



Property Identification and Legal Description:

Historical Property Name (if determined): Avalon Building

Street Address: 302-304 4th ave E

City / State / Zip Code: Olympia WA 98501

Tax Number / Parcel Number: _____

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

Name: 302-304 4th ave L.L.C., Kanako Wynkoop

Street Address: 302-304 4th ave

City / State / Zip Code: Olympia WA 98501

Phone Number: 360 9701198 Email Address: Kanakobird@gmail.com

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

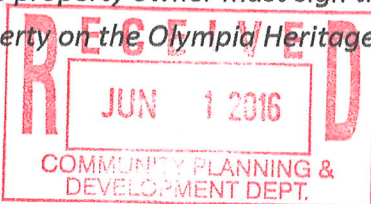
Name: Same

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:

Please consider extending one block in either direction to include our block.

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.

Continued...

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.

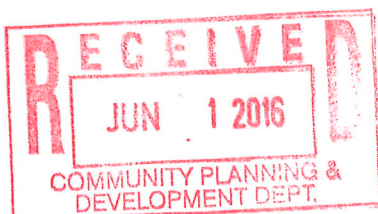
Submission:

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: 302 - 304 4th ave

Owner(s) (all owners must sign):

Printed Name: Kanako Wynnka Signature: [Handwritten Signature]

Printed Name: _____ Signature: _____

Printed Name: _____ Signature: _____

Date: 5/22/16

Historic Property Avalon Theater Building
Inventory Report for 308, and 310 4th Avenue Olympia, Thurston, 98501

LOCATION SECTION

Historic Name: Avalon Theater Building Field Site No.: 762
 Common Name: Griswolds (#34-782) Burned 2004 OAHP No.:
 Property Address: 308, and 310 4th Avenue Olympia, Thurston, 98501
 Comments: OLYMPIA

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

UTM Reference

Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com
 Sequence: 0 Easting: 507870 Northing: 5209900

Tax No./Parcel No. Plat/Block/Lot
78503300700 Sylvester's Plat/Block 33/Lot 7

Supplemental Map(s) Acreage
City of Olympia Planning Department

IDENTIFICATION SECTION

Field Recorder: Shanna Stevenson Date Recorded: 5/31/1989 Survey Name: OLYMPIA

Owner's Name: Billy G. Griswold Owner Address: 308 & 310 4th Avenue City/State/Zip: Olympia, WA 98501

Classification: Building Resource Status Comments

Within a District? No Other (HABS, HAER)

Contributing?

National Register Nomination: 0

Local District:

National Register District/Thematic Nomination Name:

DESCRIPTION SECTION

Historic Use: Recreation and Culture - Theater

Current Use: Commerce/Trade - Business

Plan: Rectangle No. of Stories: One and Two

Structural System: Concrete - Block

Changes to plan: Moderate

Changes to interior: Moderate

Changes to original cladding: Moderate

Changes to other:

Changes to windows: Extensive

Other (specify):

Cladding Stucco

Foundation

Style Commercial

Form/Type

Spanish - Mission

Roof Material Asphalt / Composition - Rolled

Roof Type Gable

Tile

Unknown

Historic Property *Avalon Theater Building*
Inventory Report for *308. and 310 4th Avenue Olympia, Thurston, 98501*

NARRATIVE SECTION

Study Unit

Other

Commerce
 Entertainment/Recreation

Date Of Construction: 1928

Architect: Franklin Cox Stanton

Builder: Phillips and Newell

Engineer:

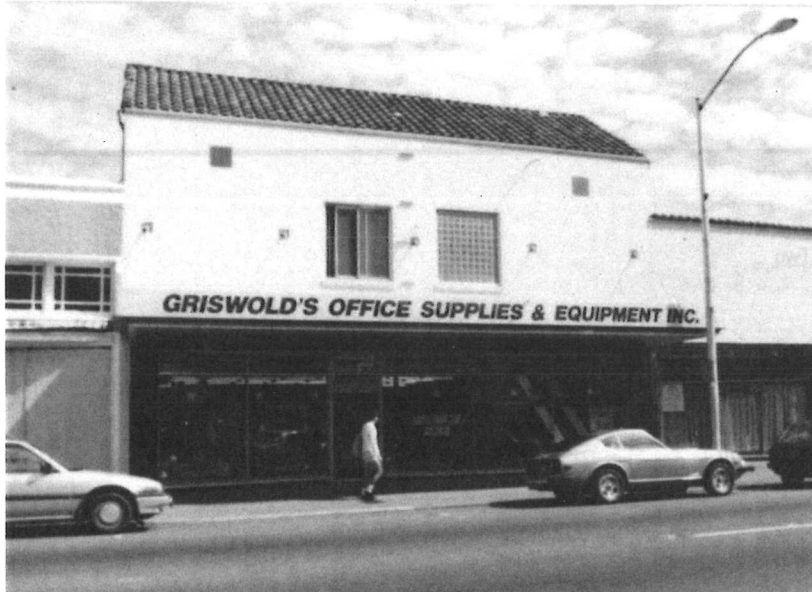
Property appears to meet criteria for the National Register of Historic Places: NoProperty is located in a historic district (National and/or local): No

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

Statement of Significance The Avalon Theater and Store Building was completed in 1928. It was designed by Franklin Cox Stanton with A. H. Albertson as the consulting architect for the Casco Company. It was built by Phillips & Newell contractors. The theater was managed for many years by W. B. McDonald. Originally the store building accommodated the Avalon Confectionery, Avalon Grocery, Dew Drop Inn and Good Eats Cafe. In the late 1940's or early 1950's the theater was renovated to also house commercial establishments.

Description of Physical Appearance The theater section rises to two stories with a tiled roof with an eastside section that is tiled, textured stucco. Some tile inserts are interspersed in the stucco. The rear roofline of this section extends to a half gable. The facade has one newer window with square obscure glass and one square glass block window on the top story. This section has a front canopy with the company name on the fascia. Two store fronts are in this section on the lower level. The larger one has plate glass windows slanting toward the recessed entry which is slightly offset to the west. The door is newer metal framed glass with a similarly framed transom. The second east storefront with plate glass panels slants inward to the entry on the west. This entry has newer metal framed glass entry door with transom. The store section has two bays on the south and five on the west. The south two storefronts have multi-pane clerestory windows with one set covered over. Plate glass storefronts slant inward to double glass doors with transoms. On the west side the transoms have been covered over. The bays are separated by simple pilasters. Three of the bays are covered over or filled in. One storefront has recessed entry with carved wooden newel posts. This storefront has what appears to be carved pieces around the door frame.

Major Bibliographic References "Avalon Theatre and Store Building", Daily Olympian, April 26, 1928.
 Interview with W. B. McDonald.

PHOTOSView of SE Corner, South facadetaken 5/31/1989

Photography Neg. No. (Roll No./Frame No.):

38-6

Comments: