vice president. Edward was trained as a cabinet maker and eventually took over the presidency of the company when Arthur passed away in 1939. Ossian (1891- 1942) had come to Seattle in 1910 for school. After school he joined his Uncle Nils in the logging business. He moved to Olympia around 1919 to help his brothers, offering his expertise in logging. However, Ossian did not stay long and moved on to Bellingham by 1925 where he became heavily involved in the pulp mill business in Anacortes, Bellingham and Tacoma. In fact, by the mid-1930s Ossian had become one of the leading pulp and paper businessmen in the Pacific Northwest.

Sten (1890-1925) joined the three in Olympia in 1920 and was a mechanical and electrical engineer by trade. As a graduate of Cooper Union College in New York, with experience working for Westinghouse Electric manufacturing in Pittsburg, PA the skills he brought to the family business were invaluable. Reportedly he served as the company in-house architect until his sudden death in 1925 at the age of 35. Karl (1895-?) came to the United States in 1914 and had previously worked with his brothers Edward and Arthur in Fort Dodge, Iowa, but had returned to Sweden. With the expansion of the business, he rejoined his brothers in Olympia in 1920. He eventually became president of the company as well. Olof (1898 – 1946), the youngest of the brothers, received his formal education in Ursviken and came to Olympia directly from Sweden. According to family members, when Sten passed away, Olof took over the architectural department at the mill, newspaper accounts note that he was in charge of the retail department. For reasons unknown, Olof left Olympia and moved to Arizona in 1939. There he started his own construction firm. One of their sisters, Amy, worked in the operations end of the business. Her sister, Lilly, married in 1923 but her husband also worked for the company. The combined experiences and skills of the large family contributed greatly to the long success of the Tumwater Lumber Mills Co. and other logging related businesses owned by the family.

In 1921 the family started the Tumwater Ready Cut Homes business which manufactured pre-fabricated homes and other buildings. Their kits featured pre-cut lumber and materials which could quickly and easily be assembled by a contractor or semi-skilled homeowner. The Ready Cut packages were delivered in bundles to the job site, complete with detailed drawings, material lists and stamped and precut pieces which were coded to the plans. The factory provided finishing lumber for windows, doors, and built-in features such as cabinetry, fireplaces and wainscoting. It did not include masonry, plumbing, heating or lighting. The factory also provided paint, hardware and lath for plasterwork. Catalogues note that owners could make any changes/adjustments in specifications upon request which were provided by their in-house architectural department. Such an arrangement may account for variations of catalogue designs when examining models found on-the-ground today.

The company boasted that anyone could build one of their homes in a matter of days. In fact the Anderson brothers once demonstrated the framing of a five-room bungalow in one day, and built a small bungalow in 20 minutes at the annual banquet of the Seattle Real Estate Association in 1922. They did, according to at least one advertisement, offer a free “expert working foreman for 30 days to assist in construction,” an offer which was not matched by other precut home manufacturers. A typical five-room house from the company with a lot could be built with an investment between \$1,975.00 and \$4,000.00. Financing offered by the company was liberal and advertisements tout that a home from them could be purchased for as little as \$100 down.

Stoecker House

Name of Property

Thurston Co, WA

County and State

Each year the firm produced a catalogue which featured a variety of home models, many of which were repeated from year to year. Each design featured a photo of the home, floor plans and sometimes an interior view. The firm also produced poster-sized materials which were sent to potential clients. Unlike other manufacturers, Tumwater Lumber Mills did not typically name each of their styles, but instead chose to identify them by numbers (ie. Model No. 215).

Reportedly the company marketed their homes on a local, national and even international level. In fact at least one of their catalogues boasted testimonials from such widely scattered areas as Petaluma, California and Earlville, Illinois. Family members note that the company advertised in several premier builder magazines of the day such as, Mechnix Illustrated. The American Lumberman announced in its January 23, 1923 issue that the Tumwater Lumber Mills had opened a Portland, Oregon sales office which would be staffed by a former Aladdin Company sales representative. Advertisements are also found in the Seattle Times, and Daily Olympian. An office was opened in Seattle in 1922, and several Tumwater Ready Cut Homes had reportedly been built in the Mount Baker, Madrona, Denny-Furman and Interlaken neighborhoods in Seattle by 1924. Reportedly five houses were even shipped as far east as Patterson, New Jersey.

The company found plenty of eager buyers in the company's own backyard. An article in the local newspaper in 1931 reported that more than 500 Ready Cut Homes had been built in and around Olympia since the founding of the business. The homes vary greatly in both style and size and include Craftsman Bungalow, Colonial Revival, English Cottage and Dutch Colonial designs. While in operation for over 20 years, just four catalogues pre 1925 have been discovered; hence limiting the current knowledge of company designs. A few newspaper articles and advertisements post 1925 do provide some insight as to many of the later designs which included English Cottage, Garrison Revival and Minimal Traditional models. One advertisement notes a floor plan for Model No 367 could be finished as a Normandy "Honeymoon Cottage" with turreted entrance, or finished as an English façade with false half-timbering. The company not only sold individual homes for purchase to be built on your own lot, but they often developed building clusters of houses in which they bought the lot and built the house, and then sold as a packaged deal. Such developments were used in company promotional material. Several such clusters are found in Olympia including NW Rogers Street, NW and SW Percival Street, and the 3200 block of Capitol Blvd SE in Tumwater.

Stylistically Tumwater Ready-Cut Homes were very similar to those of other kit house manufacturers of the early 20th century. They represent the most popular house style of the era, and as is typical in the Pacific Northwest, some styles remained in favor long after they left fashion in other parts of the country. While family lore and some advertisements note that the company had in-house architects, with Sten Anderson providing designs, research shows that the company may have purchased designs from other area architects. For instance several designs by the Seattle architectural firm of Yoho & Merritt which were featured in the Seattle Times and their own building catalogues, show up in later catalogues of the Tumwater Lumber Mills Co.; complete with the identical floor plans and image/renderings of the home. One example is Tumwater Lumber Mills model No. 337 from the 1922 plan book. This same model and image appears in the 1916 home catalogue of Jud Yoho (it even has the same model number). Tumwater Lumber Mill Catalogue No. 5 was published under the banner of "Homes of Quality" by architect C.A. Costello. Cyril A. Costello had been a draftsman/designer for the Gardner J. Gwinn Co. before opening his own practice in Seattle around 1925. He acquired his architectural license (No. L-123) on December 17, 1930. However, many homes in the Costello catalogue were featured in earlier Tumwater Lumber Mill catalogues.

The company moved their manufacturing from the original Tumwater site to the West side of Budd Inlet in Olympia in 1925. This site had better rail access than the Tumwater location and the company could ship directly via the Port of Olympia which had docks just across Budd Inlet from the manufacturing site. Although the Andersons had closed the Ready-Cut Home business in 1946, they continued to mill logs until in 1958. The company closed their retail yard around 1960.

Stoecker House

Name of Property

Thurston Co, WA

County and State

Kit Houses

Kit houses, also known as mill-cut houses, pre-cut houses, ready-cut houses, mail order homes, or catalog homes, were a type of housing that was popular in the United States and Canada in the first half of the 20th century. Kit house manufacturers sold houses in many different plans and styles, from simple bungalows to imposing Colonials, and supplied at a fixed price of all materials needed for construction of a house. Such packages typically did not include brick, concrete, or masonry.

Unlike “modular homes”, which are built in sections at a factory, in a kit house every separate piece of lumber was shipped already numbered and cut to fit its particular place in the house, thus eliminating the need for measuring and cutting. Manufacturers noted that this saved time (especially in the days before power tools) and materials, and claimed to save the customer as much as 30 to 40 percent over traditional building methods.

Depending on the size and style of the plan, the materials needed to construct a typical house, including perhaps 10,000-30,000 pieces of lumber, would fill one or two railroad boxcars, which would be loaded at the company's factory and sent to the customer's home town, where they would be parked on a siding or in a freight yard for unloading. Once the materials arrived, a customer would arrange for a local carpenter or contractor to assemble the house on a piece of land owned by the customer; or a customer who was handy with tools might assemble all or part of the house himself in several weeks or a few months' time.

The resulting houses were indistinguishable in quality and appearance from those built by traditional methods, if not better, yet were often significantly cheaper to build because of the savings on carpenters' and contractors' wages; and the cost of high-quality lumber bought from a large kit house company often was lower than at the local lumber yard. In addition, some companies offered cash discounts and generous mortgage terms. For most homeowners, the complete cost of building a kit house was about double the catalog price, allowing for the construction of a foundation and labor costs. The price of land or a city lot on which to build would be another expense.

A number of companies offered kit houses, and sometimes also offered rudimentary "industrial" and summer cottages lacking bathrooms, as well as garages, duplexes, apartment buildings, barns and other farm buildings, and even outhouses. Kit house companies included Sears, Montgomery Ward, Gordon-Van Tine, and Harris Brothers. In the Pacific Northwest, besides Tumwater Lumber Mills Co., they included the Ready-Built House Company and J.H. Fenner Manufacturing Company both from Portland, and the Hewitt-Lea-Funck Co., Mars Portable Buildings, Ainslie Bay Co. and the Rice-Penne Co. all from Seattle.

As early as 1931 the local newspaper called Tumwater Lumber Mills the single greatest contributor to residential construction growth in the community. While a systematic survey to identify Tumwater Lumber Mills Homes has not been completed within the City of Olympia, based on the examples that have been located, the Stoecker House serves as a good example of the work of the company as executed in the Craftsman style.

Stoecker House

Name of Property

Thurston Co, WA

County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

"1 Building A Day Goes Up In City" The Daily Olympian, March 30, 1922.

"500 Homes Are Erected Here" The Daily Olympian, April 2, 1931.

Americana Illustrated: "Ossian Anderson, Industrial Leader", Vol 35., No 2, April 1941.

"Arthur Anderson Dies Suddenly at Hospital" The Daily Olympian, November 12, 1939.

"Brief Illness Ends in Death: Sten Anderson, Prominent Mill Man Succumbs at Hospital" The Morning Olympian, August 20, 1925.

Dodge, John. "Tumwater Family Sold Kits for Ready-Cut Homes." The Olympian, February 27, 2014.

"Edward Anderson Dies in Home Here" The Daily Olympian, July 12, 1961.

"Home Speaks For Tumwater Lumber Mills" The Daily Olympian, November 8, 1939.

"Lumber Executive Dies" Seattle Daily Times, July 31, 1957.

"Meet the Six Andersons and Their Ready Cut House Plant at Tumwater: In This We Have Something Olympia can Be Proud Of" The Daily Olympian, January 26, 1922.

"New Type Sawmill To Be Running Soon" Seattle Daily Times, January 2, 1929.

"Opens offices in Seattle: Tumwater Lumber Company Enters Local Field" Seattle Daily Times, March 13, 1922.

"Olympia Group to Rebuild Mill" Seattle Daily Times, May 6, 1941.

"Olaf Theodore Anderson" The Sunday Olympian, March 10, 1946.

"Ossian Anderson Taken by Death" The Morning Olympian, September 22, 1942.

Pollard, Landcaster. A History of the State of Washington. Vol III, The American Historical Society, Inc., New York, NY 1937.

Stevenson, Shanna, Associate Planner, Olympia Heritage Commission. National Register of Historic Places Registration Form for South Capitol Neighborhood Historic District. July 1991

Stevenson, Shanna. Senior Planner, Thurston Regional Planning Council. National Register of Historic Places Multiple Property Documentation Form for Olympia Residential Architecture from Early Settlement to 1944. Section E, page 8. July 1994.

Stevenson, Shanna. Character in a Kit – Tumwater Lumber Mills Homes. Research paper and public presentation.

"The Month's Review of Mill Activities: Washington" The Timberman, May 1917.

"Tumwater Lumber Co Ships House to New Jersey" Olympia Daily Recorder, September 15, 1921.

"Tumwater Lumber Co Gets Another Order for Ready Cut House" Olympia Daily Recorder, November 8, 1921.

"Tumwater Mill Burned" Seattle Sunday Times, April 23, 1944.

"Tumwater Mill Ships First Outside Order in Ready Cut Houses" Olympia Daily Recorder, August 29, 1921.

Stoecker House
Name of Property

Thurston Co, WA
County and State

"Tumwater Lumber Co Sells Another House Patterson, New Jersey" Olympia Daily Recorder, December 23, 1921.

Tumwater Lumber Mills. The Tumwater Lumber Mills Co., Tumwater, Washington: Manufacturers of Ready Cut Homes, Catalogue Number Two, c1922.

Tumwater Lumber Mills. Homes of Quality: C.A. Costello: The Tumwater Lumber Mills Co., Tumwater, Washington: Manufacturers of Ready Cut Homes, Catalogue Number Three, c1923.

Tumwater Lumber Mills. The Tumwater Lumber Mills Co., Tumwater, Washington: Manufacturers of Ready Cut Homes, Catalogue Number Four, 1924.

Tumwater Lumber Mills. The Tumwater Lumber Mills Co., Tumwater, Washington: Manufacturers of Ready Cut Homes, Catalogue Number Five, 1925.

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): _____

Stoecker House
Name of Property

Thurston Co, WA
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
Zone Easting Northing

3
Zone Easting Northing

2
Zone Easting Northing

4
Zone Easting Northing

Or Latitude/Longitude Coordinates

(enter coordinates to 6 decimal places)

1 47° 2'44.91"N 122°52'43.84"W
Latitude Longitude

3
Latitude Longitude

2
Latitude Longitude

4
Latitude Longitude

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

The nominated area is located in Section 13 of Township 18, Range 2W in Thurston County, Washington.

It is legally described as Lot 1 of Block 4 & vacated East 10 Feet of McCormick Street of the Talcott Subdivision of Olympia, Washington. It is otherwise known as Tax Parcel No. 78700400100

Boundary Justification (Explain why the boundaries were selected.)

The nominated property encompasses the entire urban tax lot that is occupied by the Richard & Lydia Stoecker House.

11. Form Prepared By

name/title Christina Roose (edited by DAHP Staff)

organization Rainbow Health LLC date September 10, 2015

street & number 1701 4th Avenue E telephone

city or town Olympia state WA zip code 98506

e-mail tinaroose@q.com

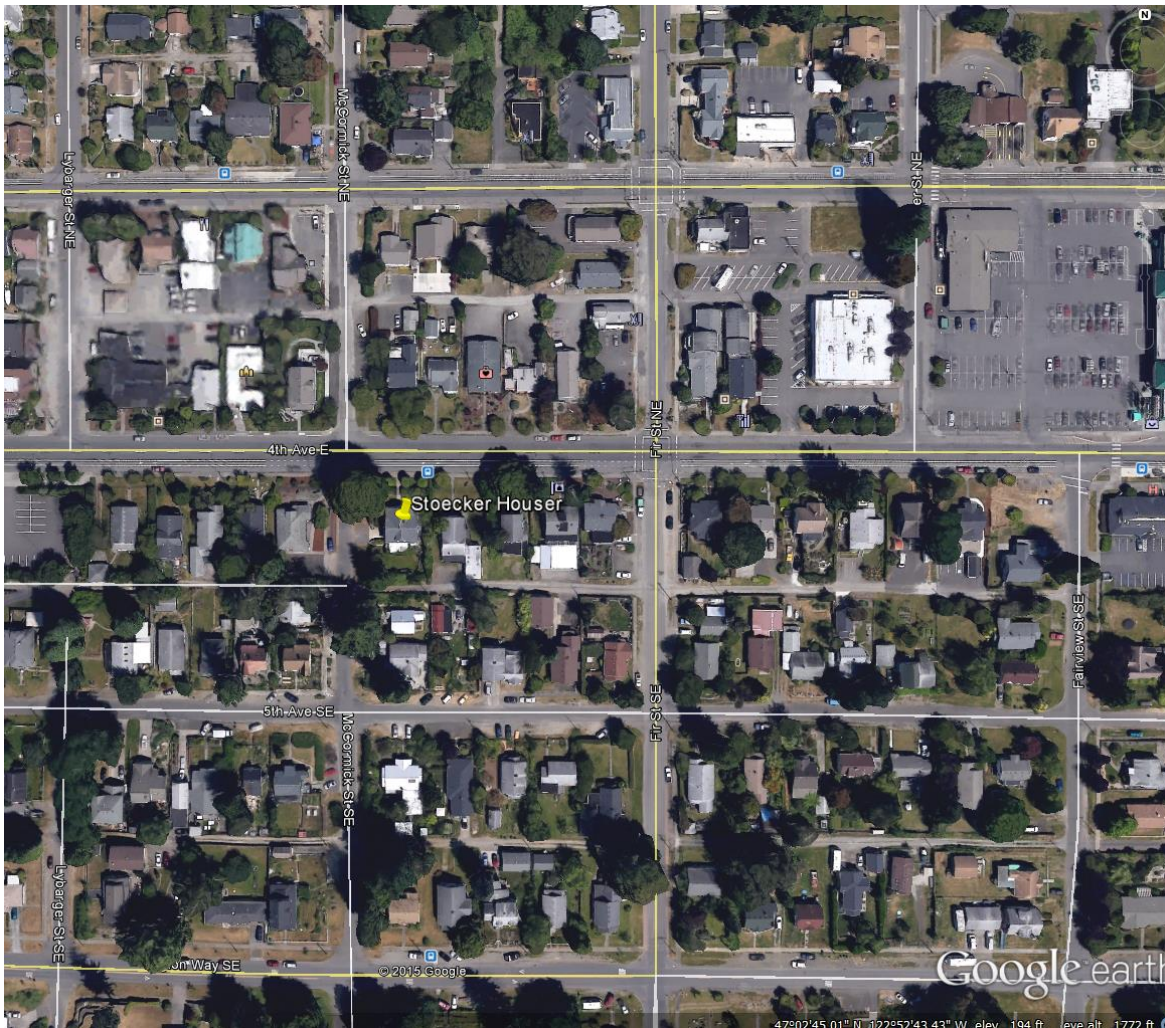
Stoecker House
Name of Property

Thurston Co, WA
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: 

