

## Additional Research on Historical Downtown Square 222 Capitol Way N

- This building is currently not listed on a heritage register.
- The Thurston County Assessor lists the construction date for the property as 1947.
- Sanborn Fire Insurance Company maps show the property's use as follows:
  - 1884 – Young House (boarding house) & grocery store
  - 1908 – Lodgings & restaurant
  - 1924 – vacant
  - 1951 – Auto sales & liquor store
- *Polk's City Directories* indicate that the current building served as a car showroom from 1946 to 1988. After a brief period of vacancy, it was converted for mixed retail use.

### Current Aerial Image of Area



Figure 1: Aerial Imagery Courtesy of City of Olympia Online Mapping

Polk's Directories on Southeast Corner of Capitol Way (Main St) & Olympia Avenue (2<sup>nd</sup> Ave)

- 1906 = New England Hotel @ 202 Main St
- 1915-16 = New England Hotel @ Main, corner of 2<sup>nd</sup>  
= Allen Weir (fire insurance) @ Main SE corner 2nd
- 1919 to 1939 = *No mention of address*
- 1941 = Wolf Pontiac Co @ 218 Capitol Way
- 1943 = *218 Capitol Way listed as vacant*
- 1946 = Frank K Thorp Motors @ 222 Capitol Way**  
= *218 Capitol Way listed as vacant*
- 1947 to 1949 = Frank K Thorp Motors @ 222 Capitol Way  
= State Liquor Control Board @ 214 Capitol Way  
= F. A. Holmes Auto Financing @ 218 Capitol Way
- 1951 to 1953 = Derringer Motors (auto dlrs) @ 222 Capitol Way**  
= Liquor Store @ 214 Capitol Way  
= Pacific Finance Loans @ 218 Capitol Way
- 1954 to 1958 = F & G Lincoln Mercury @ 222 Capitol Way**
- 1960 to 1963 = Brewington Motors Volkswagen @ 222 Capitol Way**
- 1965 = Evergreen Dodge @ 222 Capitol Way**  
= *Brewington Motors @ 3000 Pacific Ave*
- 1967 to 1968 = Whitney Dodge @ 222 Capitol Way**
- 1969 = Hoover Dodge @ 222 Capitol Way**
- 1970 to 1975 = Fred Bippert Dodge Inc @ 222 Capitol Way**
- 1976 to 1977 = Olympia Auto Center @ 222 Capitol Way**  
= *214 Capitol Way listed as vacant*
- 1978 to 1980 = Olympia Auto Center @ 222 Capitol Way**  
= Olympia Auto Center, additional space @ 214 Capitol Way
- 1981 to 1985 = Olympia Dodge Co @ 222 Capitol Way**  
= Olympia Auto Center, additional space @ 214 Capitol Way
- 1986 = Rainier Dodge @ 222 Capitol Way**  
= Olympia Auto Center, additional space @ 214 Capitol Way
- 1987-88 = Rainier Dodge @ 222 Capitol Way  
= Rainier Dodge (used car lot) @ 214 Capitol Way

1989 = 222 Capitol Way listed as **vacant**  
= Diamond Park @ 214 Capitol Way

1990 = 222 Capitol Way listed as **mixed retail** (Looks Beauty Shop, Jay Bloom Floors, Bon Ton Fashion, Accents [gift shop], Cool Rain Kites, Heath's Flowerland, Contempo Portrait World

### 1884 Sanborn Fire Insurance Map

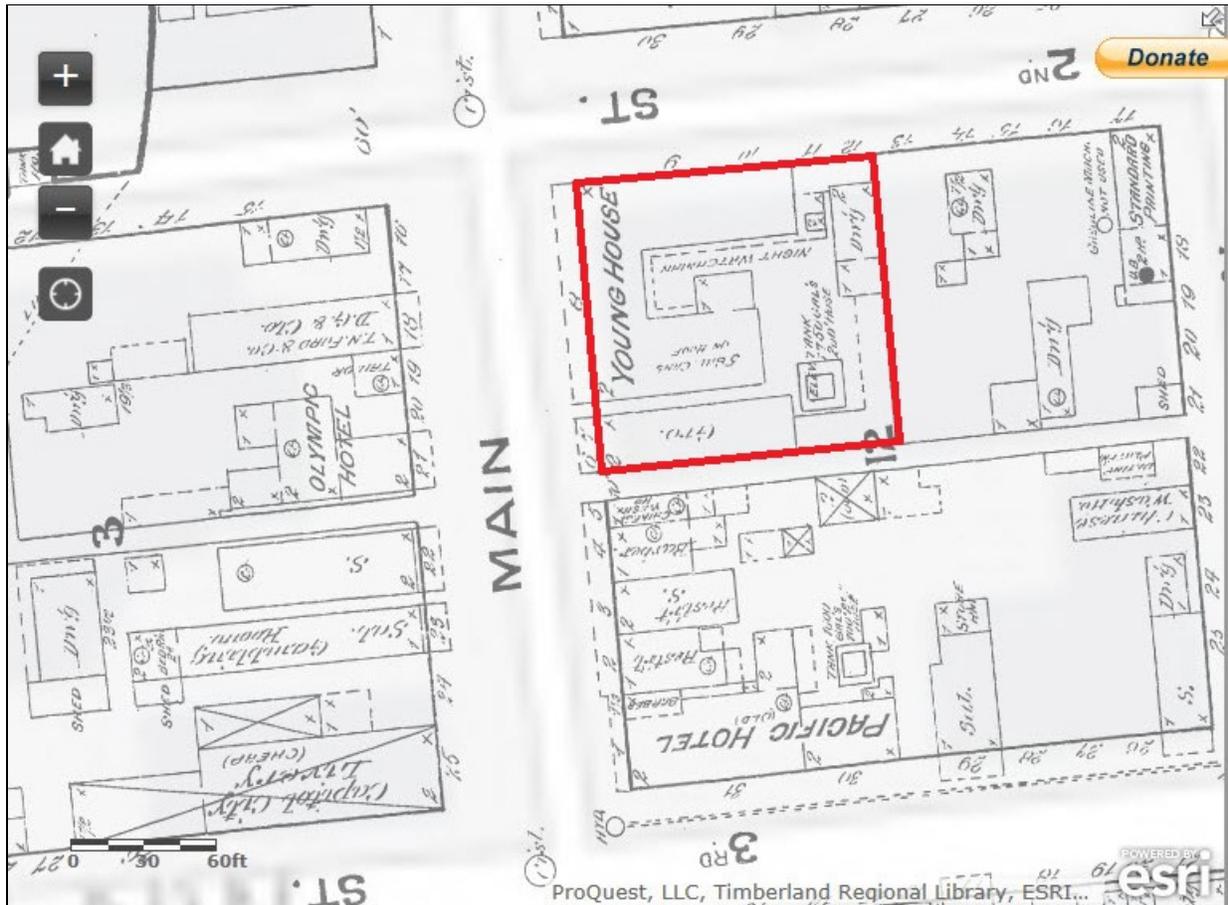


Figure 2: Digital Map Courtesy of Olympia Historical Society & Bigelow House Museum

