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TN 296

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 *How to Complete the National Register of Historic Places Registration Form*. (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name F. W. Schmidt House  
other names/site number 34-421 (Inventory Number)

### 2. Location

street & number 2831 Orange not for publication  
city or town Olympia vicinity  
state Washington code WA county Thurston code 067 zip code 98501

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  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  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (See continuation sheet for additional comments.)

Mary M. Thompson 5/18/95  
Signature of certifying official Date

Mary Thompson, State Historic Preservation Officer  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. (See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

I, hereby, certify that this property is:  
 entered in the National Register.  
 See continuation sheet  
 determined eligible for the National Register.  See continuation sheet  
 determined not eligible for the National Register.  
 removed from the National Register.  
 other, (explain:) \_\_\_\_\_

\_\_\_\_\_  
Signature of Keeper Date of Action

Property Name F. W. Schmidt House

County and State Thurston, Washington

Page 2

**5. Classification**

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>1</u>	<input type="checkbox"/> buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<input type="checkbox"/>	<input type="checkbox"/> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<input type="checkbox"/>	<input type="checkbox"/> objects
	<input type="checkbox"/> object	<u>1</u>	<input type="checkbox"/> Total

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

No. of contributing resources previously  
listed in the National Register:

Olympia Residential Architecture-Early Settlement to 1944

0

**6. Functions or Use**

Historic Functions  
(Enter categories from instructions.)

Current Functions  
(Enter categories from instructions.)

Domestic/Single Dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Domestic/Single Dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

Architectural Classification  
(Enter categories from instructions.)

Materials  
(Enter categories from instructions.)

Late 19th and 20th Century Revival/English Revival  
\_\_\_\_\_  
\_\_\_\_\_

foundation Poured concrete  
walls Concrete brick/clapboard  
roof Wood shake shingles  
other \_\_\_\_\_  
\_\_\_\_\_

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

See attached.

Property Name F. W. Schmidt House

County and State Thurston, Washington

**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.)

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

Areas of Significance  
(Enter categories from instructions.)

Architecture

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Period of Significance

1937-38

Significant Dates

1938-construction date

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Joseph Wohleb/Architect

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)  
See attached.

Property Name F. W. Schmidt House

County and State Thurston, Washington

**9. Major Bibliographical References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

See attached.

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 # \_\_\_\_\_

Primary location of additional data:

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of property less than one

UTM References

1	<u>1/0</u>	<u>5/0/8/8/6/0</u>	<u>5/2/0/7/5/7/0</u>	3	<u>/ /</u>	<u>/ / / / / /</u>	<u>/ / / / / /</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>/ /</u>	<u>/ / / / / /</u>	<u>/ / / / / /</u>	4	<u>/ /</u>	<u>/ / / / / /</u>	<u>/ / / / / /</u>

See continuation sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Plat of the City of Olympia Lots 1 and 2 of Block 1 of Stratford Place and 5.5 feet of east 123 feet of Lot 3 of Stratford Place.

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

These are the historic boundaries of the property.

**11. Form Prepared By**

name/title Shanna Stevenson

organization Thurston Regional Planning Council date July, 1994

street & number 2404 Heritage Court SW telephone 786-5480

city or town Olympia state WA zip code 98502

**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items.)

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

name Peter & Susan Overton

street & number 2831 Orange telephone 786-9259

city or town Olympia state WA zip code 98501

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 5  
Name of Property F. W. Schmidt House  
County and State Thurston, Washington

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**Narrative Description**

The Frederick W. Schmidt House is a large, rambling L-shaped structure situated on a large landscaped corner lot bordered by a tall holly hedge in southeast Olympia. The one-and one-half story, side gabled structure, of simplified English Revival style is set on a concrete foundation. The house is distinguished by its tall, steeply gabled roof line which diminishes in height and width in three sections from north to south, with the smallest section on the south end. The roof is clad in wood shake shingles and has close eaves. The walls of the first story are unpainted concrete brick. A wide chimney of similar brick topped by chimney pots rises at the south end of the front facade. The gables are clad with wide rusticated clapboards. The central front entry door is recessed in a segmental arch with sandstone quoins. Fenestration includes narrow multi-pane casement windows in groups of two and three. The windows have brick sills. A wide, multi-paned bay window with a copper hooded roof extends from the south end wall.

A rear (west) wing contains a triple garage which opens onto a parking court to the north. One of the garage doors has been filled in with glass blocks and an entry door. Above the garage doors are gabled dormers.

Interior features include hand-stained and waxed oak woodwork, beamed ceilings in the cathedral ceiling living room which also has an ornate inscribed fireplace and built-in bookcases. The house also has hand-finished, polished concrete floors and specially hand-applied plastered 3/4 inch putty coat walls.

Construction details include an eight inch deep railroad cinder base under the concrete pad foundation, water proof skirting on the foundation, and a rooftop fire-protection water system.

Landscape features include a large holly hedge which encompasses the rear yard of the house, birch trees, fruit trees and a fish pond.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 6  
Name of Property F. W. Schmidt House  
County and State Thurston, Washington

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**Narrative Statement of Significance**

The Frederick W. Schmidt House is significant as a distinctive interpretation of the English Revival Style, with outstanding landscaping, designed by Olympia's premier architect, Joseph Wohleb and built for members of one of the area's most important business families. The house is also significant for its innovative construction, building materials and as the centerpiece of the development of this area of Olympia, initiated by its builder.