Latitude:

Longitude:

Stoecker House
Name of Property

Thurston Co, WA
County and State

Stoecker House Google Earth Map

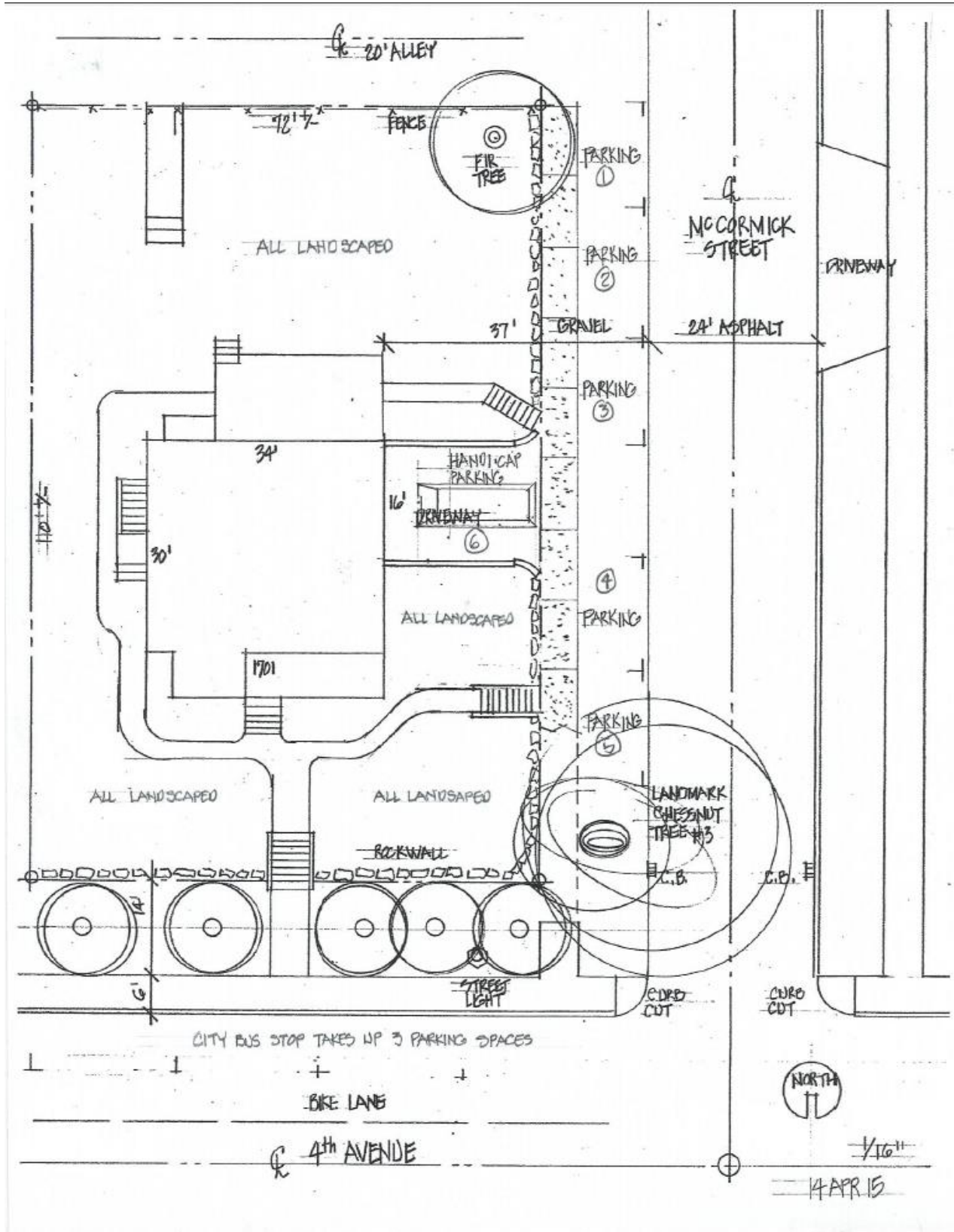


Nominated Site

Stoecker House Thurston County Parcel Map

Stoecker House
Name of Property

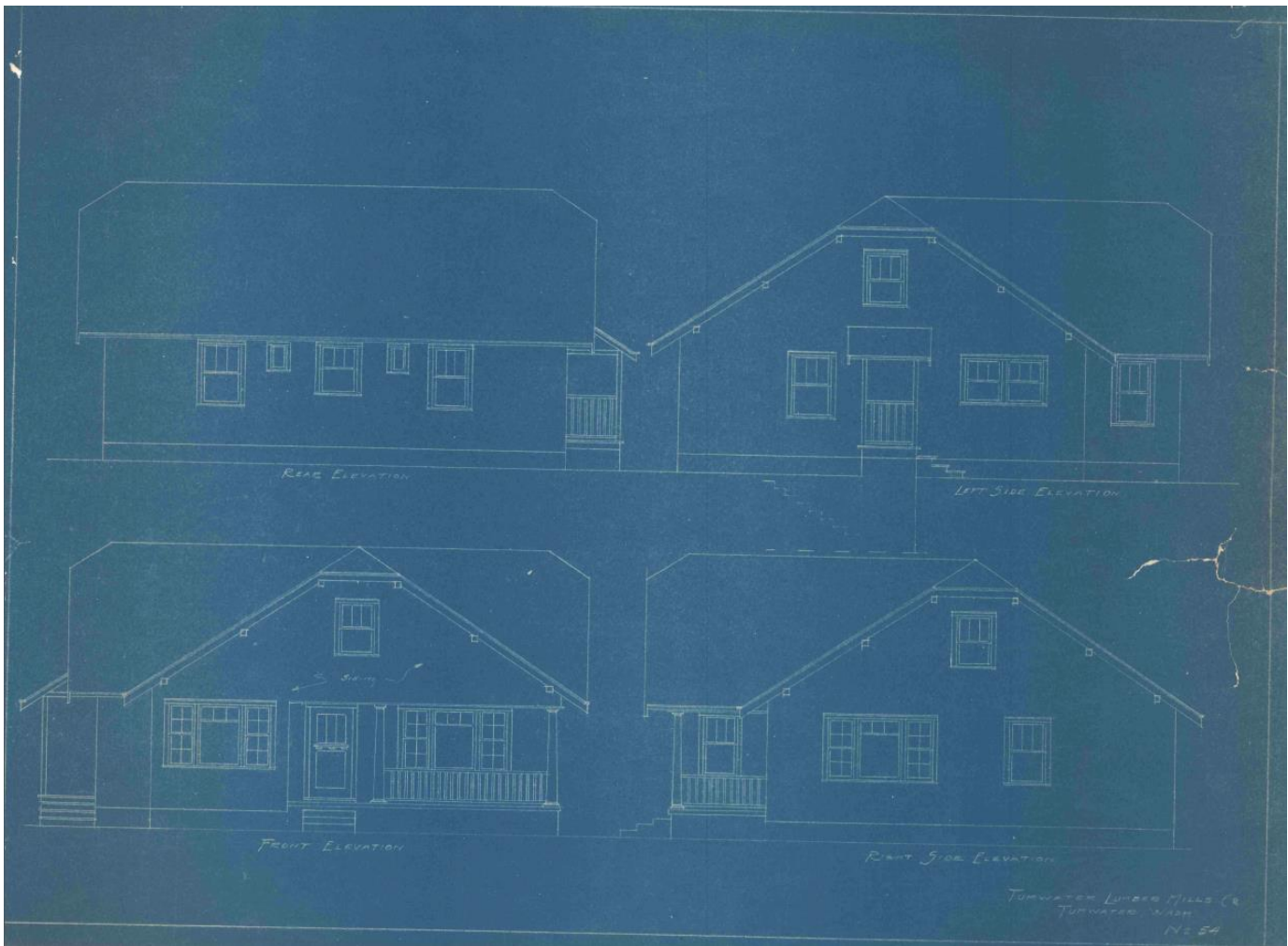
Thurston Co, WA
County and State



Stoecker House
Site Plan
Scale: 1/16" = 1'