### 1908 Sanborn Fire Insurance Map

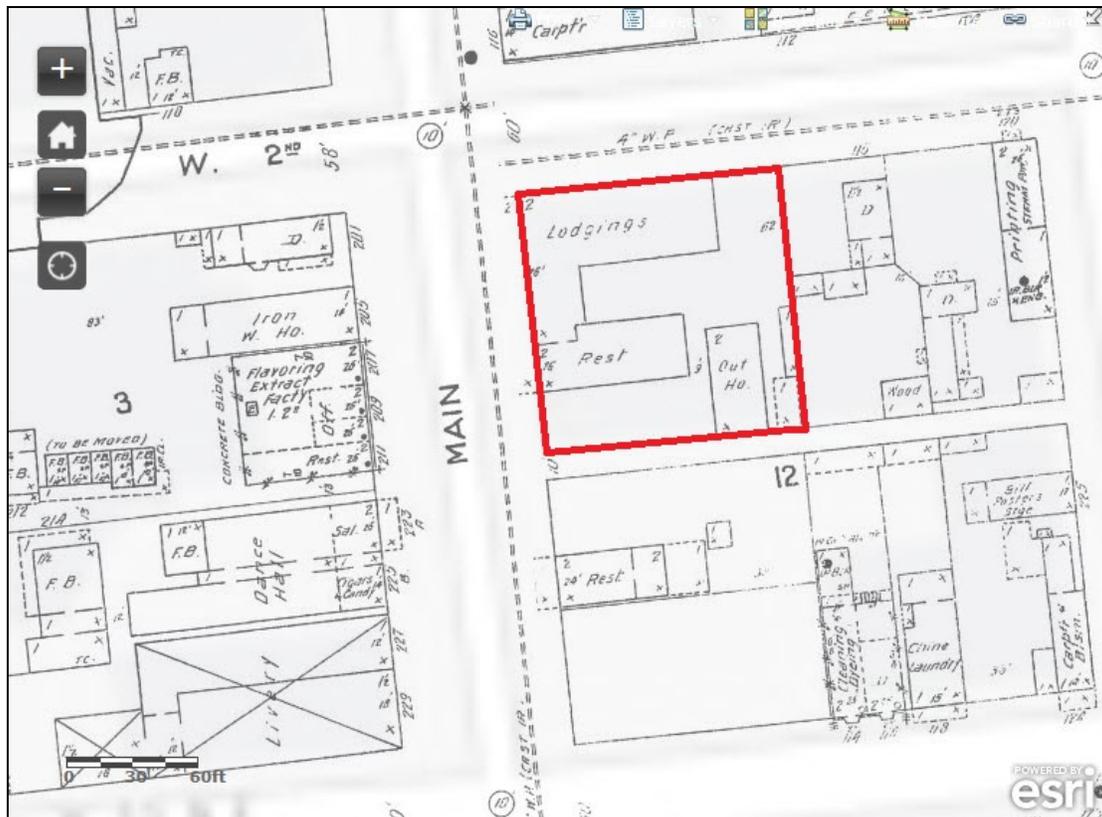


Figure 3: Digital Map Courtesy of Olympia Historical Society & Bigelow House Museum