The house was built in 1937-1938 for Frederick G. Schmidt whose family founded and operated the Olympia Brewery for many years. Schmidt was a director and assistant treasurer of the Olympia Brewing Company. He was also an executive of Western Metalcraft, located in the brewery complex and manufacturers of kitchen cabinets after World War II.

According to Frederick A. Schmidt, the original builder's son, the design of the house was conceived by Mrs. Schmidt, Elsa Heiser Schmidt. Frederick Schmidt was interested in concrete construction however, and according to his son asked Frank Lloyd Wright to provide information about radiant heat in concrete construction and even sent him \$500.00. Wright pocketed the money. The house was built with baseboard heat.

Schmidt did build the house with concrete construction however after testing the water absorption of brick made of concrete and clay, concluding concrete absorbed no more moisture than clay.

The house was built on a concrete pad with eight inches of railroad cinders under the floor to limit moisture absorption. A two foot skirt around the foundation also limited moisture. Greystone, a local manufacturer provided the concrete brick for the construction of the house which was built concurrently with and by the same contractor who was constructing the new Olympia Brewery during this time.

Schmidt also included innovative fire prevention for the house which has a large expanse of cedar shingle roofing on its steep gables. Schmidt specified two inch watermain sprinklers for the roof. The house originally featured copper drains and down spouts and boasted a zinc cap on the shingle ridge to deter the growth of moss on the roof.

If Frederick Schmidt provided the technical aspects for the house, it was his wife Elsa Heiser Schmidt who provided the soul of the house. She, according to her son, envisioned the "English Farm House" and specified the hand polished concrete floors, specially plastered walls, hand stained and waxed woodwork, and the specially designed and engraved oak fireplace and book cases. The west side "L" originally provided the space for a ball room. In the garage a specially built cool box

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 7  
Name of Property F. W. Schmidt House  
County and State Thurston, Washington

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accommodated food storage. Mrs. Schmidt specified the copper-roofed bay window on the south side of the house to fit a grand piano and planted a special fir tree outside the window to provide for an annual Christmas tree without bringing one inside.

Mrs. Schmidt, an avid gardener planned the landscaping as well. An elaborate gravity fed system watered the grounds which featured a substantial holly hedge, cutting gardens, birches, fruit trees and an expanse of lawn. The holly hedge was planted in a bed of tin cans, which nourished the hedge from locally grown cuttings. Included in the grounds were a trout pond fed by its own well. Mrs. Schmidt routinely provided flowers for the hospitality room of the Olympia Brewery from her garden.

Olympia's premier architect, Joseph Wohleb, designed the house for the Schmidts. Wohleb was also the architect for the Brewery. Wohleb came to Olympia in 1913 from Southern California and went on to design hundreds of homes, businesses, public buildings and manufacturing facilities until his death in 1958. Several of his works are listed on the National Register including the Lord Mansion and McCleary Mansion in Olympia. The Frederick Schmidt House is a clear departure from other works by Wohleb in both style and material. Wohleb specialized in Mission Revival design homes and used stucco extensively, reflecting his California roots.

This area was historically adjacent to and part of the Cloverfields Farm, a model dairy farm built by Hazard Stevens, son of first Washington Territorial Governor Isaac Stevens.

Frederick W. and his brother Franck Schmidt built several houses as the first development in the area during the late 1930s and early 1940s subsequent to the construction of this house. Olympia Architect Joseph Wohleb designed the houses. Because of a shortage of wood during the World War II years, the Schmidt's developed concrete brick homes. The houses featured concrete brick construction erected on a concrete pad. Some houses also utilized concrete roof trusses. The foundation pad was placed on top of a subfloor of gravel and ash to deter drawing moisture. The concrete brick was also extended to the interior of the houses, some of which have interior concrete walls while others had some wood frame construction. Concrete bricks came from the Greystone Concrete Company in Olympia. Frank Hallmeyer did the concrete work and B. B. Jensvold also assisted in the project. The use of concrete bricks in the Schmidt House reflects his interest in that building material for his own residences and those he developed in the area.

The house is unique in its scale and use of fine materials, although several of the concrete brick houses in the area were also designed in the English Cottage/Revival style. The Frederick Schmidt House was the centerpiece of the Schmidt's development in Southeast Olympia.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number   9   Page   8    
Name of Property F. W. Schmidt House  
County and State Thurston, Washington

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**Bibliography**

Letter from Frederick A. Schmidt, October 22, 1985

Interview with Frederick A. Schmidt, July 21, 1994

Obituary for Frederick W. Schmidt, Daily Olympian, October 24, 1962, pg. 12.

Interview with Alvin Padget, July 21, 1994

Maddox, Dawn, "Joseph Wohleb: Resident Architect of the State's Capitol," Landmarks, Vol. IV, No. 4.





1. **Frederick Schmidt House**

2. Thurston, WASHINGTON

3. Tom Costantini

4. 9/18/85

5. Washington State Office of Archaeology  
and Historic Preservation

6. Southeast corner

7. Photograph 1

#4