Stoecker House
Name of Property

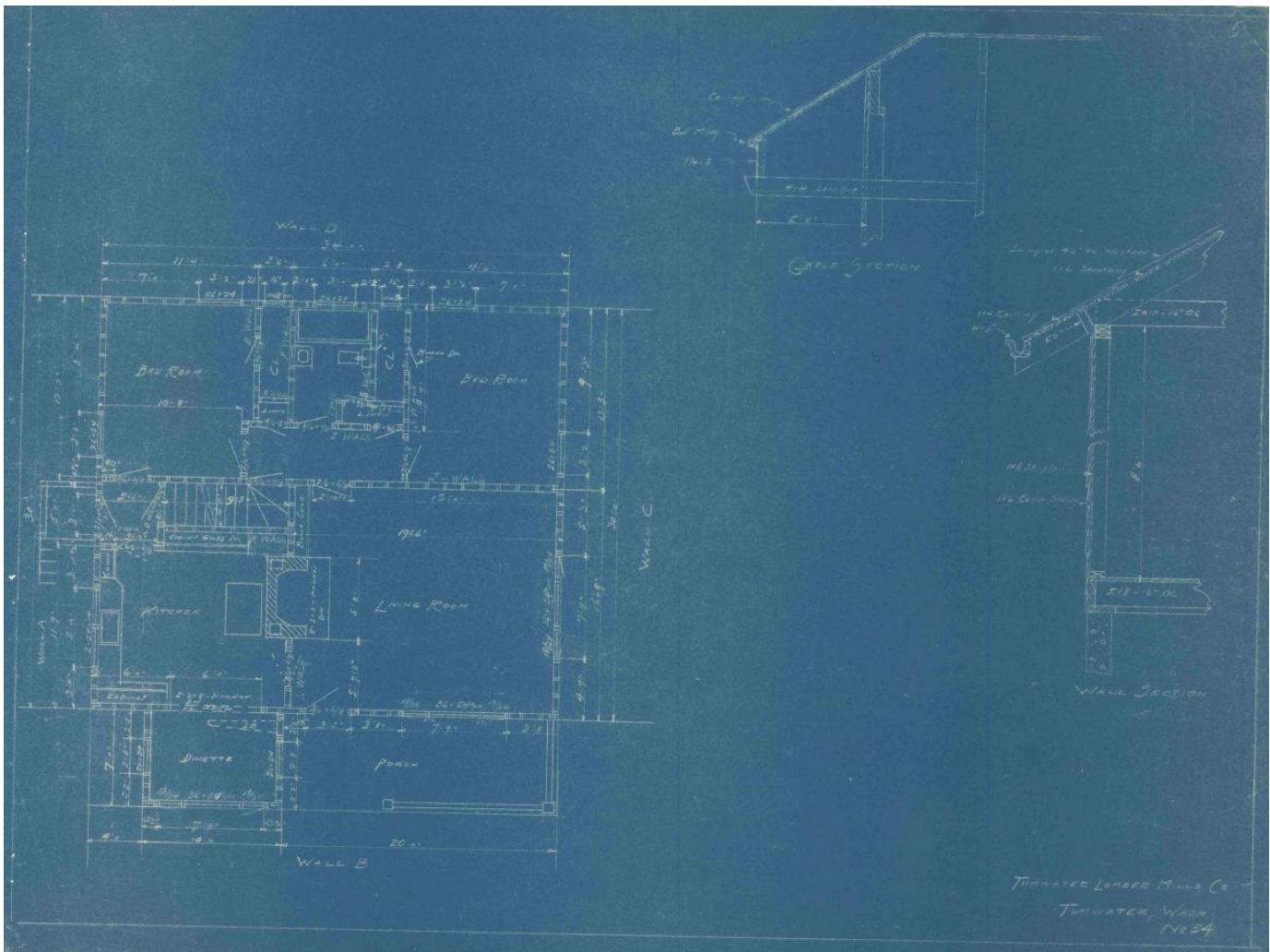
Thurston Co, WA
County and State



Stoecker House
Elevations – Tumwater Lumber Mills Co.; Plan No. 54
Scale: 1/4" – 1'-0

Stoecker House
Name of Property

Thurston Co, WA
County and State

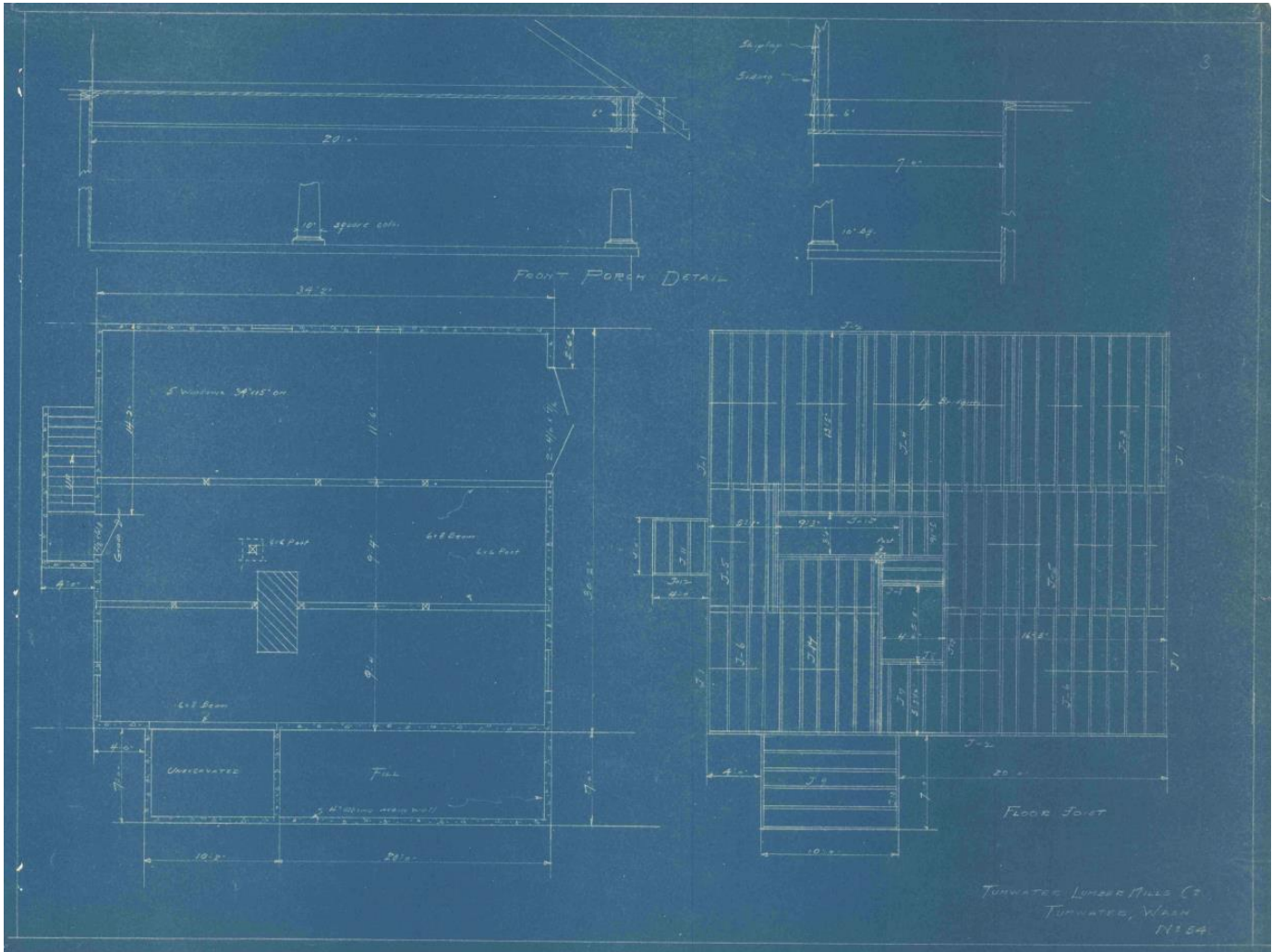


Stoecker House

Floor Plan: 1st Floor & Wall Framing Detail – Tumwater Lumber Mills Co.; Plan No. 54
Scale: 1/4" – 1'-0