### 1924 Sanborn Fire Insurance Map

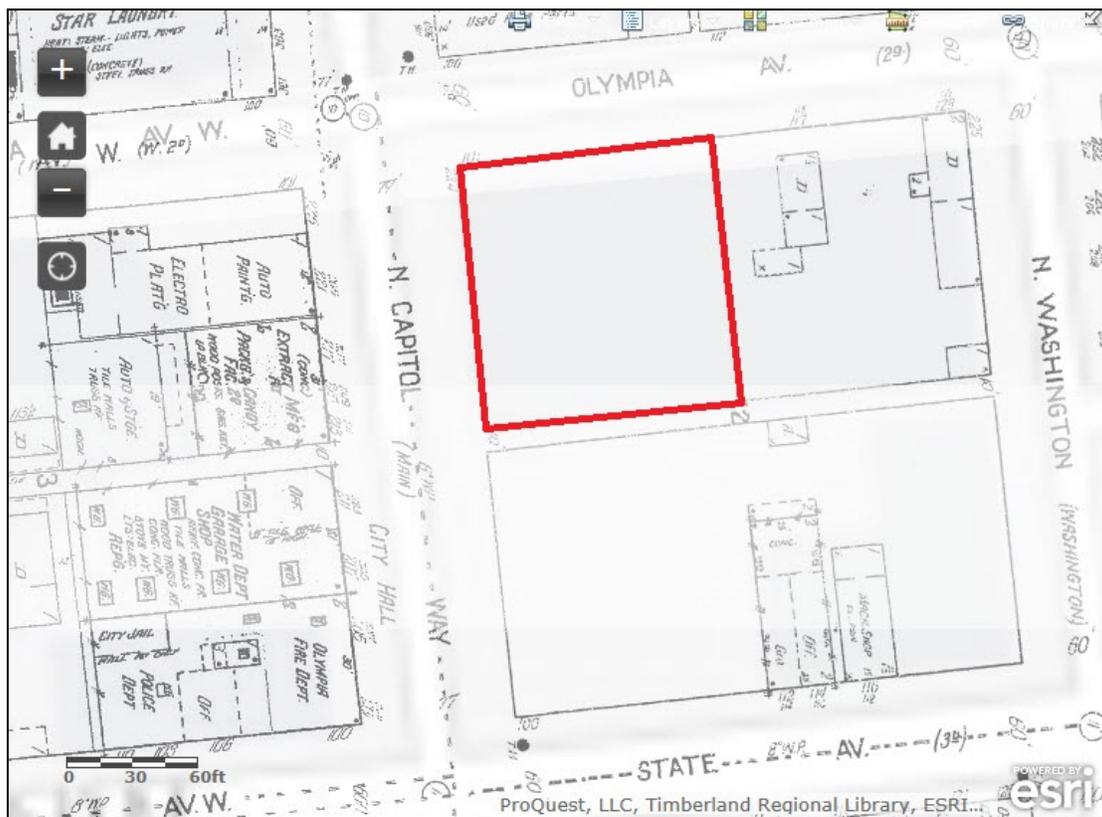


Figure 4: Figure 2: Digital Map Courtesy of Olympia Historical Society & Bigelow House Museum

