



Downtown Olympia Historical Survey





Scope & Reach of the Project

- **Visual assessment** of 75+ blocks of Downtown Olympia
- **Recommendations** on eligibility for Register, historic district(s), & incentive programs

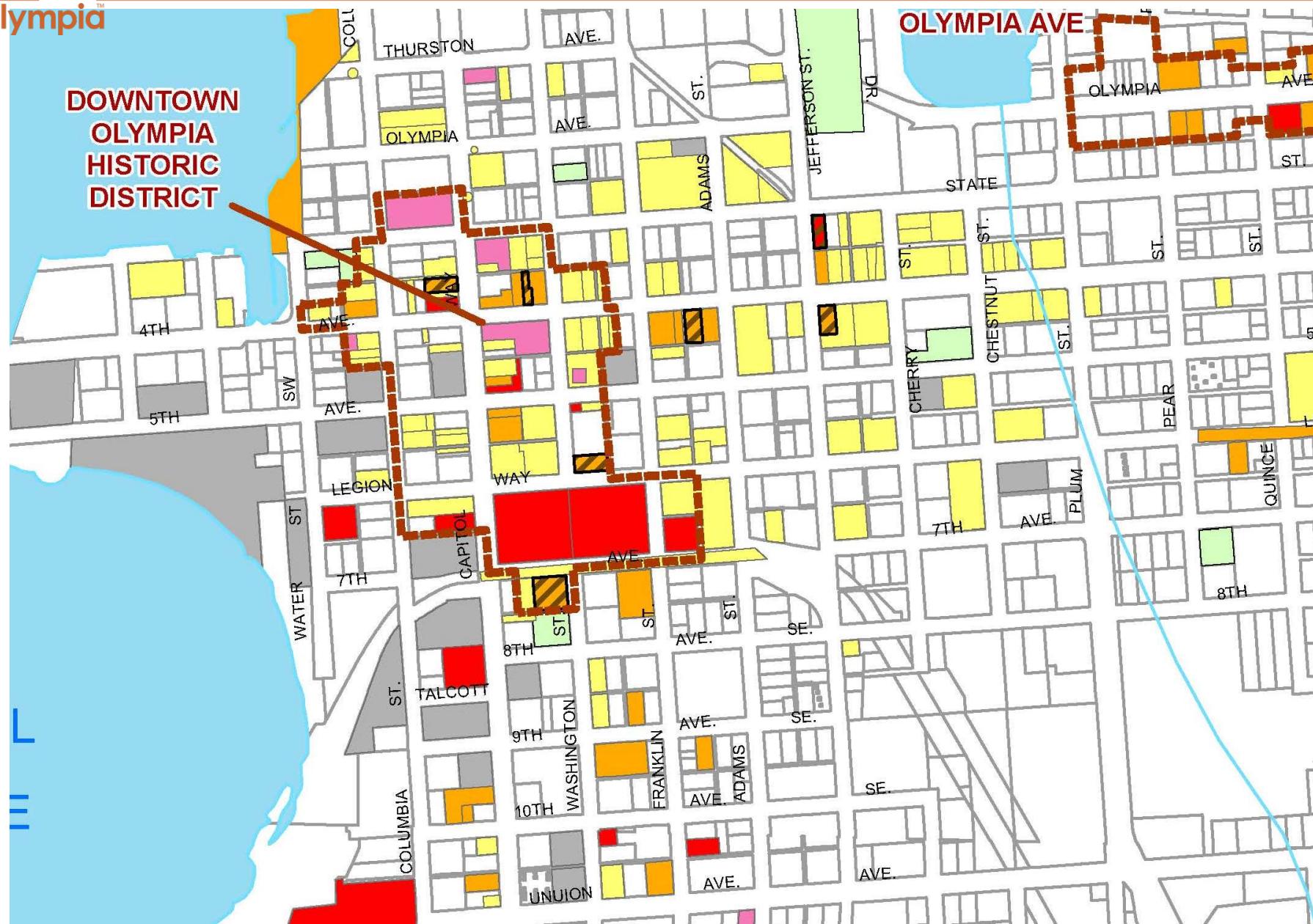
→ *First ever complete survey of all properties Downtown* ←