Stoecker House
Name of Property

Thurston Co, WA
County and State

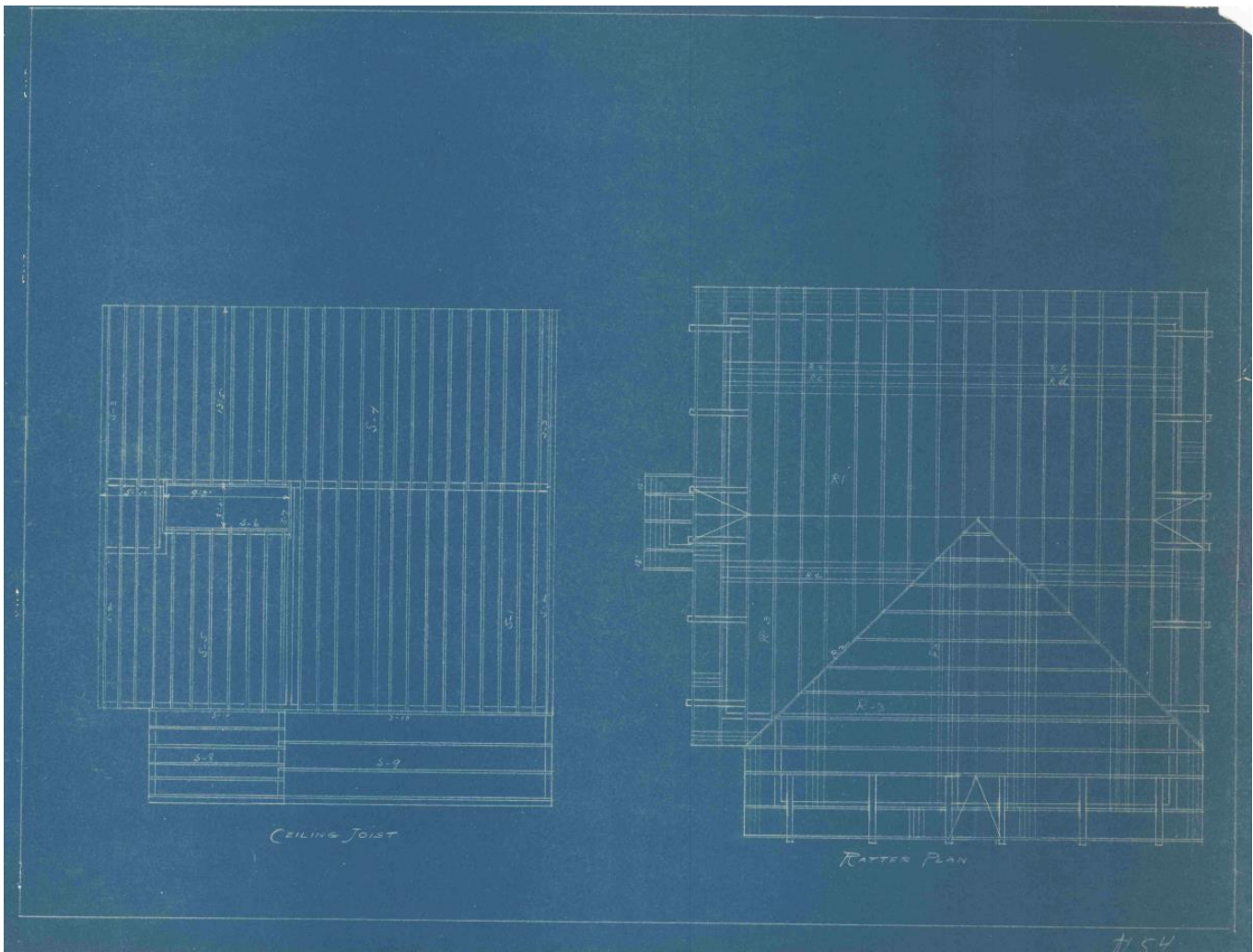


Stoecker House

Floor Plan: Basement, Porch Detail & Floor Joist Detail – Tumwater Lumber Mills Co.; Plan No. 54
Scale: 1/4" – 1'-0

Stoecker House
Name of Property

Thurston Co, WA
County and State



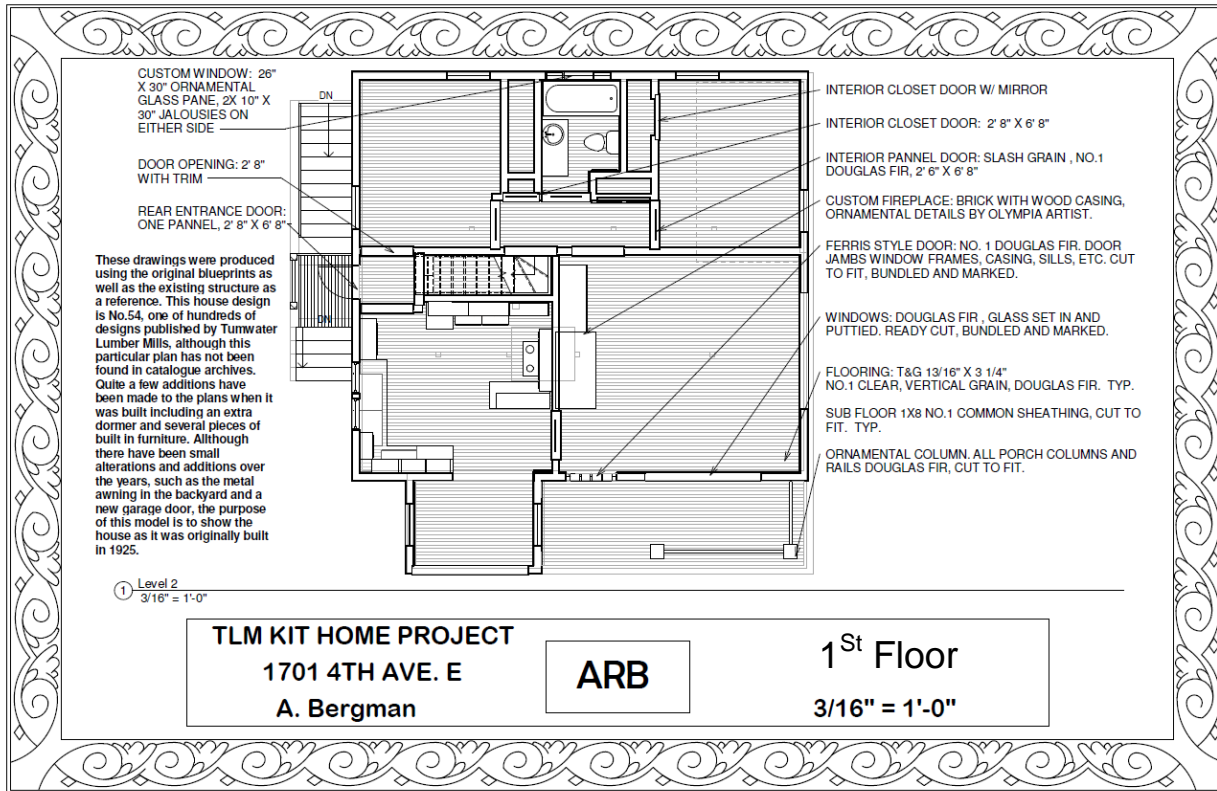
Stoecker House
Ceiling Joist & Rafter Plan – Tumwater Lumber Mills Co.; Plan No. 54
Scale: 1/4" – 1'-0

Stoecker House

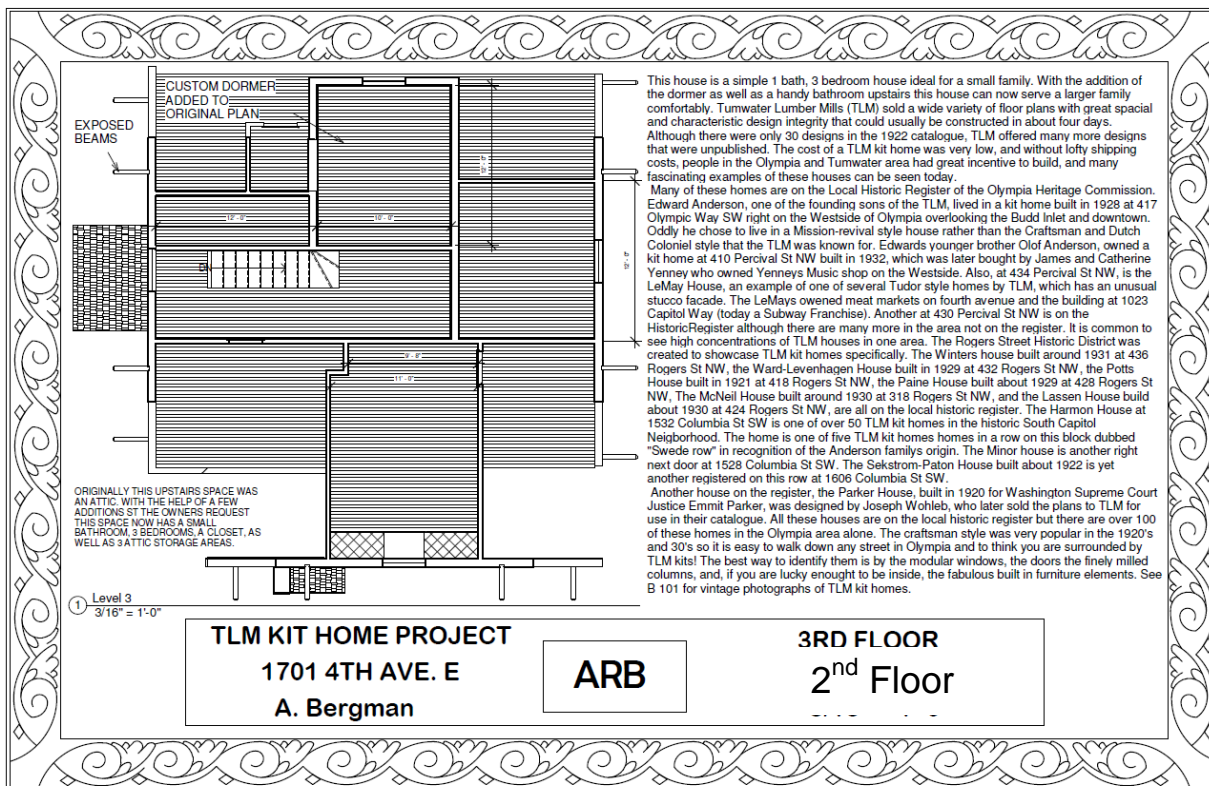
Name of Property

Thurston Co, WA

County and State



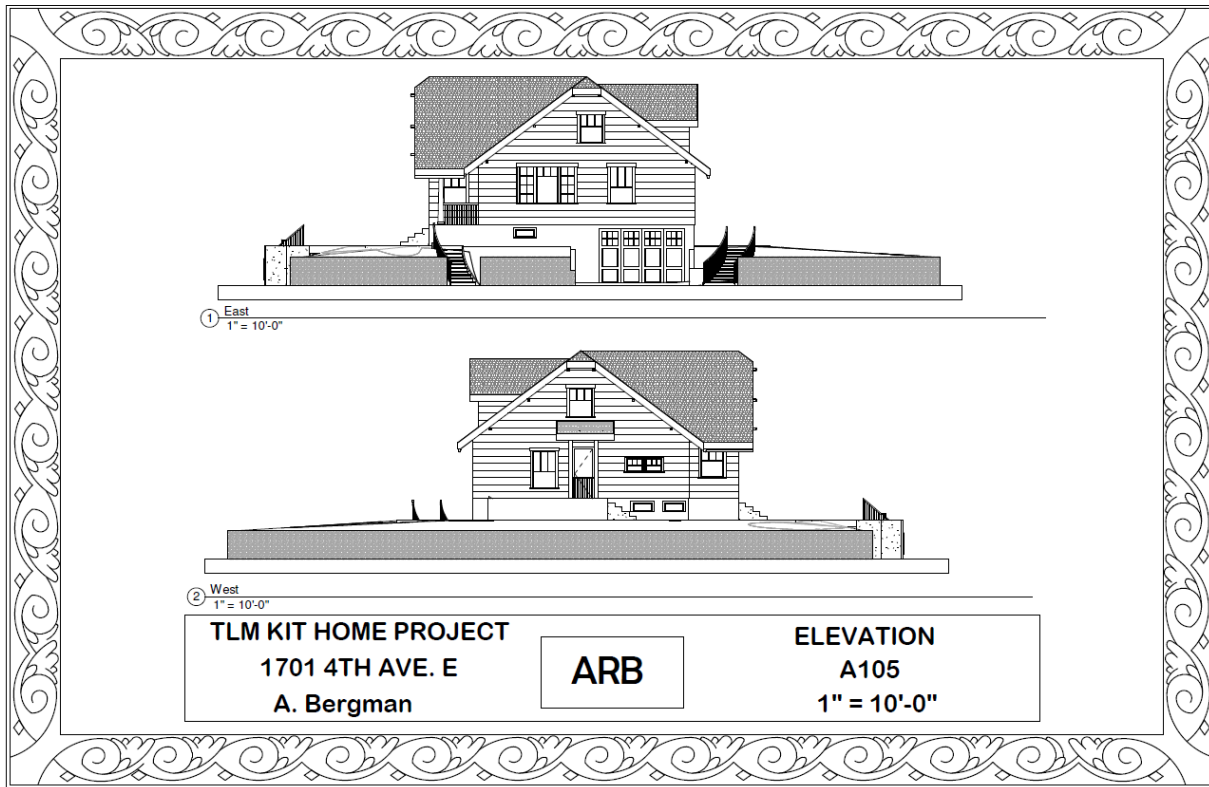
Student Project - Alex Bergman, 1st Floor Plan



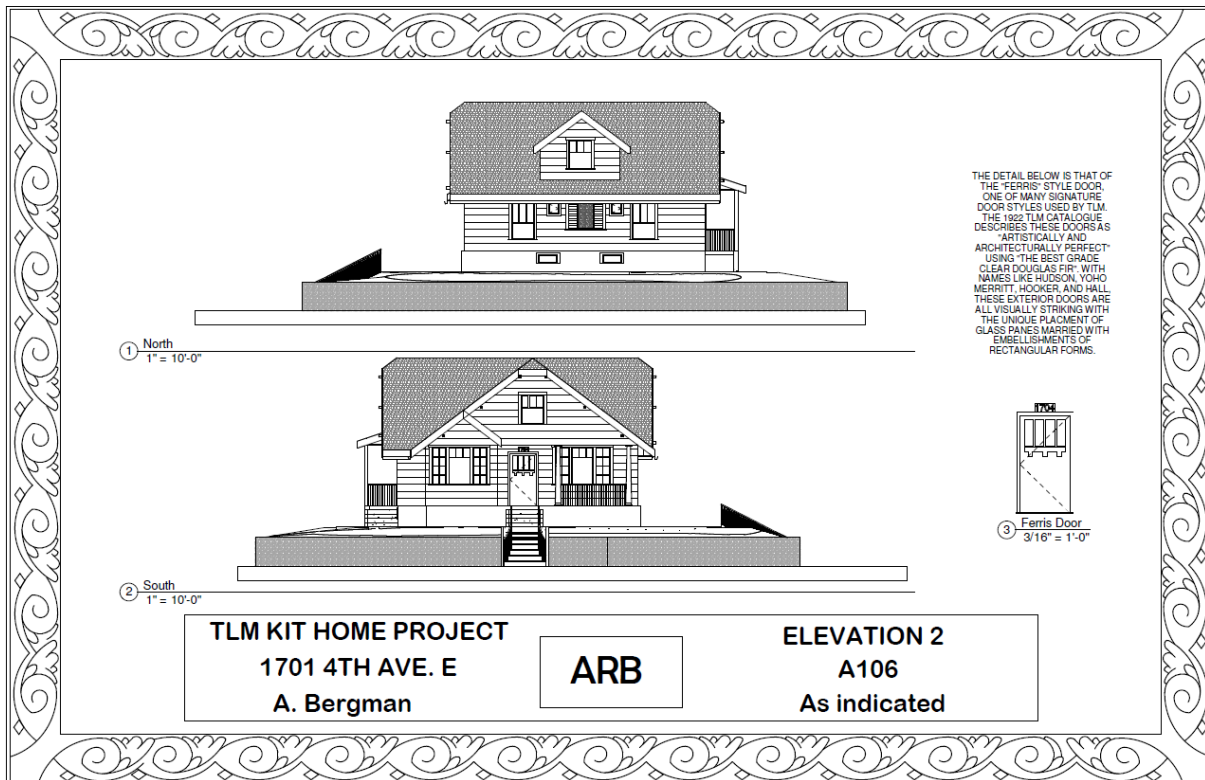
Student Project - Alex Bergman, 2nd Floor Plan

