



Olympia Heritage Register Application

Attachment 1

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MAY 28 2015
COMMUNITY PLANNING
AND DEVELOPMENT DEPT.

Property Identification and Legal Description:

Historical Property Name (if determined): Part of the Avalon Building

Street Address: 108 Franklin Street NE

City / State / Zip Code: Olympia, WA 98501

Tax Number / Parcel Number: _____

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

Name: Kenneth Pugh + Constance Phegley

Street Address: 1712 Jefferson St. SE

City / State / Zip Code: Olympia, WA 98501

Phone Number: (360) 709-9574 Email Address: connieandkenny@comcast.net

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.

Type of Property (choose one):

- Individual Historic Building or Cluster of Buildings at the Same Address
- Historic District*
- Historic Cemetery / Burial Site*
- Historic Site* (location of an important event)
- Historic Structure (e.g., irrigation system, bridge, or other "uninhabitable" functioning built element)
- Historic Object (e.g., statue, grave marker, or other non-functioning built element, or vessel)
- Archaeological Site*
- Traditional Cultural Landscape* (e.g., agricultural, horticultural, industrial, recreational, maritime, or other built landscape)

***Boundary Justification** (for a proposed historic district, historic cemetery/burial site, historic site, archaeological site, or traditional cultural landscape):

For a proposed historic district, describe the proposed boundaries of the district (such as street names and/or topographical features) and provide reasoning for the boundaries proposed:

Significance of Property (check all that apply):

The Olympia Heritage Register recognizes significant properties which are at least 50 years old, or of lesser age if of exceptional importance. This property is important for one or more of the following reasons:

- Historical Importance** – A property which falls under this category is the site of a historic event which has had an effect upon society, is identified with a person or group who had an influence on society, or exemplifies the cultural, social, religious, economic, political, aesthetic, or engineering history of Olympia.
- Architectural Importance** – This property is either an **individual** building that embodies the distinguishing characteristics of an architectural type, person, style or method of design or construction, or is the work of an architect or master builder whose individual work has influenced the development of Olympia, or a **group** of buildings that may lack distinction individually but together are easily distinguished as a unit and characterize an earlier era, way of living, or construction method.

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- 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:

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

PROPERTY OWNER CERTIFICATION

I/We, as the undersigned owner(s) of the below-named property, do agree to place the property on the Olympia Heritage Register.

I/We understand that the property will be subject to an advisory review process by the City of Olympia's Heritage Commission, the Historic Preservation Officer, or the Joint Design Review Board on any proposed changes to exterior architectural features that require a building permit, new construction on the property, or demolition.

I/We further understand that the result of this advisory review process will result in a recommendation to the City of Olympia Building Official, Site Plan Review Committee, or Hearing Examiner.

I/We also understand that the property will be publicized by the City with its location shown on maps of historic properties and background information published on its historical significance.

I/We understand that the listing on the Olympia Heritage Register will be recorded with the Thurston County Auditor's Office.

I/We further understand that the Olympia Heritage Register listing will be recorded in the chain of title for the property.

Property Address:

108 Franklin St. NE

Owner(s) (all owners must sign):

Printed Name: Constance M. Phegley

Signature: [Handwritten Signature]

Printed Name: Kenneth Pugh

Signature: [Handwritten Signature]

Printed Name: _____

Signature: _____

Date: April 26, 2016

LOCATION SECTION

Historic Name: Avalon Annex Building
Common Name: Fox's Store (#34-802)
Property Address: 302 4th Ave East Olympia, Thurston, 98501
Comments: OLYMPIA

Field Site No.: 782
OAHP No.:

County Thurston Township/Range/EW Section T18R02W 14 1/4 Sec SW 1/4 1/4 Sec TUMWATER Quadrangle

UTM Reference

Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com
Sequence: Q Easting: 507870 Northing: 5209900

Tax No./Parcel No. 78503300800 Plat/Block/Lot Sylvester's Plat/Block 33/Lot 8

Supplemental Map(s) City of Olympia Planning Department Acreage .17

IDENTIFICATION SECTION

Field Recorder: Shanna Stevenson Date Recorded: 6/1/1989 Survey Name: OLYMPIA

Owner's Name: Avalon Bldg Ltd Ptn Owner Address: 112 4th Avenue East #204 City/State/Zip: Olympia, WA 98501

Classification: Building Resource Status Survey/Inventory Comments

Within a District? No

Contributing? No

National Register Nomination: Q

Local District:

National Register District/Thematic Nomination Name:

DESCRIPTION SECTION

Historic Use: Commerce/Trade - Business

Current Use: Commerce/Trade - Business

Plan: Rectangle No. of Stories: one

Structural System: Concrete - Block

Changes to plan: Slight

Changes to original cladding: Slight

Changes to windows: Slight

Changes to Interior: Slight

Changes to other:

Other (specify):

Cladding Concrete

Stucco

Foundation Concrete - Poured

Style Commercial

Form/Type

Roof Material Asphalt / Composition - Rolled

Roof Type Unknown

NARRATIVE SECTION

Study Unit Commerce	Other
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Date Of Construction: 1949
Architect:
Builder:
Engineer:

Property appears to meet criteria for the National Register of Historic Places: No
Property is located in a historic district (National and/or local): No
Property potentially contributes to a historic district (National and/or local):

Statement of Significance The building was built in 1949 by Casco as an adjunct to the Avalon Theater and Office Building. Early tenants were Christensen Radio Repair and Gulbraa Tailor.

Description of Physical Appearance This is a rectangular one story building of concrete construction with stucco facade. The false-front has a simple top cornice. Two storefronts are on the west (front) facade. Both storefronts have wood framed plateglass storefronts which slant to center recessed entries. Entries are wood-frame glass doors with transoms. The north side has one multi-paned metal-framed windows with six-over-one obscure glass.

Major Bibliographic References Thurston County Assessor's Records.
Polk City Directory.
Interview with Mrs. Martha Gulbraa, July, 1989.

PHOTOS



View of West (front) Facade
taken 6/1/1989
Photography Neg. No. (Roll No./Frame No.):
37-17
Comments:

We purchased the building at 108 Franklin St. NE in 2010. We have been running Old School Pizzeria in that space since 2000 and in downtown Olympia since 1995. We were excited the owner of the Avalon building was willing to divide the property so our neighboring business owner could also purchase her side of the building.

From research with the Washington State Archives, tax records, city of Olympia directories and photos, we have gathered a few interesting bits about 108 Franklin Street NE.

In 1949, after the April 7.7 magnitude earthquake that hit the area, the owner of the Avalon building, C.E. Harris, made a \$10k improvement to his building on 300 E. 4th Avenue by adding 108 Franklin along the back. At the time, Christiensen Radio Shop had been open in the front of the building starting when it was built in 1928 and potentially needed to expand to have a repair workshop. Christiensen Radio Shop remained the tenant until 1974. (?). It is somewhat ironic, telling and a contemporary business conundrum to considering expanding without knowing how rapidly technology would change. By 1955, television had become a primary source of entertainment and news shifting the use of the radio. In later photos, the repair shop also worked on TV's. Christiensen Radio had a shop in downtown Olympia for nearly 50 years,

In the 1980's, the 108 Franklin side of the building housed Fox's Limited clothing and in the 1990's, the first version of the Hand's On Children's Museum.

We're not sure we can make a 50 year run providing consistent service to the community from downtown Olympia like Chirstiensen Radio Shop but we are 20 years in and it's certainly an admirable goal!

Thanks for considering our application!