1951 Sanborn Fire Insurance Map Update

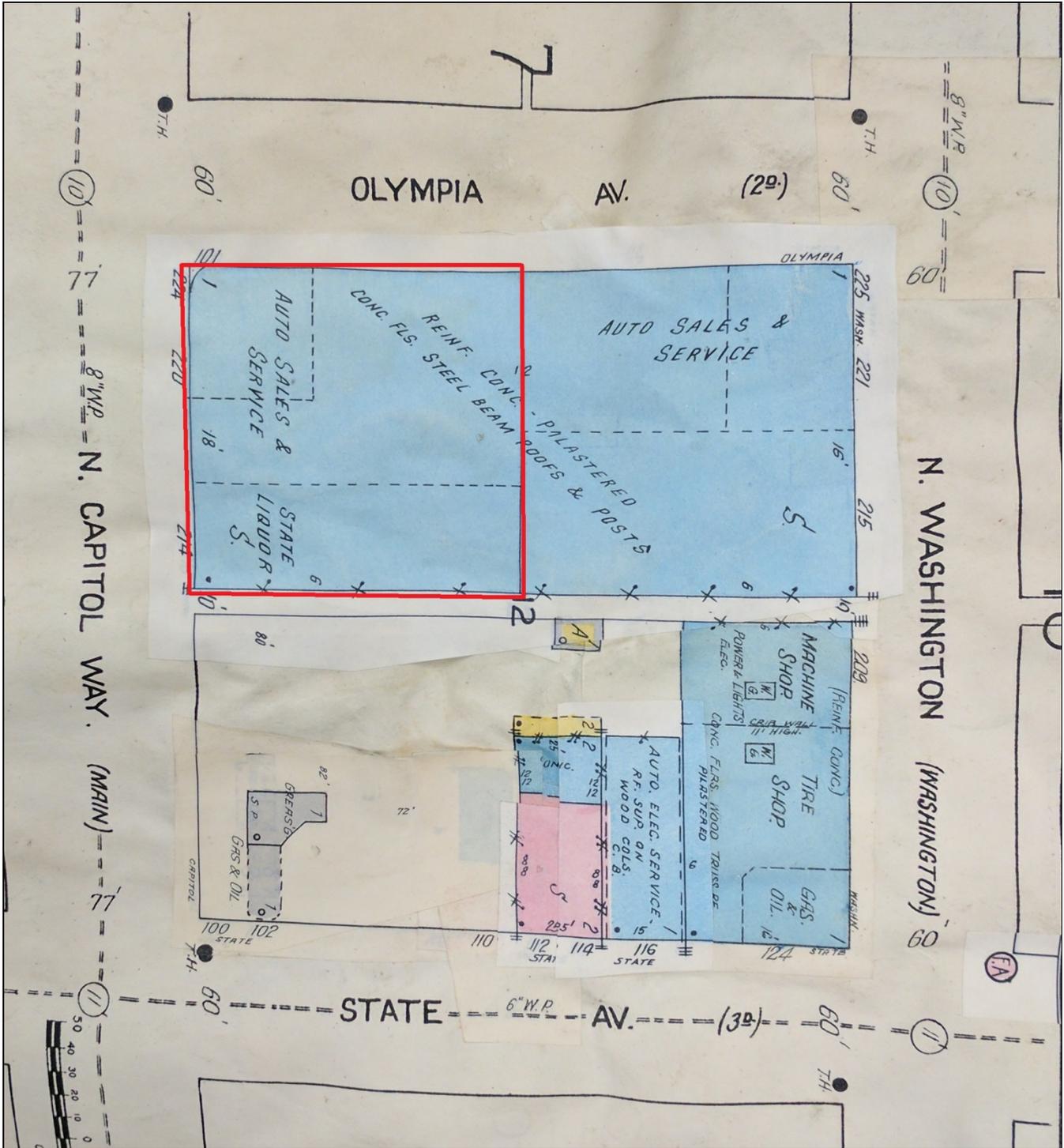


Figure 5: Atlas Image Courtesy of City of Olympia

Other Historical Images



Figure 6: ca. 1955 Photograph, Courtesy of the Washington State Archive (Parish Collection)



Figure 7: ca. 1955 Photograph, Courtesy of the Washington State Archive (Parish Collection)

OLYMPIA CITY DIRECTORY. 70

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# YOUNG'S+HOTEL,

OLYMPIA, - - - WASH.

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POPULAR in every sense of the word.

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## YOUNG'S HOTEL

*Is known as a home from home for guests.*

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## YOUNG'S HOTEL

*Is patronized by all visitors to Olympia who study comfort.*

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## YOUNG'S HOTEL

*Is where every one will tell you to go, who wishes you to enjoy your visit.*

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Conducted on the European Plan.  
**CHARGES VERY MODERATE.**  
**FREE COACH**  
*From All Boats and Trains on arrival*

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**E. T. YOUNG, Proprietor.**

Figure 8: Ad from 1890 Polk Directory



**Brewington  
Motors  
Volkswagen**

*Sales  
and  
Service*

**PHONES:**  
**Fleetwood  
7-3976**  
 and  
**Fleetwood  
7-7201**

222 N.  
Capitol Way

Figure 9: Ad from 1961 Polk Directory

**Historic Property** Thorp Motors  
**Inventory Report for** 222 North Capitol Way Olympia, Thurston, 98501

**LOCATION SECTION**

**Historic Name:** Thorp Motors **Field Site No.:** 745  
**Common Name:** (#34-761) **OAHF No.:**  
**Property Address:** 222 North Capitol Way 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:** 507600 **Northing:** 5210110

**Tax No./Parcel No.** **Plat/Block/Lot**  
78501200100 Sylvester L1 & L2 Blk 12

**Supplemental Map(s)** **Acreage**  
City of Olympia Planning Department .33

**IDENTIFICATION SECTION**

**Field Recorder:** Shanna Stevenson **Date Recorded:** 10/23/1985 **Survey Name:** OLYMPIA

**Owner's Name:** **Owner Address:** **City/State/Zip:**  
Charles A McSwain c/o c/o 2101 4th Avenue E #102 Olympia, WA 98506  
Cycle Real Estate