Stoecker House
Name of Property

Thurston Co, WA
County and State



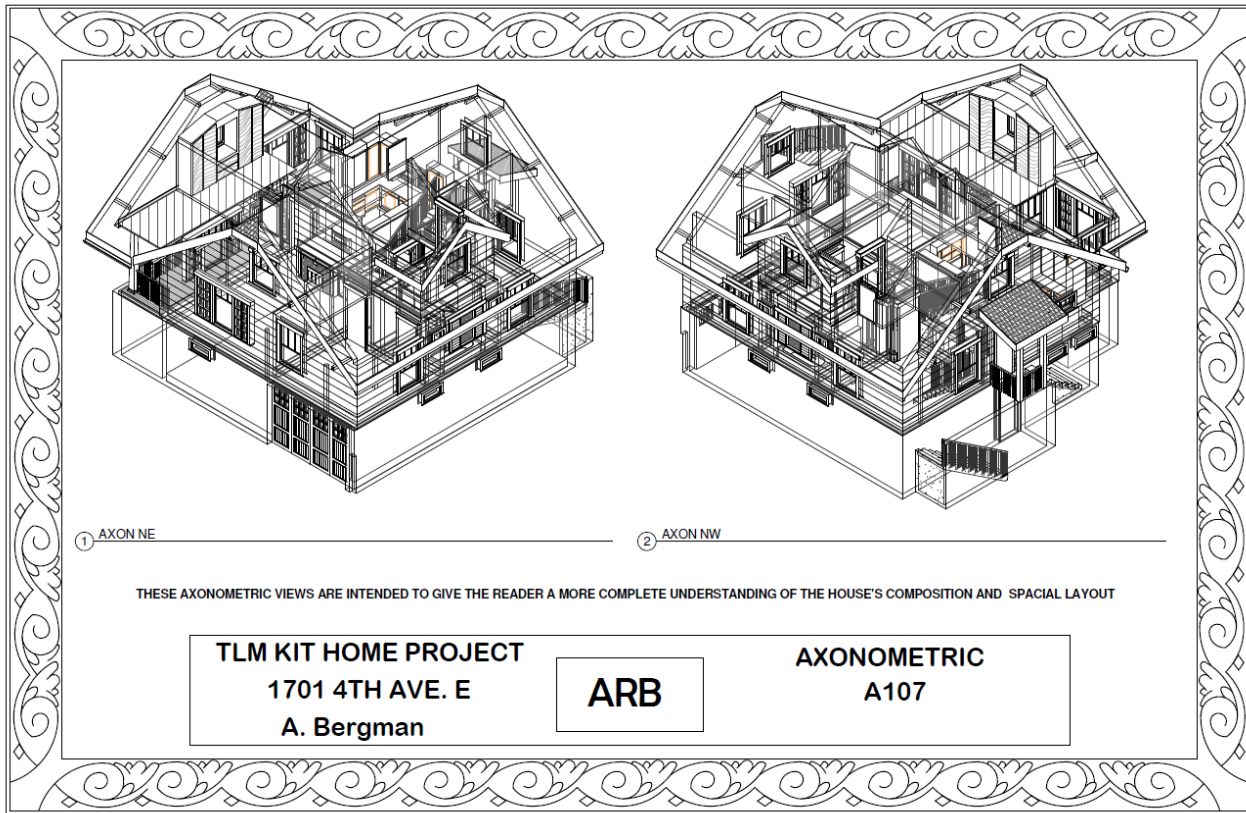
Student Project - Alex Bergman, West and East Elevations



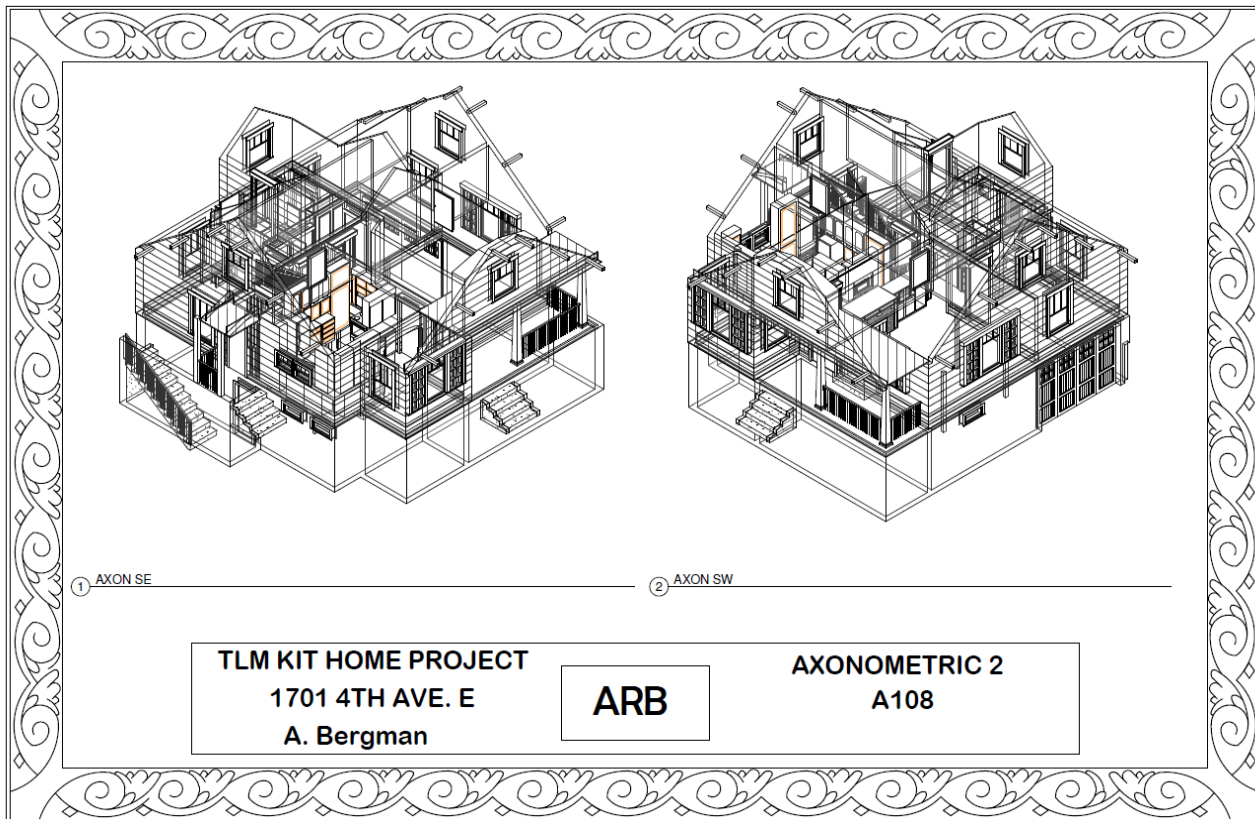
Student Project - Alex Bergman, South and North Elevations

Stoecker House
Name of Property

Thurston Co, WA
County and State



Student Project - Alex Bergman, Axonometric View 1



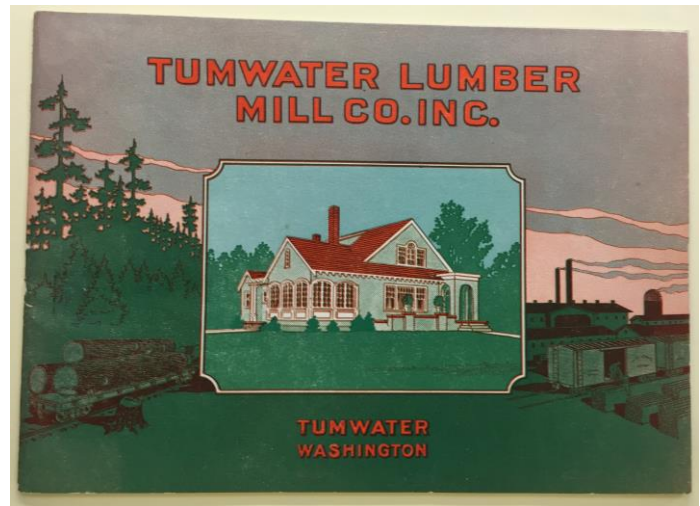
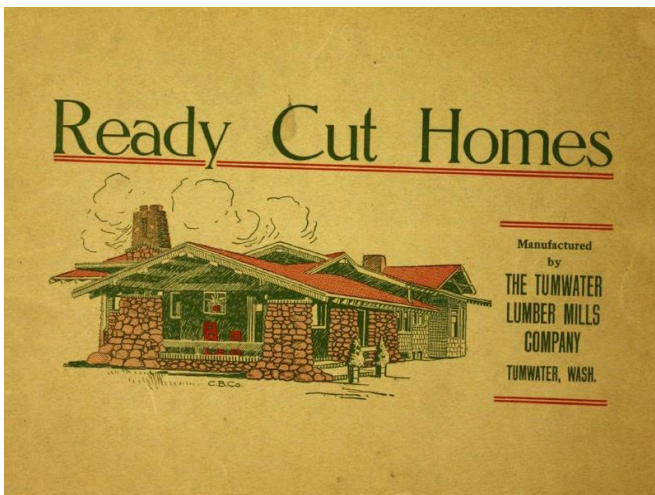
Student Project - Alex Bergman, Axonometric View 2

Stoecker House

Name of Property

Thurston Co, WA

County and State



Tumwater Lumber Mills Co., Ready Cut Homes: Catalogue covers: left (No. 3, 1922), right (No. 5, 1925).



Advertisement – Tumwater Lumber Mills Co.,
Seattle Times: February 26, 1922

Advertisement – Tumwater Lumber Mills Co., Morning Olympian: August 25, 1925

Stoecker House
 Name of Property

Thurston Co, WA
 County and State

11 Modern homes of rare distinction
 --compare their style and value at their price
 with any you have seen

"Exceptionally" these selected and carefully chosen. Each home is the result of the most modern architectural thinking. The design is the result of the best of modern architectural thought. The design is the result of the best of modern architectural thought. The design is the result of the best of modern architectural thought.