Rockway-Leland Building (1941) – Contributing Property in Historic District



Need: Limited Existing Information





Example of Current Report

Historic Property Tresner Auto

Inventory Report for 610 East 4th Olympia, Thurston, 98501

NARRATIVE SECTION

Study Unit	Other	Date Of Construction: <u>1920</u>
<u>Commerce</u>		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 Built in 1920 for the auto trade, Tresner Auto Top Manufacturer is listed as the tenant in 1936.

Description of Physical Appearance One story rectangular concrete building faced with stucco has barrel vault roof with a false front parapet. Incised panels are across the lower bulkhead. Vertical planking obscures clerestory windows. Central vehicle bay opening on the front (south) side flanked by newer display and wood frame windows. 1997- renovated with new windows.

Major Bibliographic References Thurston County Assessor's Records.
Polk City Directories.

PHOTOS



Goals of the Project

- Provide “go-to,” **baseline resource** on historic properties in Downtown Olympia for:

→ **Proactive preservation planning:**

- Expansion of historic district?
- New historic district(s) & building listings?
- Revision of Downtown design standards with historic environment in mind?
- Creation of “conservation districts”?
- Proactive tax incentive outreach program?

→ **Educational outreach**



Olympia Federal Savings & Loan (1967) – Non-Contributing Property in Historic District