**Classification:** Building **Resource Status** **Comments**

**Within a District?** No Survey/Inventory

**Contributing?**

**National Register Nomination:** 0

**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:** 1

**Structural System:** Concrete - Poured

**Changes to plan:** Intact

**Changes to interior:** Slight

**Changes to original cladding:** Intact

**Changes to other:**

**Changes to windows:** Slight

**Other (specify):**

**Cladding** Concrete  
Stucco

**Foundation** Concrete - Poured

**Style** Art Deco - Streamlined Moderne

**Form/Type**

**Roof Material** Asphalt / Composition - Rolled

**Roof Type** Unknown

Historic Property Thorp Motors  
Inventory Report for 222 North Capitol Way Olympia, Thurston, 98501

**NARRATIVE SECTION**

Study Unit

Other

Date Of Construction: 1945

Commerce

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 1945 by Fred Holmes as an auto dealership for lease to Frank K. Thorp Motors, a Packard Agency.

**Description of Physical Appearance** This is a square, one-story, flat-roofed structure of concrete clad with stucco, built in simplified Art Moderne style. It is square in plan, while the northwest front corner is rounded. The front (west) facade has a row of large plate glass windows which light the showroom, and two glass entry doors. The north facade has similar large plate glass windows and entry doors, and a tall garage door at the center of the facade leads to the service garage. The walls are ornamented with a narrow recessed band just above the windows, and two similar bands just below the roof. The building has been extensively renovated as a "mini-mall" complex.

**Major Bibliographic References** Interview with Mrs. Frank K. Thorp.

**PHOTOS**



View of NW corner  
taken 10/23/1985  
Photography Neg. No. (Roll No./Frame No.):  
28-15  
Comments:

SALES PRICE	RECORD	LEGAL OWNER
102,500	710 385	Johnson, Alfred
99,000	592 154	Sjolund, James A. 1st
99,000	592 155	
	592 239	Sjolund, James A.
	636 423	Dillon, J. A. Jr
12-74 BCD	713 219	Johnson, Alfred
*1-76	719 355	Fred Bippert Dodge Inc.
*5-89	1649 963	Olympia Downtown Sq. Assoc.
6-89	2282 139	Sterling Savings Assoc.
11-95	11007 1100703	McSwain, Charles A - Phyllis (Kolb Family Inest 1/2)

Sec. of Plat **Sylvester** Lot **1+2** Blk. **12** L. No.

LEGAL DESCRIPTION **Less 1/2 of 7F L1 Capway Incl vac alley, E of lot 2 (W 8.5' ALLEY)**

I. No.	ACRES	
	LESS	BAL.
		.33
		14580 #

TAX CODE No. **110**

TAX YEAR	TIMBER N. FT	IMP. ACRES	UNIMP. ACRES	TIMBER VALUE	IMP. VALUE	UNIMP. VALUE	TOTAL L & T.	INPR.	TOTAL VALUE	Street
82		.33					116600	187100	313700	BTB
86							116600	187100	313700	BB
89							116600	187500	314100	Water
90							145800	226200	381090	Sewer
90							145800	343700	511500	Driveway
91							145800	431000	576800	Bulkhead
94							175000	407500	582500	Grade FY 18,200 - 75,720
1970							145500	149500	295000	Condition
1971										Soil Class
1972							291600	75,720	367320	1968
1973										14580 @ 1.00 14580
1974							72900	75720	148620	120 FRONTAGE @ 20 2400
1975										120 " " @ 10 1200
1976										for 872' @ 100 18190
1977										LAND 14580 @ 5.50 1577
1978							145800	80400	226200	14580 @ 5.50 1577
1979										14580 @ 5.50 1577

\*also 11-0076  
11-00703  
Address **214-222 Th. Pop Way**  
Picture No. **P-252**  
Depreciation Rate % \_\_\_\_\_

7	8	5	0	1	2	0	0	1	1
PLAT		BLK		F L 1		S-3			

001001058L