Our Feature Dream Home

THE MILLS BEHIND TUMWATER HOMES

TUMWATER HOMES—attractive homes—direct from the mill to you—ready-cut—ready to build—no waste in material—no cost for plans or blue-prints—a tremendous saving in labor as well as first cost—no wonder hundreds and hundreds of happy home owners speak in highest terms of TUMWATER HOMES

Every plan shown in the result of careful planning on the part of our architects. Each home has been built on actual photographs of the completed home, and our illustrations are by a designer. This is proof that the plans are architecturally correct and can be built exactly as shown. You are not experimenting when you choose a TUMWATER HOME.

Our General Specifications Book, which will be sent promptly upon request, will give you complete information covering the materials we use in TUMWATER HOMES. The government has up to these specifications in every detail. The lumber shown in this book is the same as shown in the photographs in this book. It is the same, every way of shape, size, like other work. Douglas Fir is lumber known for its fine beauty of grain which makes it particularly adapted for interior use.

This folder contains eleven carefully selected house plans. Further desired has complete set of plans for each of these plans has been sold many times without stoppage in demand, the best representative we can give.

You cannot help being attracted in TUMWATER HOMES. Our materials are of the best, the construction has been tried and proven, and the cost is much less.

We will gladly furnish you with quotations direct and an estimate of the completed cost of any plan here illustrated upon request. Your request will not obligate you in any way.

TUMWATER LUMBER MILLS COMPANY
 OLYMPIA, WASHINGTON

Advertisements – Tumwater Lumber Mills Co., c.1930

DLR 8, 1937 THE DAILY OLYMPIAN

HOME SPEAKS FOR TUMWATER LUMBER MILLS

Not just an office and lumber yard to which prospective builders may go to obtain quality lumber but an institution built upon complete and reliable service is the Tumwater Lumber Mills company, located at 902 West Bay Drive. The firm offers complete building service, including designing, financing and selection of reliable and capable contractors at the option of the patron. The picture above is a typical Tumwater Lumber Mills designed home, one of many attractive dwellings of Olympia and adjacent communities which bear the firm's stamp of beautiful, individualistic design. Managed by Olof Anderson, the retail department is one branch of the Anderson Brothers' enterprises, which include two Olympia sawmills of 300,000 board feet daily capacity. One plant is of the gang-saw type, first mill of its kind to be built in the United States.

Advertisement – Tumwater Lumber Mills Co.,
 Daily Olympian: November 8, 1939

**We Design
 Beautiful New Homes**

Planned and arranged in the latest mode—incorporating every newest improvement in design.

20 YEARS EXPERIENCE

... in building and planning fine homes fully qualifies us as experts in modern home design. We will be pleased to advise prospective home owners without obligation.

**We Are Equipped to Furnish All Kinds of Building Materials
 for New Homes or for Modernizing.**

Financing if Needed

TUMWATER LUMBER MILLS, INC.
 WEST BAY DRIVE
Phone 3366

Advertisement – Tumwater Lumber Mills Co.,
 Daily Olympian: November 8, 1939

Stoecker House
 Name of Property

Thurston Co, WA
 County and State



Samples of Tumwater Lumber Mill Co. Houses

Current Image



108 20th Ave SW, Olympia

Tumwater Lumber Co. Catalogue Cut

TUMWATER LUMBER MILLS CO. TUMWATER, WASHINGTON

Specifications Style 203.

FOUNDATION—Basement (2' above ground), full beam and split in front
FRAME—2x4 post and beam with full bracing; full shiplap; 2x4 rafters; 2x4 ceiling joist.
WALLS—2x4 exterior, double constructed, 4x6, 1x2 shiplap sheathing; 2x4 interior with 1/2" water stopping.
FLOOR—1 to 2 clear cedar shingles on 1x4 nail sheathing; 2" joists with 1/2" sheathing, 1/2x2" vapor barrier supported on battens.
INTERIOR FINISH—6" base board and shoe; 6" Mission casing with special hand molding; picture molding.
BUILT-IN FEATURES—Kitchen: enamel cabinets with double doors; enameled sink and stove; double doors; Mission cupboard with double doors; Mission dining room table.
PAINT—Two coats of paint for exterior, interior—three coats of white or ivory enamel, oil stain, floor and varnish. No roof stain.
LATH—No. 1 lath for all plaster work.
HARDWARE—All outside hardware; nails for all outside and inside work; finish hardware all complete. (Circle back for final cost.)

Page Forty-Four For General Information See Page Eight

Plan No. 145



1528 Columbia St SW, Olympia

TUMWATER LUMBER MILLS CO. TUMWATER, WASHINGTON

Specifications Style 110

FOUNDATION—Top 2 feet above ground; full beams and joist.
FRAME—2x4 post and beam floor joist; 2x4 box gird; 1x2 bracing; 1x2 sheathing; 1x2 rafters.
WALLS—2x4 exterior, first floor; 2x4 exterior second floor; double constructed throughout; 1x2 shiplap; full paper; 6" cedar siding with shingles or gables.
FLOOR—Basement 1x4 or 1x6 shiplap; 1x2 sheathing; vertical grain floor; full beam and joist floor.
ROOF—1 to 2 clear cedar shingles on 1x4 surfaced sheathing; 2" joists with 1/2" sheathing.
FINISH—6" Mission casing with special hand molding; 6" base board and shoe; hand-stained; picture molding in all rooms.
BUILT-IN FEATURES—Cabinets or French doors to living room; wicker table and hardware; breakfast table and seats; dress board with cabinet; mirror; kitchen cabinet with drawers in one with built-in.
PAINT—Two coats of paint for exterior, interior—three coats of ivory or white enamel, oil stain, floor and varnish. No roof stain.
HARDWARE—All outside hardware; nails for all outside and inside work; finish hardware all complete. (Circle back for final cost.)
LATH—No. 1 lath for all plaster work.
 All material furnished in Douglas fir—No. 1 common for framing and boards and No. 1 clear for finish.

Page Thirty-Six For General Information See Page Eight

Plan No. 110



204 17th Ave SE, Olympia

TUMWATER LUMBER MILLS CO. TUMWATER, WASHINGTON

Specifications Style 218

All material furnished in our beautiful Douglas fir of the very best material.
FOUNDATION—Top 2 feet above ground; full beams and joist on concrete all back portion for support of floor.
FRAME—2x4 floor joist and box gird; 1x2 bracing; 2x4 sheathing; 2x4 ceiling joist and rafters.
WALLS—2x4 exterior, first floor; 2x4 exterior second floor; double constructed throughout; 1x2 shiplap; full paper; 6" cedar siding with shingles or gables.
FLOOR—Basement 1x4 or 1x6 shiplap; 1x2 sheathing; 1x2 vertical grain floor; full beam and joist floor.
ROOF—1 to 2 clear cedar shingles on 1x4 surfaced sheathing; 2" joists with 1/2" sheathing, 1/2x2" vapor barrier.
INTERIOR FINISH—6" base board and shoe; 6" Mission casing with special hand molding; picture molding in all rooms.
BUILT-IN FEATURES—Kitchen: cabinets with double doors; enameled sink and stove; double doors; breakfast table and seats; Mission cupboard with double doors; Mission dining room table.
PAINT—Exterior—two coats of paint; interior—three coats of ivory or white enamel or stain, floor and varnish. No roof stain.
HARDWARE—All outside hardware; nails for all inside and outside work; finish hardware all complete. (Circle back for final cost.)
LATH—No. 1 lath for all plaster work.

Page Forty-Two For General Information See Page Eight

Plan No. 361, 218, 126 & 341

Stoecker House
Name of Property

Thurston Co, WA
County and State



View to the south east from McCormick St SE & 4th Ave E., c. 1928



Stoecker House., c. 1930

Stoecker House
Name of Property

Thurston Co, WA
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: Richard & Lydia Stoecker House

City or Vicinity: Olympia

County: Thurston **State:** WA

Photographer: Michael Houser

Date Photographed: Sept 2015

Description of Photograph(s) and number:

1 of ____.



Stoecker House
Name of Property

Thurston Co, WA
County and State



Stoecker House
Name of Property

Thurston Co, WA
County and State



Stoecker House
Name of Property

Thurston Co, WA
County and State



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Thurston Co, WA
County and State



Stoecker House
Name of Property

Thurston Co, WA
County and State



Stoecker House
Name of Property

Thurston Co, WA
County and State

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

name Rainbow Health LLC
street & number 1701 4th Avenue East telephone 360-789-7052
city or town Olympia state WA zip code 98506

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.