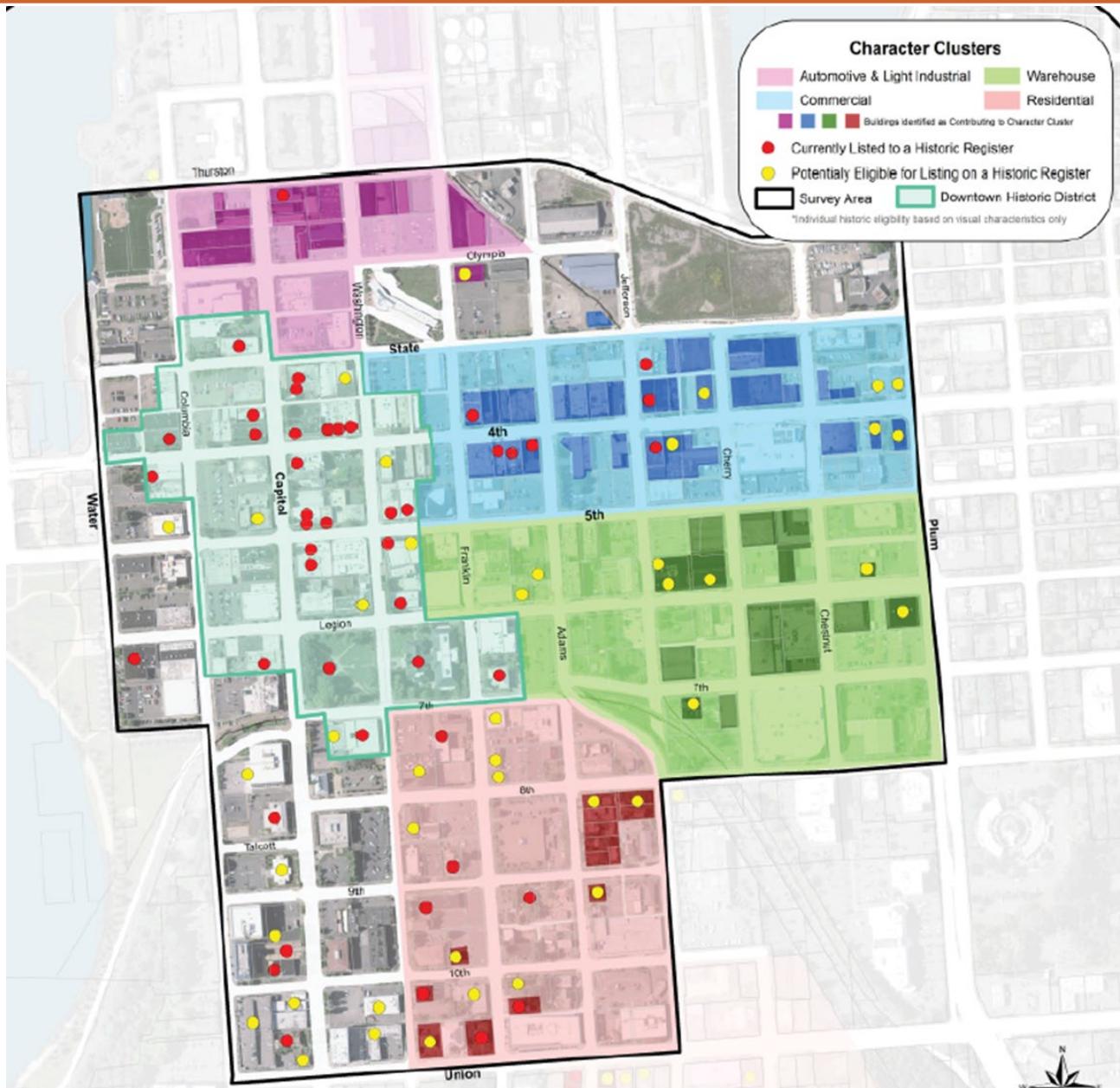


Preliminary Findings





Shared-Character Areas/Conservation Districts





Character-Defining Features

Commercial Character

- Form/massing
- 1-2 stories
- Defined storefronts
- Cornice/parapet emphasis



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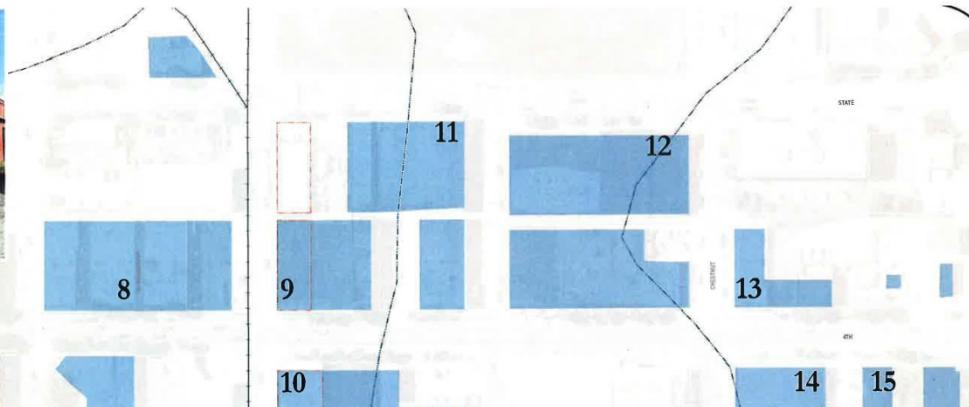
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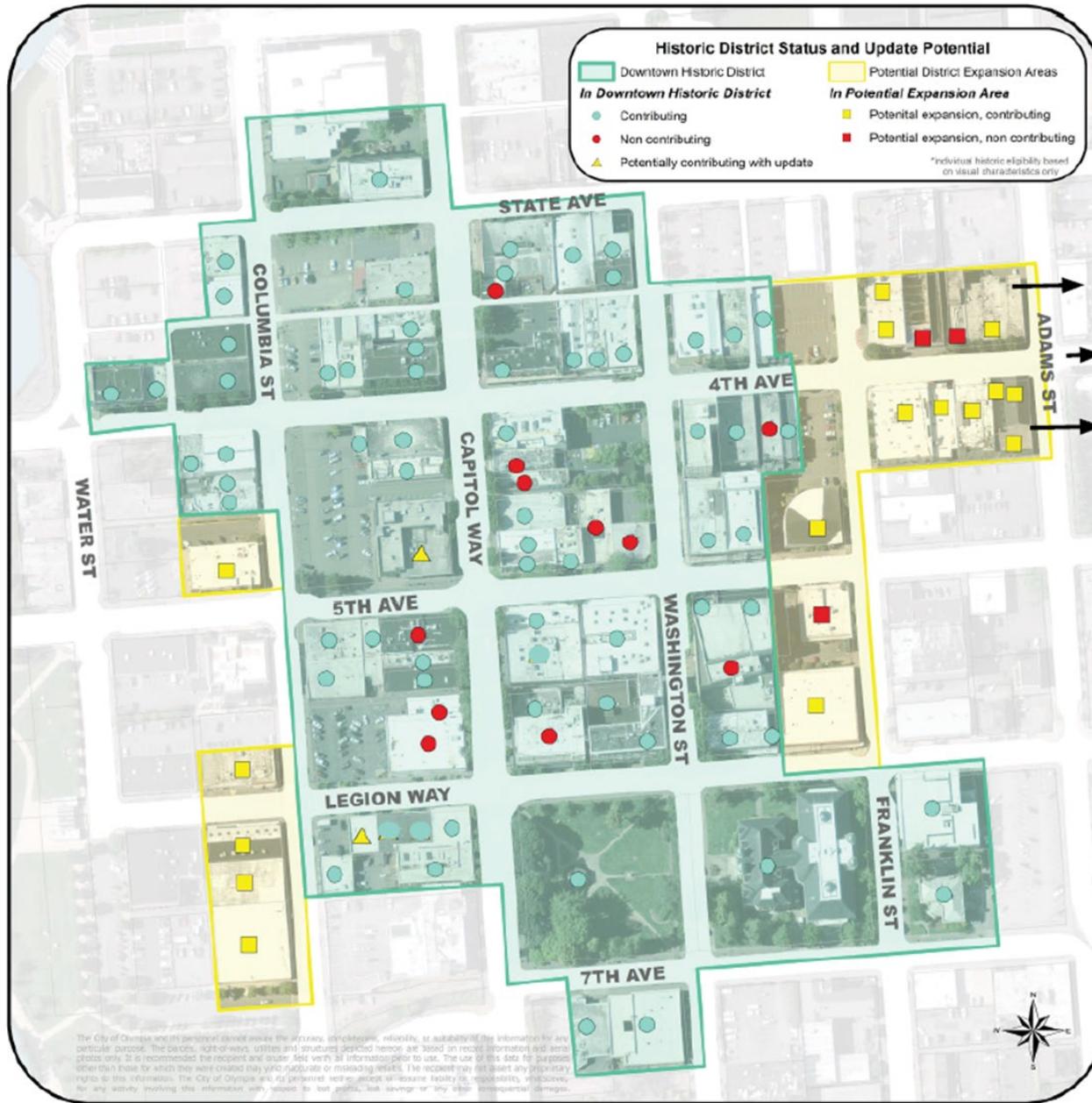
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Character defining features:

- 1-4 stories
- Ground floor retail and office with upper floor residential and professional office use
- Distinct front facade that faces commercial corridor, exhibiting highest level of architectural design and material quality
- Rear facade alley access for service and deliveries, exhibiting utilitarian level of architectural design and material quality
- Compact or vertical massing depending on original investment
- Vertical massing features distinct story transitions
- Storefronts, metal and wood frame, large display windows for interior visibility and merchandise display
- Entrances, recessed at storefronts; also, secondary personnel doorways off street level at multi-story buildings
- Brick, stone, terra cotta, concrete and concrete block structures and cladding

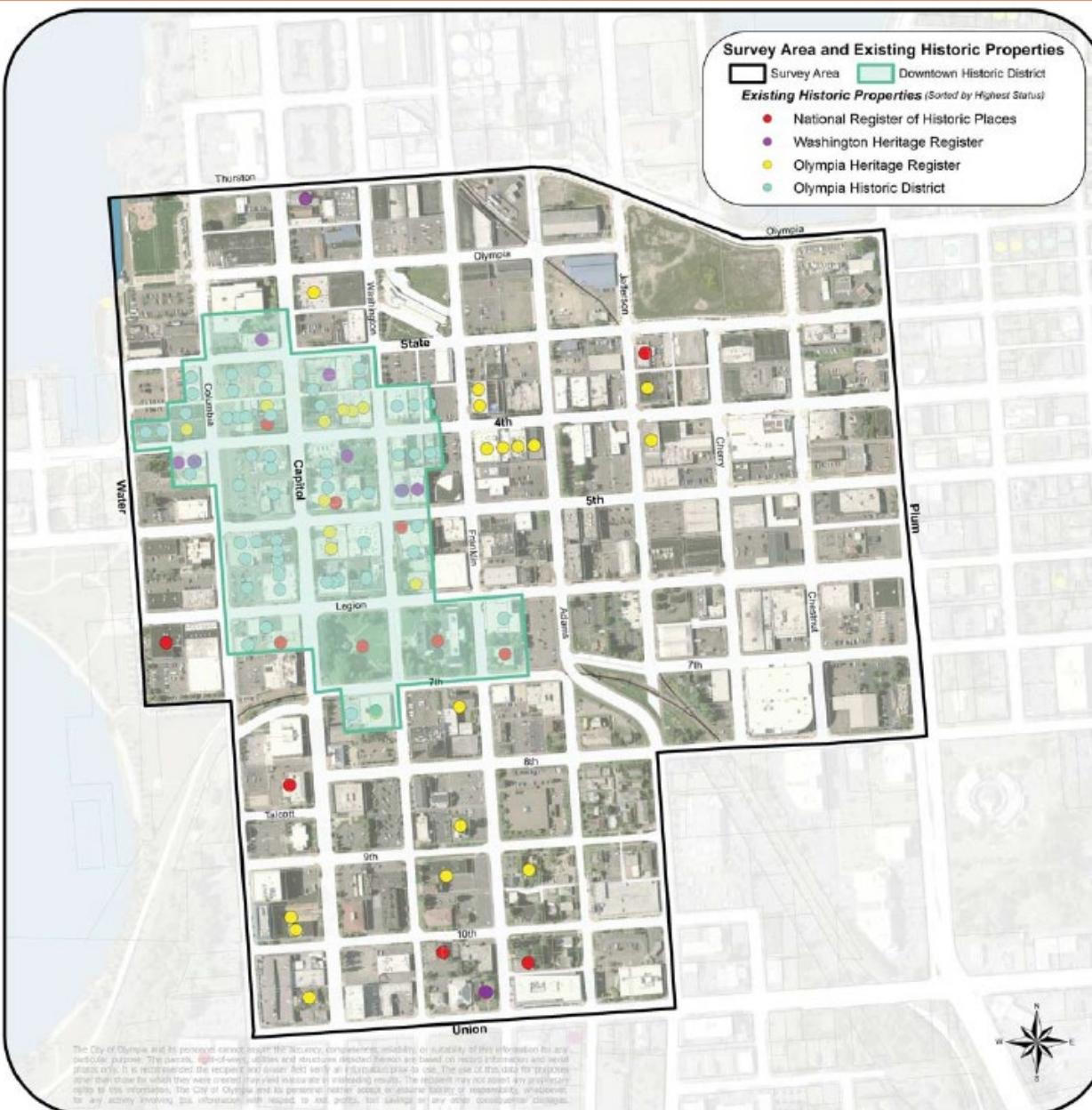


Potential Historic District Expansion



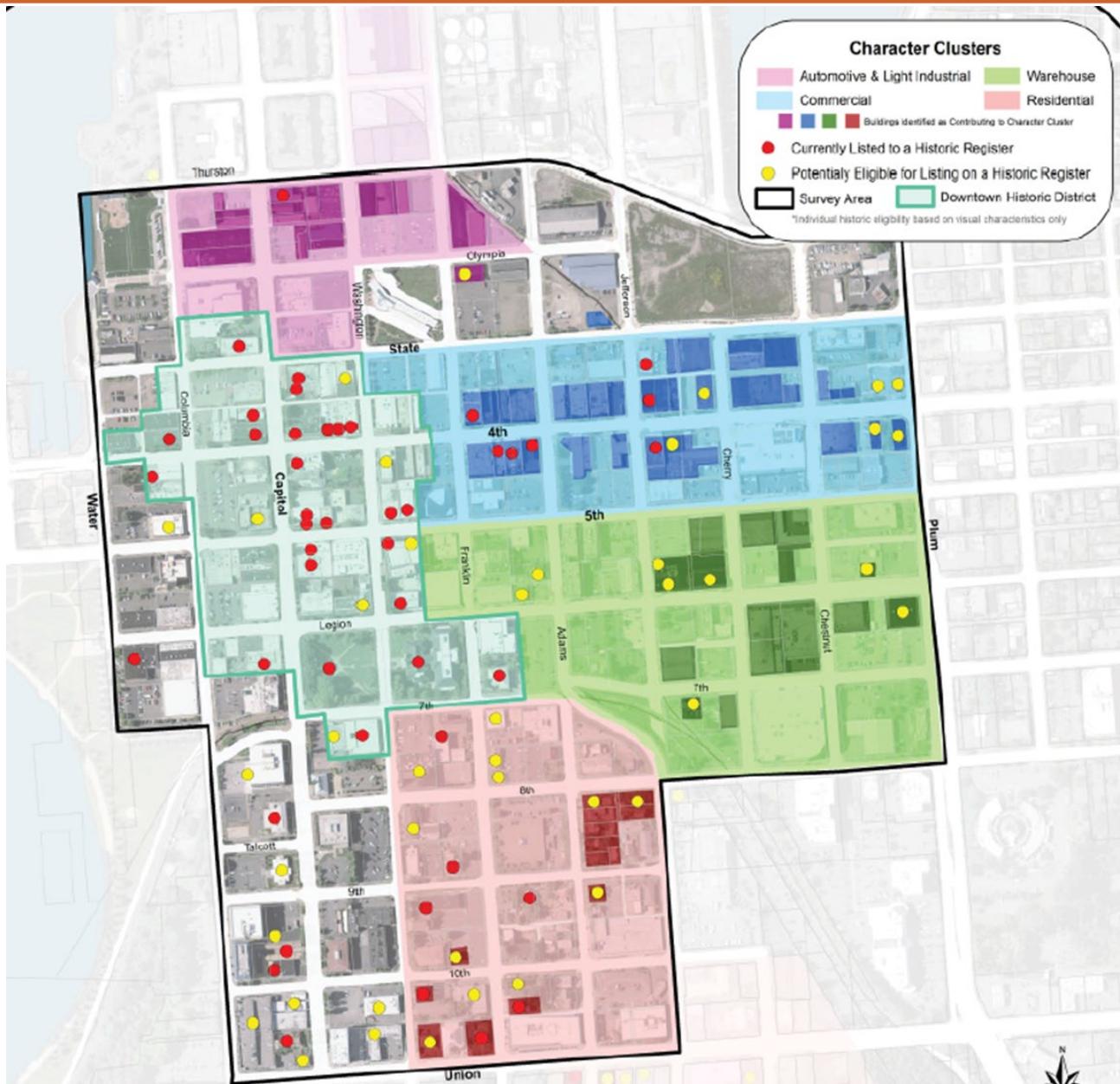


Current Register Listings





Shared-Character Areas/Conservation Districts



Survey Conclusions

“ From several Territorial Period buildings to Modernism, downtown Olympia has an excellent representation of a variety of architectural forms, types and styles spanning from the mid-19th century through the 1970s.

A portion of downtown is already listed as a national, state and local historic district but this district could be expanded both geographically and in terms of period of significance.

Additionally, there are multiple character clusters, or concentrations of buildings with similar features and historic purpose, which should be considered for local historic district and/or conservation districts.”



Proactive Preservation Planning



Enhancing the vitality and character of Downtown Olympia